



Silver Run Shopping Center

2878 Charlestown Road
New Albany IN 47150

Mark Robbins
Robbins Properties
Principal
(615) 473-7731
mrobbins@robbins-properties.com
TN 216285, KY 198382, AL 140919-0

RP ROBBINS PROPERTIES
LEASING • PROPERTY MANAGEMENT • INVESTMENT SALES

THE SPACE

Location	2878 Charlestown Road New Albany, IN 47150
County	Floyd
APN	22-05-06-300-572/000-008
Cross Street	Mt. Tabor Road
Traffic Count	18,400
Size	2,450 SF
Space	Vacant
Lease Type	NNN

HIGHLIGHTS

- This 11,520 SF Shopping Center is located at 2866-80 Charlestown Road in New Albany, IN and was completed in 2003.
- The Shopping Center is located adjacent to Kroger and sits on 2.4357 acres of land.
- The center has good access, with a signalized entrance, and excellent visibility.
- 2,450 SF available for lease



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
6,597	57,707	125,959

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$106,509	\$88,658	\$88,160

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
2,640	24,623	53,279

PROPERTY FEATURES

CURRENT OCCUPANCY	78.73%
TOTAL TENANTS	6
GLA (SF)	11,520
LAND SF	106,286
LAND ACRES	2.44
YEAR BUILT	2002
ZONING TYPE	PUDD, Commerical
BUILDING CLASS	B
TOPOGRAPHY	Flat
LOCATION CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	74
PARKING RATIO	6.50 space to 1,000 SF
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

NEIGHBORING PROPERTIES

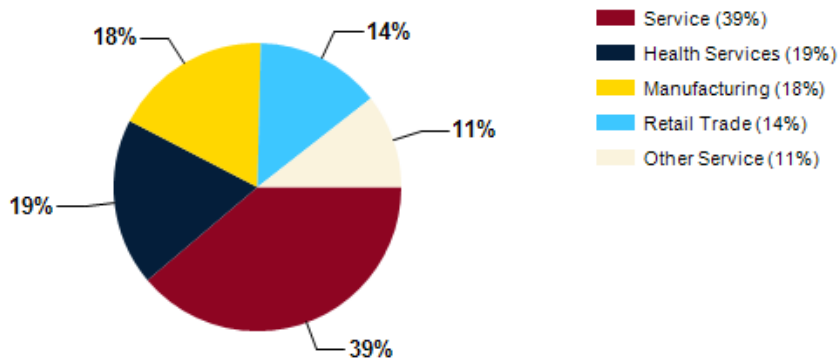
NORTH	Commerical
SOUTH	Commerical, Residential
EAST	Commerical
WEST	Residential



Silver Run

- Close proximity to major highways: The property is conveniently located near Interstate 64 and Interstate 265, providing easy access for customers and employees alike.
- Retail hub: The area surrounding the property is a bustling retail hub, with popular shopping centers such as Green Tree Mall and New Albany Plaza located nearby.
- Residential neighborhoods: The property is surrounded by established residential neighborhoods, offering a built-in customer base for businesses leasing the space.
- Growing commercial presence: The area has seen a recent uptick in commercial development, with new businesses and offices opening up, indicating a growing local economy.

Major Industries by Employee Count

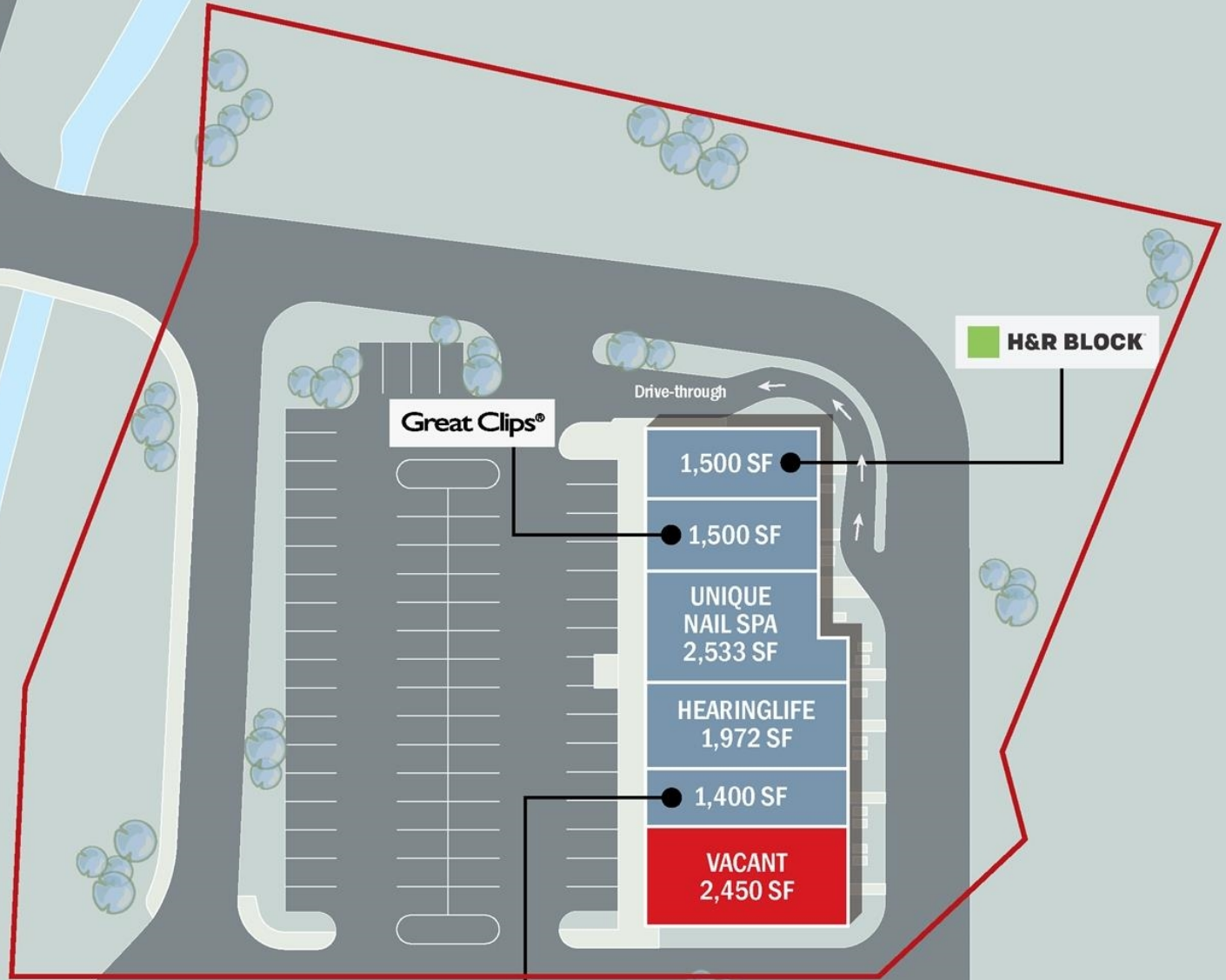


Largest Employers

KennaMetal Inc	5,000 to 10,000
PTG Silicones Inc	10 to 20
Achieva Resources	5 to 10
Dayton Corrugated Packaging	300
Melhisier Endres Tucker CPAs PC	54
Payne-Sparkman Manufacturing Inc	15
Bethlehem Packaging & Die Cutting, Inc.	12
Transistion Resources Corp	12



CHARLESTOWN RD



Great Clips®

Drive-through

H&R BLOCK

1,500 SF

1,500 SF

UNIQUE
NAIL SPA
2,533 SF

HEARINGLIFE
1,972 SF

1,400 SF

VACANT
2,450 SF

Little Caesars

Kroger











Southern Indiana
Rehabilitation Hospital

U.S. Social Security
Administration

Car Wash

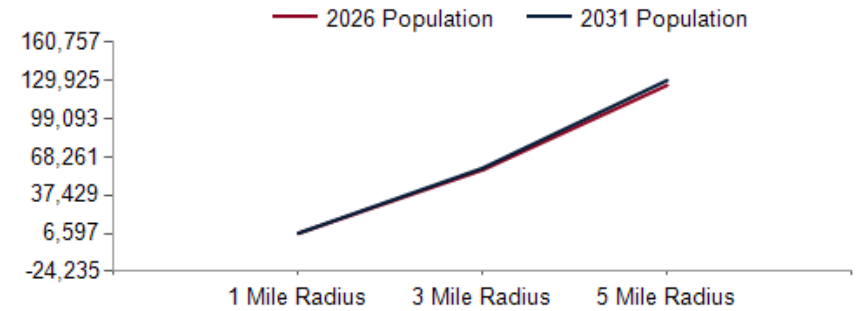
Subject
Property



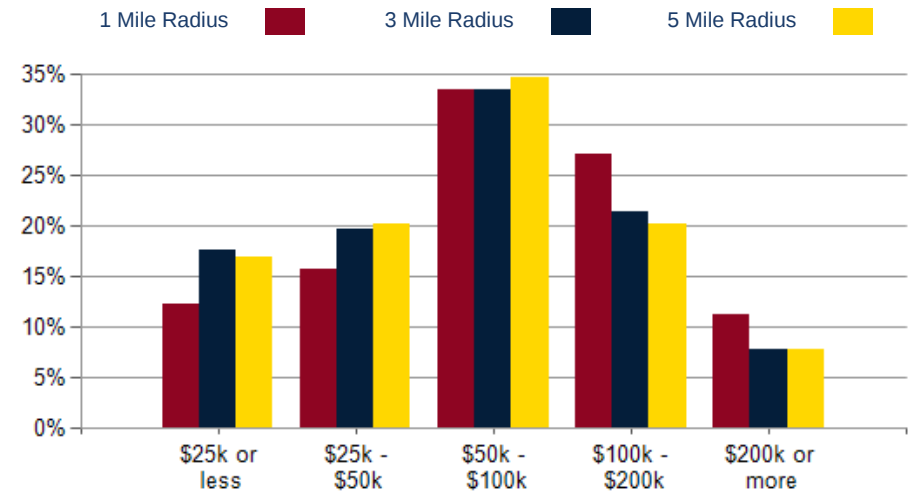
Charlestown Rd

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,157	51,938	111,087
2010 Population	6,019	52,676	113,516
2026 Population	6,597	57,707	125,959
2031 Population	6,715	59,251	129,925
2026 African American	389	4,819	17,219
2026 American Indian	26	374	672
2026 Asian	124	804	1,746
2026 Hispanic	393	5,163	9,348
2026 Other Race	195	2,666	4,748
2026 White	5,378	44,310	91,514
2026 Multiracial	482	4,711	9,970
2026-2031: Population: Growth Rate	1.80%	2.65%	3.10%

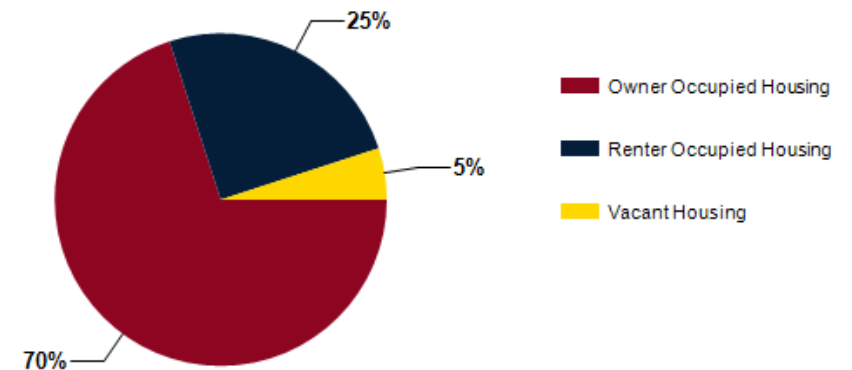
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	107	2,297	5,193
\$15,000-\$24,999	217	2,038	3,872
\$25,000-\$34,999	125	1,623	3,729
\$35,000-\$49,999	289	3,213	7,079
\$50,000-\$74,999	499	4,851	10,562
\$75,000-\$99,999	386	3,388	7,906
\$100,000-\$149,999	452	3,331	6,723
\$150,000-\$199,999	266	1,968	4,045
\$200,000 or greater	298	1,913	4,169
Median HH Income	\$79,176	\$66,021	\$65,523
Average HH Income	\$106,509	\$88,658	\$88,160



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

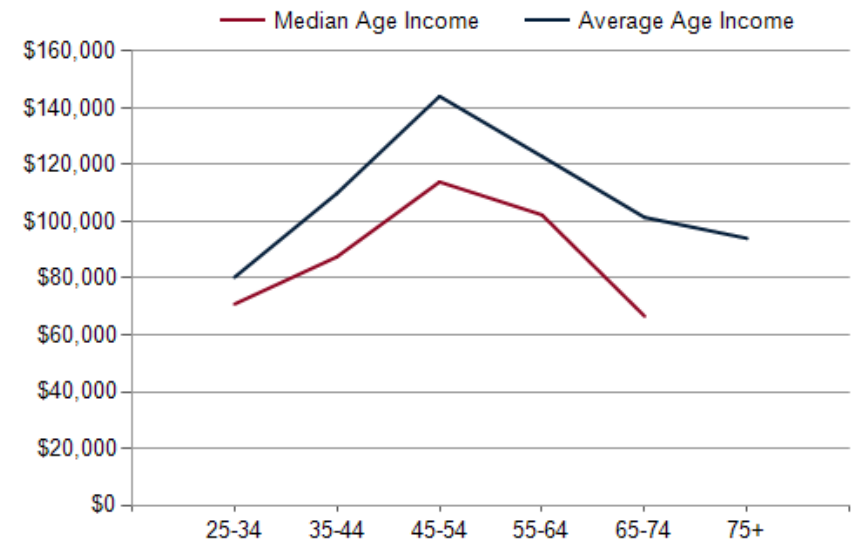
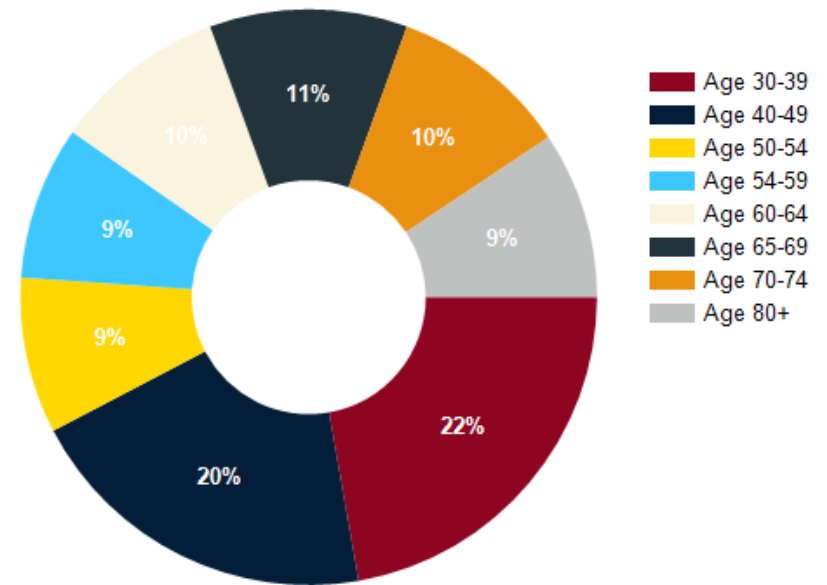


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	495	4,396	8,995
2026 Population Age 35-39	397	3,930	8,470
2026 Population Age 40-44	436	3,660	8,164
2026 Population Age 45-49	370	3,284	7,658
2026 Population Age 50-54	352	3,355	7,524
2026 Population Age 55-59	346	3,191	7,256
2026 Population Age 60-64	390	3,419	7,675
2026 Population Age 65-69	445	3,426	7,493
2026 Population Age 70-74	405	3,083	6,668
2026 Population Age 75-79	376	2,536	5,162
2026 Population Age 80-84	256	1,529	3,029
2026 Population Age 85+	188	1,404	2,648
2026 Population Age 18+	5,321	45,681	99,346
2026 Median Age	43	40	40
2031 Median Age	45	42	42

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$70,872	\$60,954	\$66,268
Average Household Income 25-34	\$80,346	\$72,219	\$75,185
Median Household Income 35-44	\$87,545	\$73,021	\$75,017
Average Household Income 35-44	\$109,921	\$97,188	\$102,900
Median Household Income 45-54	\$113,908	\$88,157	\$82,674
Average Household Income 45-54	\$144,077	\$117,712	\$113,331
Median Household Income 55-64	\$102,295	\$71,319	\$68,435
Average Household Income 55-64	\$122,887	\$95,879	\$91,768
Median Household Income 65-74	\$66,624	\$61,224	\$58,008
Average Household Income 65-74	\$101,415	\$82,395	\$78,989
Average Household Income 75+	\$94,025	\$73,525	\$71,755

Population By Age



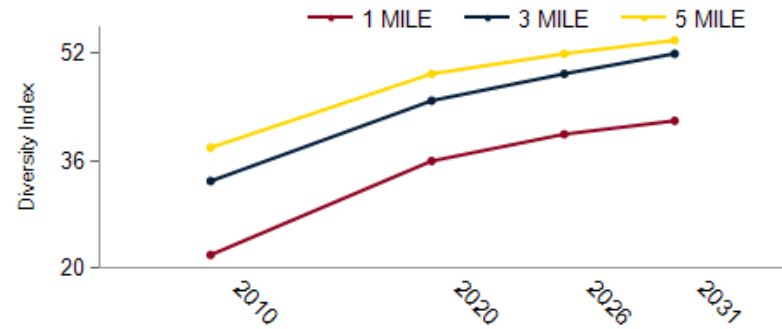
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	42	52	54
Diversity Index (current year)	40	49	52
Diversity Index (2020)	36	45	49
Diversity Index (2010)	22	33	38

POPULATION BY RACE



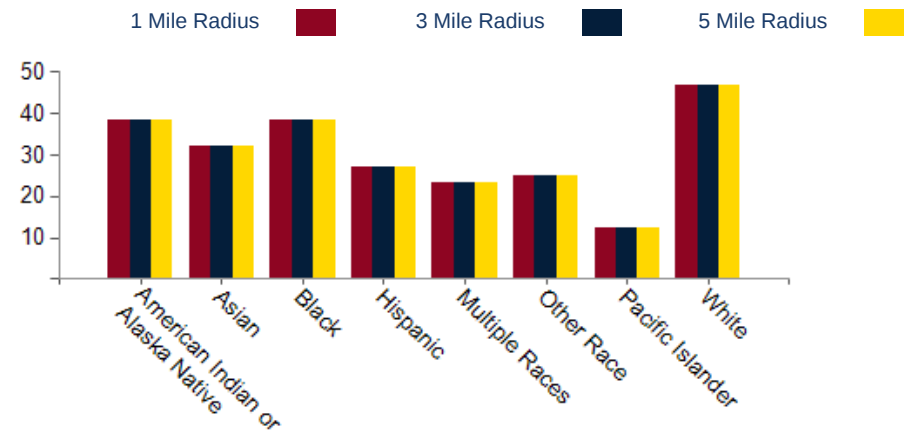
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	6%	8%	13%
American Indian	0%	1%	0%
Asian	2%	1%	1%
Hispanic	6%	8%	7%
Multiracial	7%	7%	7%
Other Race	3%	4%	4%
White	77%	71%	68%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	38	36	37
Median Asian Age	32	37	37
Median Black Age	38	34	36
Median Hispanic Age	27	26	26
Median Multiple Races Age	23	24	24
Median Other Race Age	25	28	29
Median Pacific Islander Age	13	16	37
Median White Age	47	44	44

2026 MEDIAN AGE BY RACE



Silver Run Shopping Center

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Exclusively Marketed by:

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