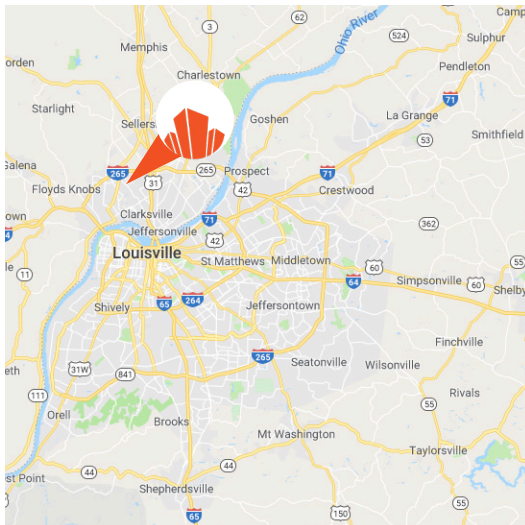




2125 STATE STREET | NEW ALBANY, IN 47150



RETAIL FOR LEASE

2,758 SF ±

- 2,758 SF available located in New Albany, IN (Louisville MSA)
- Includes Drive-Thru
- .3 miles from Baptist Health (Floyd)
- Excellent visibility from State Street (30,548 ADT)
- Curb side pick up and drop off areas
- Abundance of parking
- Pylon signage
- Easy access to I-265

SETH EDENS, SIOR
502 454 5611
SEEDENS@TRIOCPG.COM

9750 ORMSBY STATION RD., SUITE 302 | LOUISVILLE, KY 40223

AERIAL



Falling Run

Trinity Run

68,496

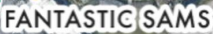
62

34,248

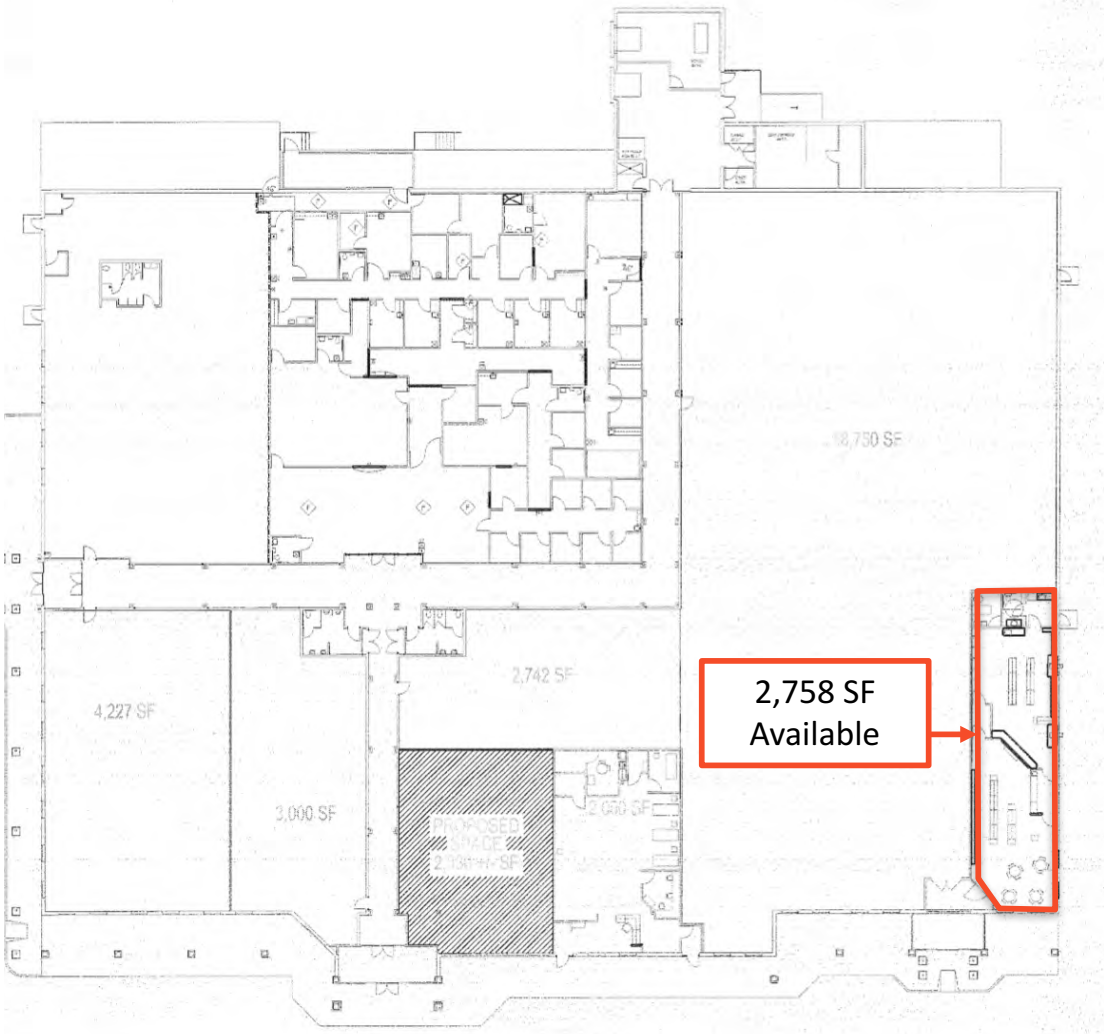
265

64

30,548

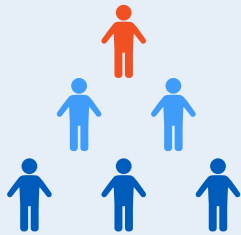


FLOOR PLAN



DEMOGRAPHICS

POPULATION



1 MILE **7,979**
3 MILES **44,798**
5 MILES **122,128**

HOUSEHOLDS



1 MILE **3,434**
3 MILES **18,957**
5 MILES **47,245**

BUSINESSES



1 MILE **510**
3 MILES **2,103**
5 MILES **4,641**

EMPLOYEES

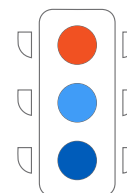


1 MILE **8,336**
3 MILES **27,579**
5 MILES **58,897**

MEDIAN HOUSEHOLD INCOME



TRAFFIC COUNTS



STATE STREET
30,548 ADT
I-265
68,296 ADT

