

3183-3191  
State Road 3  
New Castle, Indiana

Multi-Use 3,550 SF and 1,600 SF Suites  
on 1.13 acres in New Castle, Indiana  
are now available for lease.

**N**ALCressy  
cressy.com

## Flexible Multi-Use Spaces For Lease



# PROPERTY OVERVIEW

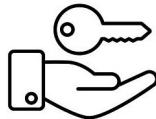


3183-3191  
State Road 3  
Flexible Multi-Use  
Spaces For Lease

Prime 3,550 SF and 1,600 SF Retail Suites Available!  
Can be combined for 5,150 SF.

Located along busy State Road 3 next to Walmart Super-center, this high-visibility space offers outstanding exposure and easy access. The suite features a bright, open showroom, private restroom, and storage area—perfect for retail or service businesses. Enjoy excellent signage opportunities, ample parking (12.7/1,000 SF), and strong daily traffic in this thriving commercial corridor.

[VIEW PROPERTY ONLINE](#)



Lease Rate: \$11.25 PSF NNN



1.13 Acres



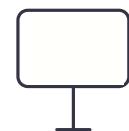
Available: 3,550 SF and 1,600 SF  
(Can be combined for 5,150 SF)



Signalized access and prominent  
217' frontage on State Road 3.



Class B Space



Pylon signage included; excellent  
branding/visibility opportunity.



Solid parking (~12.7 spaces per 1,000 SF).



Positioned directly adjacent to Walmart  
Supercenter, delivering strong draw.



The population of New Castle, Indiana  
is 17,356 people.

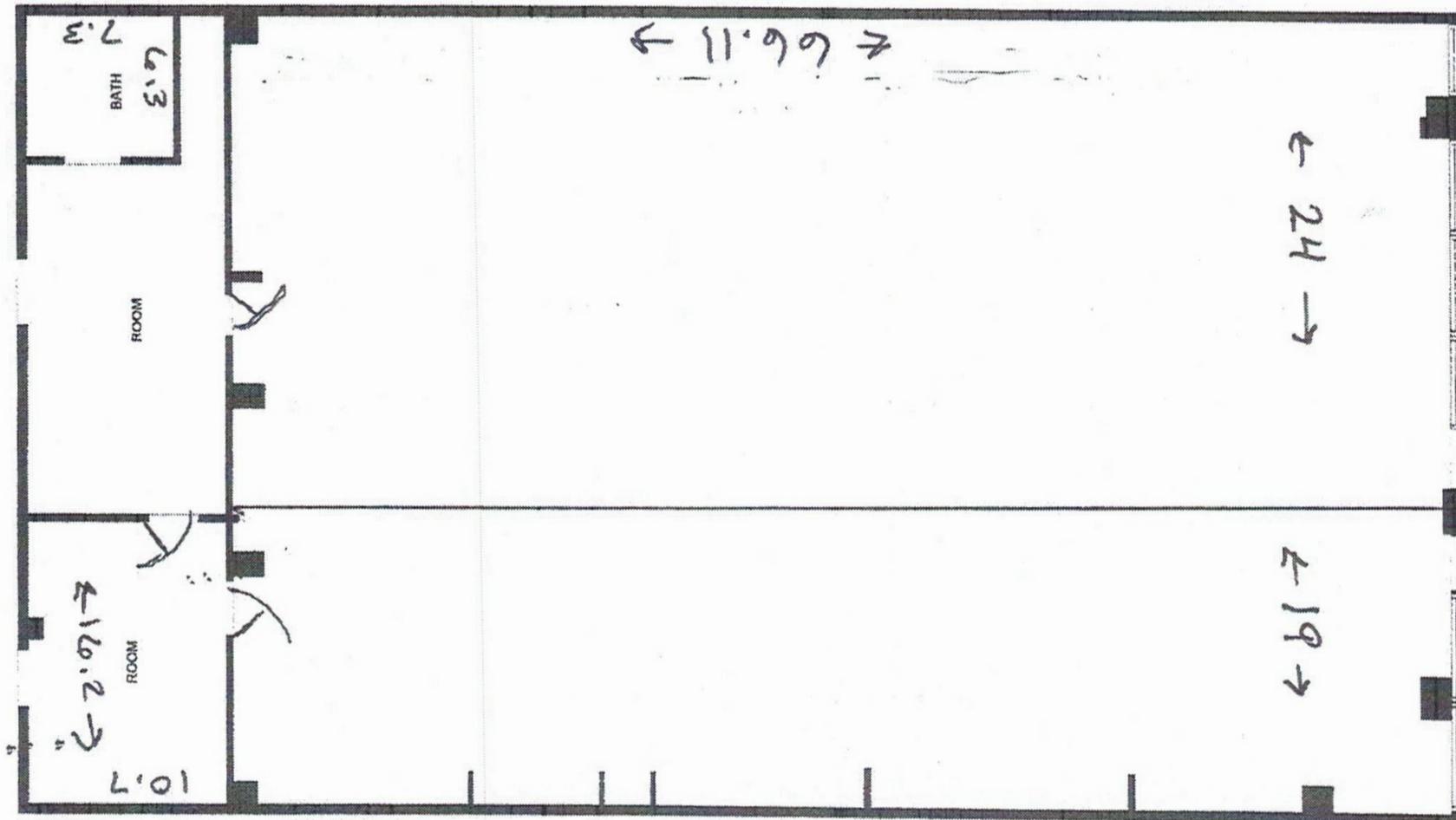


# PROPERTY PHOTOS



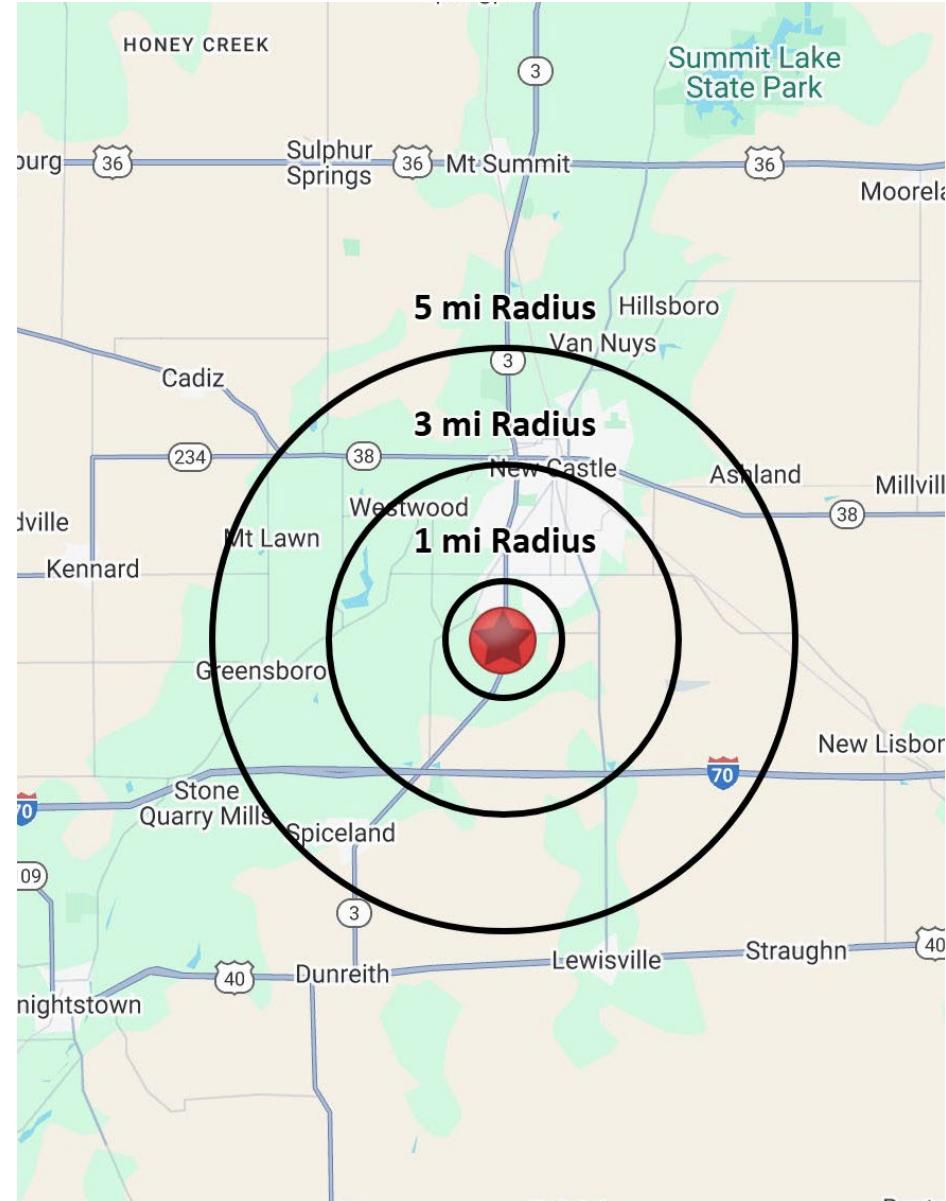
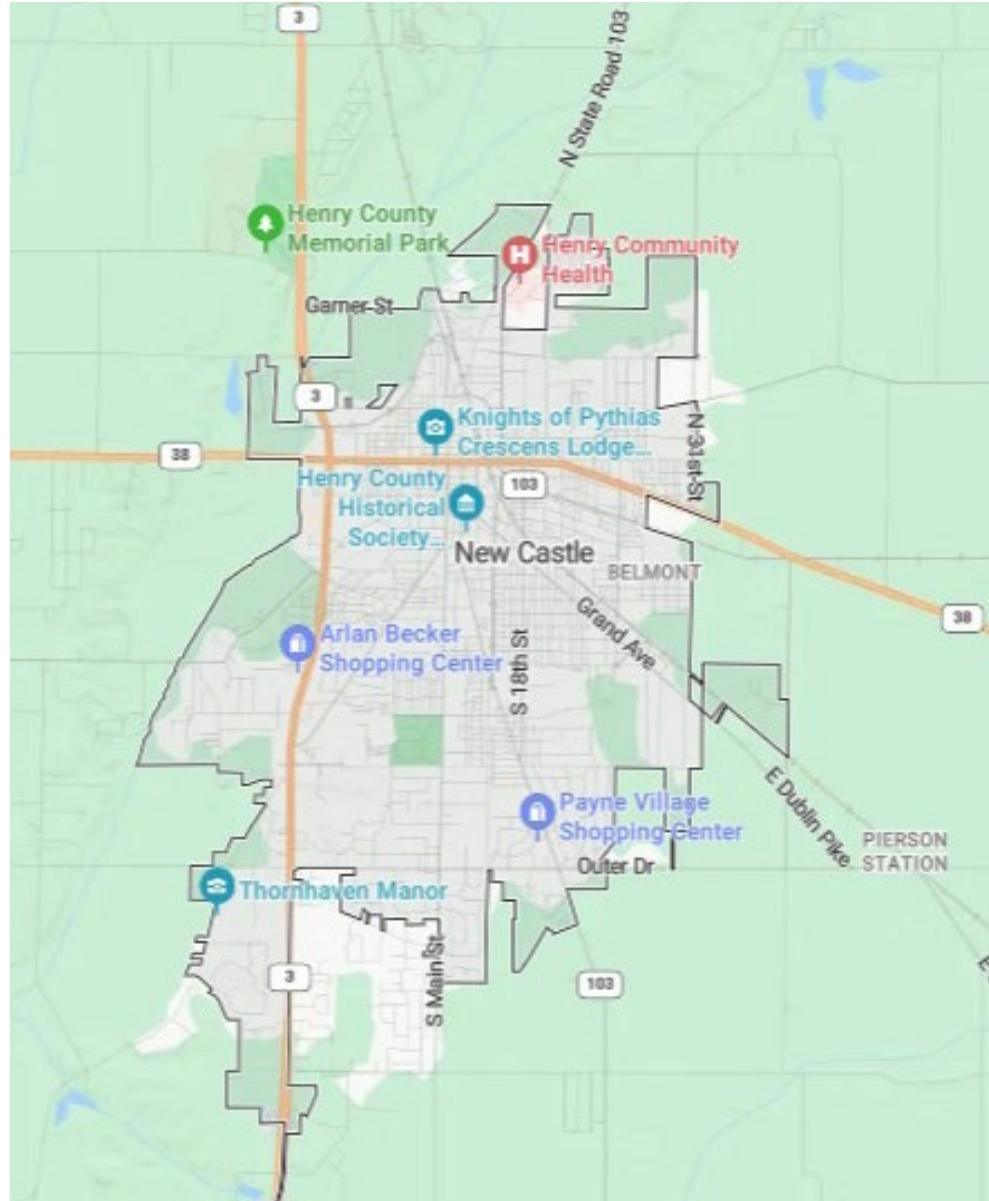


# FLOOR PLAN



# HENRY COUNTY

Henry County, Indiana has a population of about 49,000 people, showing modest growth since 2020. The county is known for its stable, close-knit communities, high homeownership rate, and a population that skews slightly older than the state average.



# ACTIVITIES & AMENITIES

[LEARN MORE](#)

Are you ready for some fun? Here in Henry County, we have a variety of options for you! Our attractions and places provide memorable family fun with the kids, adventures in the great outdoors throughout every one of Mother Nature's seasons, culture experiences to spark your creativity, and one-of-a-kind stores and boutiques for shopping excursions!



## EAT

Henry County is the place for delicious places to dine! Our local restaurants feature a variety of flavors and atmospheres. You can find homestyle meals at a quaint small-town diner, cabernet sauvignon inside a rustic winery tasting room, tangy barbecue ribs on an outdoor patio, cheese ravioli in a fine dining setting and much more.

## STAY

After a day of exploring, you'll find plenty of great places to rest your head in Henry County. Our lodging options include everything from cozy inns to campgrounds and cabins nestled in peaceful, natural settings. For a unique experience, consider a homestay where you can live like a local.

## BASKETBALL FANS

"Welcome to Indiana Basketball!" Visit the gym where Coach Norman Dale nervously said this line before the first game coaching the Hickory Huskers in the movie Hoosiers. The gym still regularly hosts games and events.

[hoopsinhenry.com](http://hoopsinhenry.com)

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State Road 3

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### CONTACT US:

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