

New Albany Retail

2221 State St, New Albany, IN 47150



Listing ID: 30709663
Status: Active
Property Type: Retail-Commercial For Lease
Retail-Commercial Type: Mixed Use, Street Retail
Contiguous Space: 2,400 - 2,460 SF
Total Available: 4,860 SF
Lease Rate: \$8 - 18 PSF (Annual)
Base Monthly Rent: \$1,640 - 3,600
Lease Type: NNN



Overview/Comments

? Two spaces available: Suite B: 2,400; Suite H: 2,460 SF.
? Excellent visibility and traffic count (24,400 ADT)
? Join Feeders Supply, Five Guys Burgers, Jimmy John's, Bestway RTO, & Papa Murphy's Pizza. Chick-fil-A on Outparcel.
? Area Retailers include Kroger, Target, Home Depot, Tire Discounters, Office Depot, Big O Tires, Visionworks, Banks and more. Regional retail trade area. Near I-265 and I-64.
? Restaurants nearby include: Starbucks, Burger King, McDonald's, KFC, LJS, Bojangles, Subway, Qdoba, Arby's and more.
? Blocks away from Baptist Hospital Floyd (recently renovated and expanded).

More Information Online

<http://hcrky.catylist.com/listing/30709663>

QR Code

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General Information

Tax ID/APN:	22-05-02-700-311.000-008	Zoning:	C2
Retail-Commercial Type:	Mixed Use, Street Retail	Gross Building Area:	41,000 SF

Available Space

Suite/Unit Number:	H	Space Subcategory 1:	Strip Center
Suite Floor/Level:	1	Space Type:	Relet
Space Available:	2,460 SF	Date Available:	02/28/2022
Minimum Divisible:	2,460 SF	Lease Rate:	\$8 PSF (Annual)
Maximum Contiguous:	2,460 SF	Lease Type:	NNN

Space Description This space has access from inside the Feeders Supply at the rear of the Feeders Supply store and access from the rear of the center.

Available Space

Suite/Unit Number:	B	Date Available:	02/01/2017
Space Available:	2,400 SF	Lease Rate:	\$18 PSF (Annual)
Minimum Divisible:	2,400 SF	Lease Type:	NNN
Maximum Contiguous:	2,400 SF	Parking Spaces:	0
Space Type:	Relet		

Space Description Thornton's Gas, Visonworks, Banks and more. Restaurants includes Starbucks, Burger King, McDonald's, KFC, LJS Bojangles (under construction), Subway, Qdoba, Arby's & more. Excellent Visibility and Traffic Counts Shopping Center Tenants are Feeders Supply, Five Guys Burgers, Jimmy John's, Bestway RTO, Papa Murphy's Pizza & Chick-fil-A Regional Retail Trade area, located near intersection of I-64 and I-265 At a Stoplight intersection. Center Parking Lot connects with Target lot.

Area & Location

Retail Clientele:	General, Family, Business, Traveler	Highway Access:	I-265, within 1/4 mile
Property Visibility:	Excellent	Airports:	Louisville Muhammad Ali International
Largest Nearby Street:	I-265	Site Description:	Retail and business corridor
Traffic/Vehicle Count:	24,400	Area Description:	New Albany city area

Building Related

Tenancy:	Multiple Tenants	Parking Type:	Surface
Number of Stories:	1	Parking Description:	Open, first come first serve
Property Condition:	Excellent	Passenger Elevators:	0
Exterior Description:	Store front	Freight Elevators:	0

Location

Address:	2221 State St, New Albany, IN 47150
County:	Floyd
MSA:	Louisville/Jefferson County



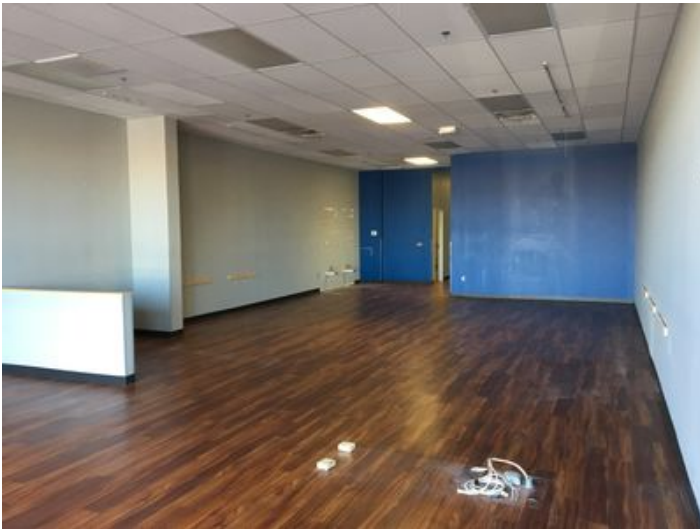
Property Images



NewAlbanyRetail



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2017-02-17 16.13



2017-02-17 16.19



2017-02-17 16.14

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