



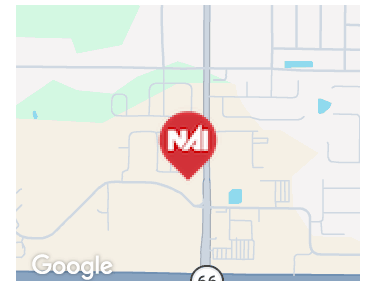
**Newburgh Commons Shopping Center**  
8680 High Pointe Dr Newburgh, Indiana 47630

**Property Highlights**

- Super Wal-Mart Shadow Anchor Center
- High Traffic Area - over 40,000 VPD along Hwy 66!
- High Visibility
- Strong Retail Area
- NNN \$4.63 PSF
- Space Can Be Divided

**Property Overview**

Introducing an exceptional leasing opportunity at a vibrant commercial center in Newburgh, IN. Situated as a shadow anchor to a prominent Super Wal-Mart, the property enjoys high visibility in a high-traffic area, with over 40,000 vehicles passing along Hwy 66 daily. The coveted end-cap position, complete with a drive-through, presents an ideal setting for a fast-casual restaurant or other retail concept, capitalizing on the steady flow of potential customers.



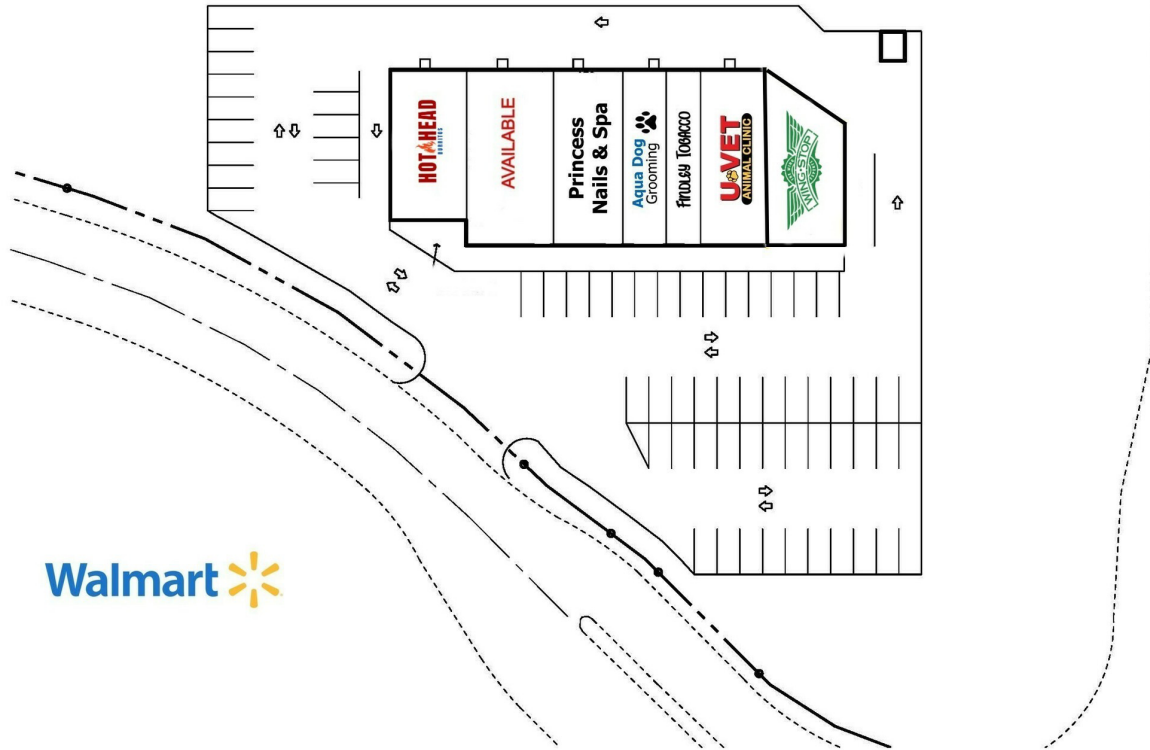
**Offering Summary**

<b>Building Size:</b>	12,000 SF
<b>Available SF:</b>	2,450 SF
<b>Lot Size:</b>	127,221 SF

**For More Information**

**Scott Hyatt, CCIM**

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**Lease Information**

<b>Available Suite:</b>	B	<b>Lease Term:</b>	Negotiable
<b>Total Space:</b>	2,450 SF	<b>Lease Rate:</b>	\$18.50 SF/yr

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