



3922 Orchard Lane

Newburgh, Indiana 47630

Property Highlights

- Drive-thru ready – ideal for QSR, beverage, medical pick-up, or retail services
- Delivered in cold shell condition – design & build to your exact specifications
- Tenant Improvement Allowance available
- Flexible floor plan options
- High-traffic, high-visibility location
- NNN \$4.00 PSF

Property Overview

Outstanding commercial opportunity with prime visibility and a fully functional drive-thru—perfect for quick-service restaurants, coffee concepts, pharmacy, or any business needing fast customer flow.

Offering Summary

Lease Rate:	Negotiable
Building Size:	2,967 SF
Available SF:	1,619 SF
Lot Size:	0.5 Acres

Spaces

Lease Rate Space Size

3922 Orchard Ln, Newburgh IN 47630	Negotiable	1,619 SF
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For More Information

Scott Hyatt, CCIM

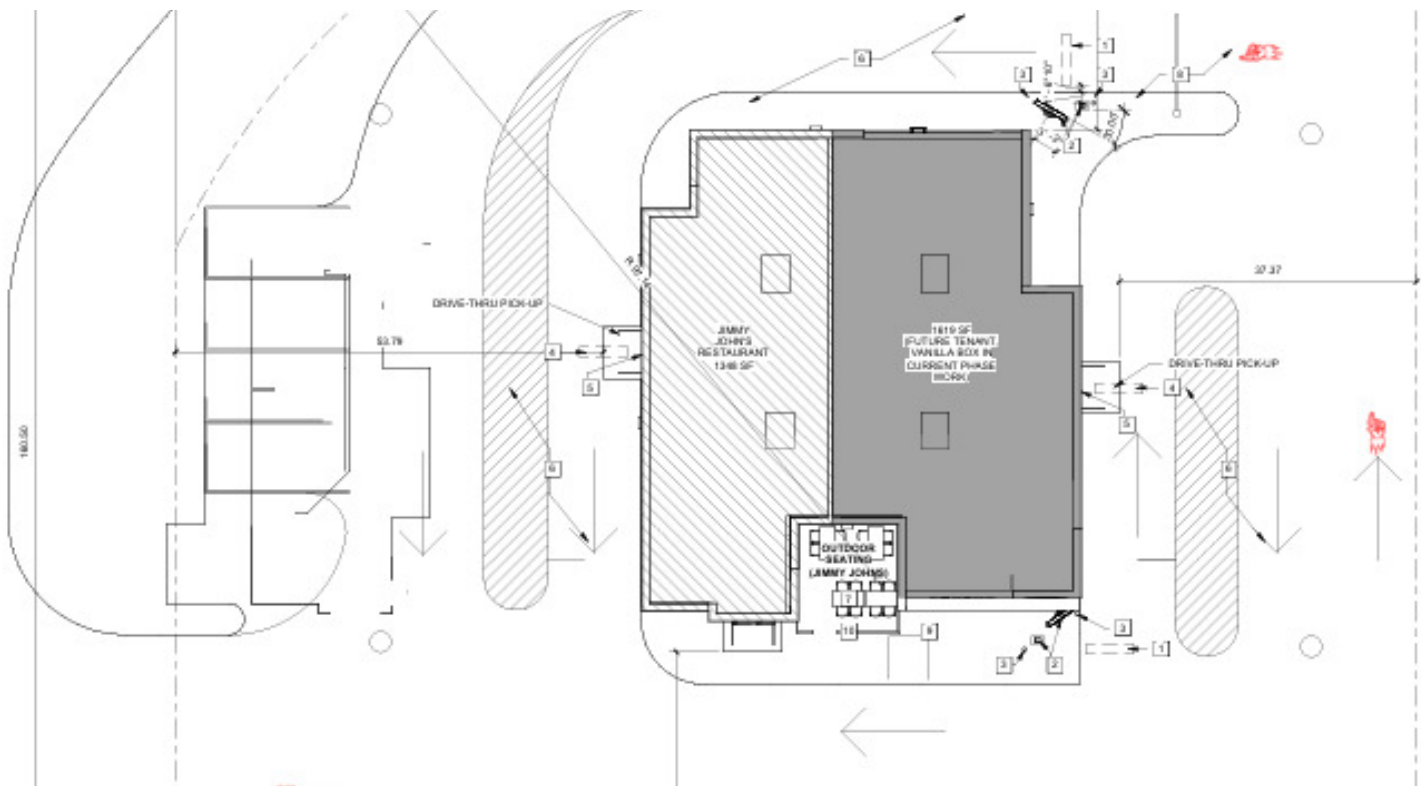
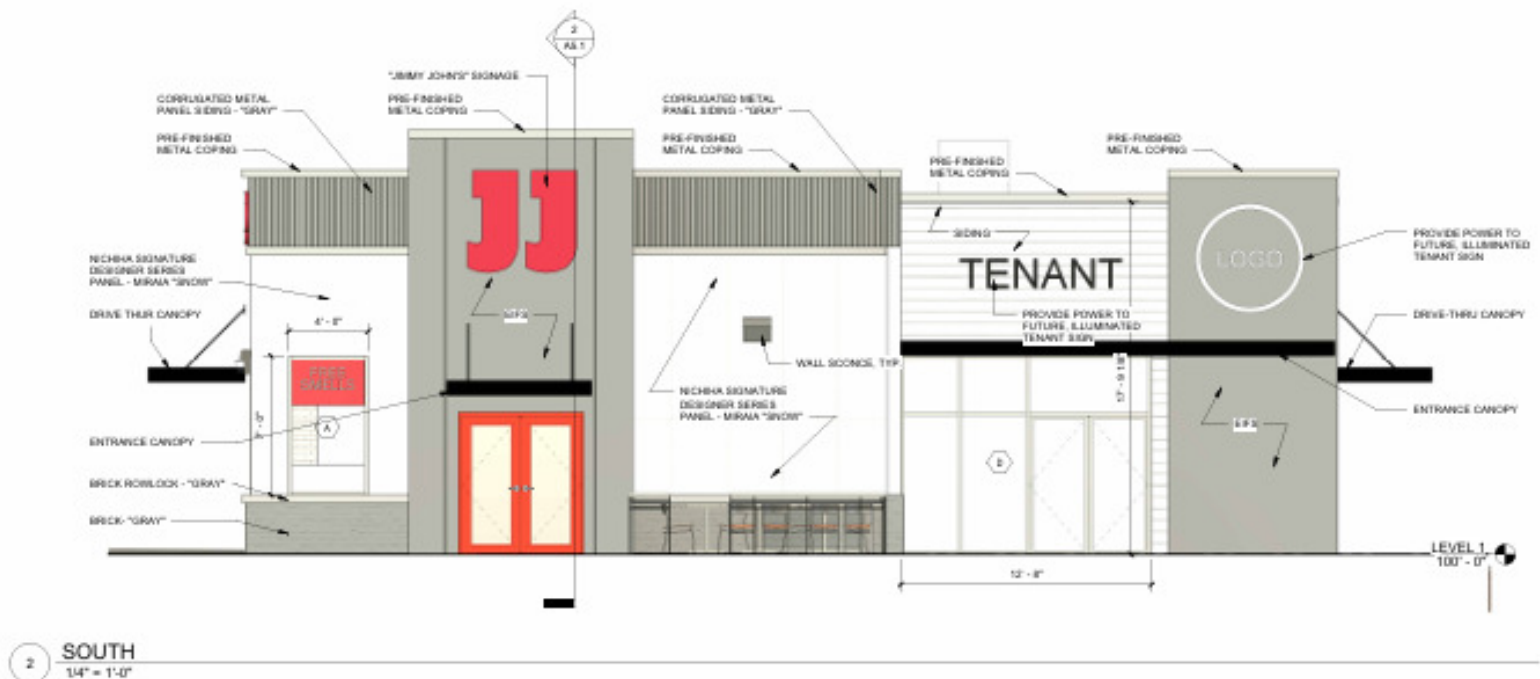
O: 812 900 7661

scotthyatt@naiprime.com | IN #RB14016323

BROCHURE

3922 Orchard Lane, Newburgh, IN 47630

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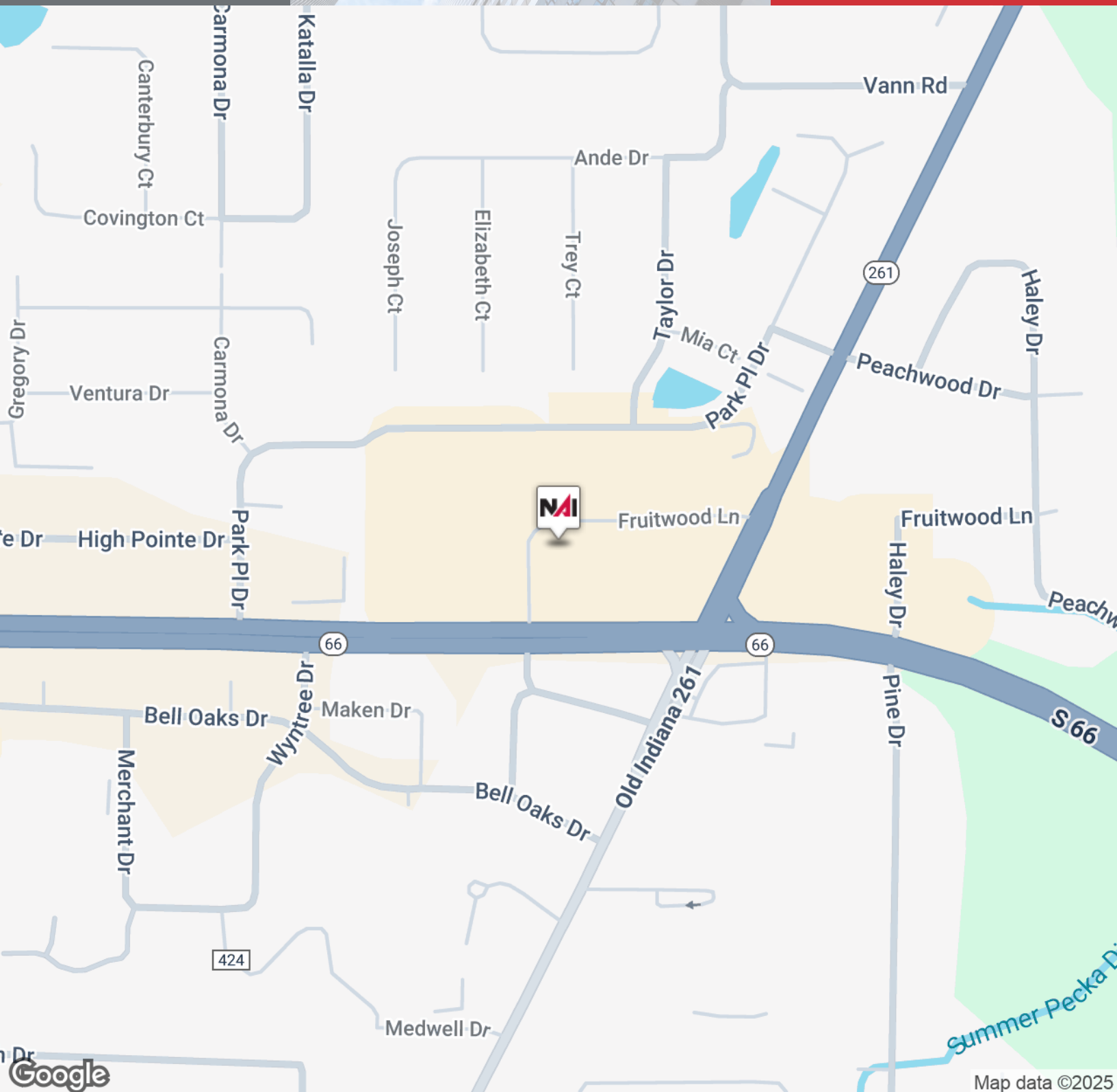
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For Lease

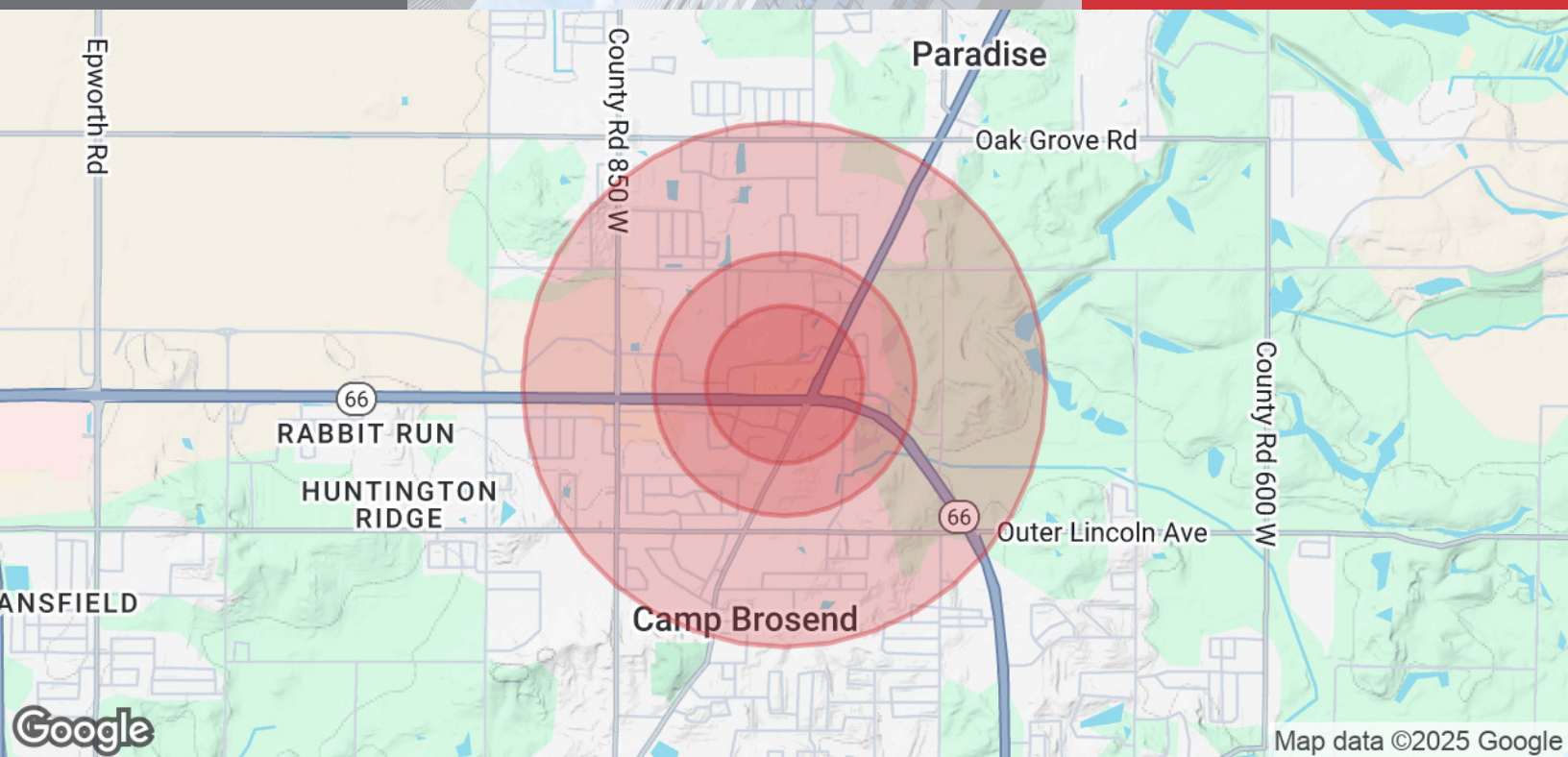
1,619 SF | Negotiable
Retail Space



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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	465	1,840	7,455
Average Age	49	49	43
Average Age (Male)	46	45	41
Average Age (Female)	52	51	45

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	221	849	2,944
# of Persons per HH	2.1	2.2	2.5
Average HH Income	\$102,646	\$108,400	\$129,666
Average House Value	\$328,745	\$327,519	\$308,690

Demographics data derived from AlphaMap

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