

2011 CHARLESTOWN RD.

2011 CHARLESTOWN RD., NEW ALBANY, IN 47150

PROPERTY SUMMARY



LOCATION DESCRIPTION

Immerse yourself in the vibrant atmosphere of New Albany, IN, where the area surrounding 2011 Charlestown Rd. offers an array of attractions for retail and strip center tenants. Located in close proximity to the scenic Falls of the Ohio State Park, the community draws visitors and locals alike, providing a steady flow of potential customers. Nearby, the New Albany Riverfront Amphitheater hosts a variety of cultural events, while the historic downtown district is home to a diverse range of local boutiques and dining establishments. With the newly revitalized arts district, the area offers a unique and inviting environment for retail businesses looking to become part of this dynamic and evolving community.

PROPERTY HIGHLIGHTS

- Prominent high-visibility location
- Ample parking for customers and employees
- Flexible and adaptable floor plans
- Prime positioning for business exposure and accessibility

OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	2
Available SF:	5,693 SF
Building Size:	7,019 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,258	30,070	66,055
Total Population	13,019	62,559	138,852
Average HH Income	\$44,776	\$51,171	\$49,497

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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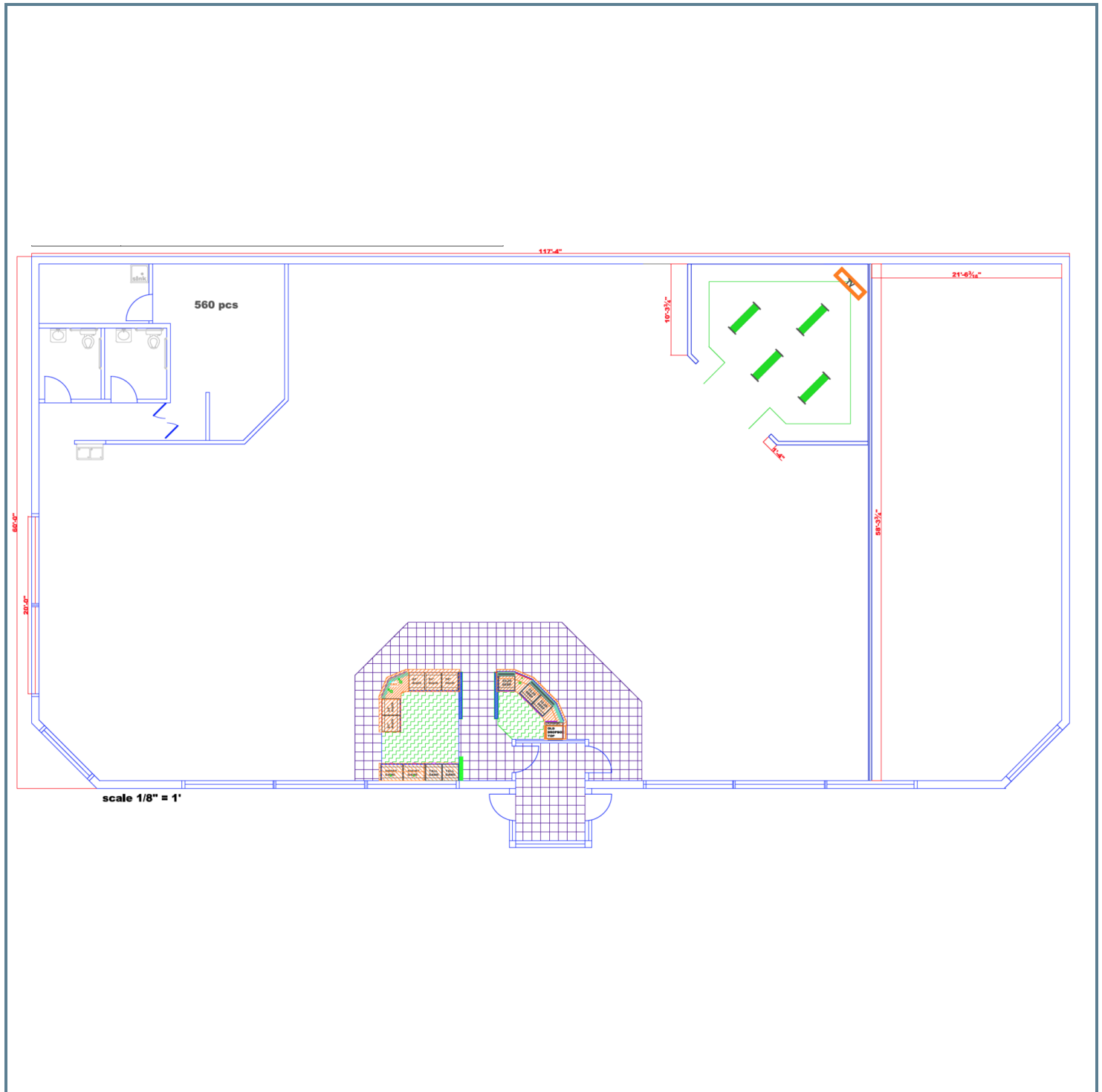
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209 Powell Place
Brentwood, TN 37027
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RETAILER MAP



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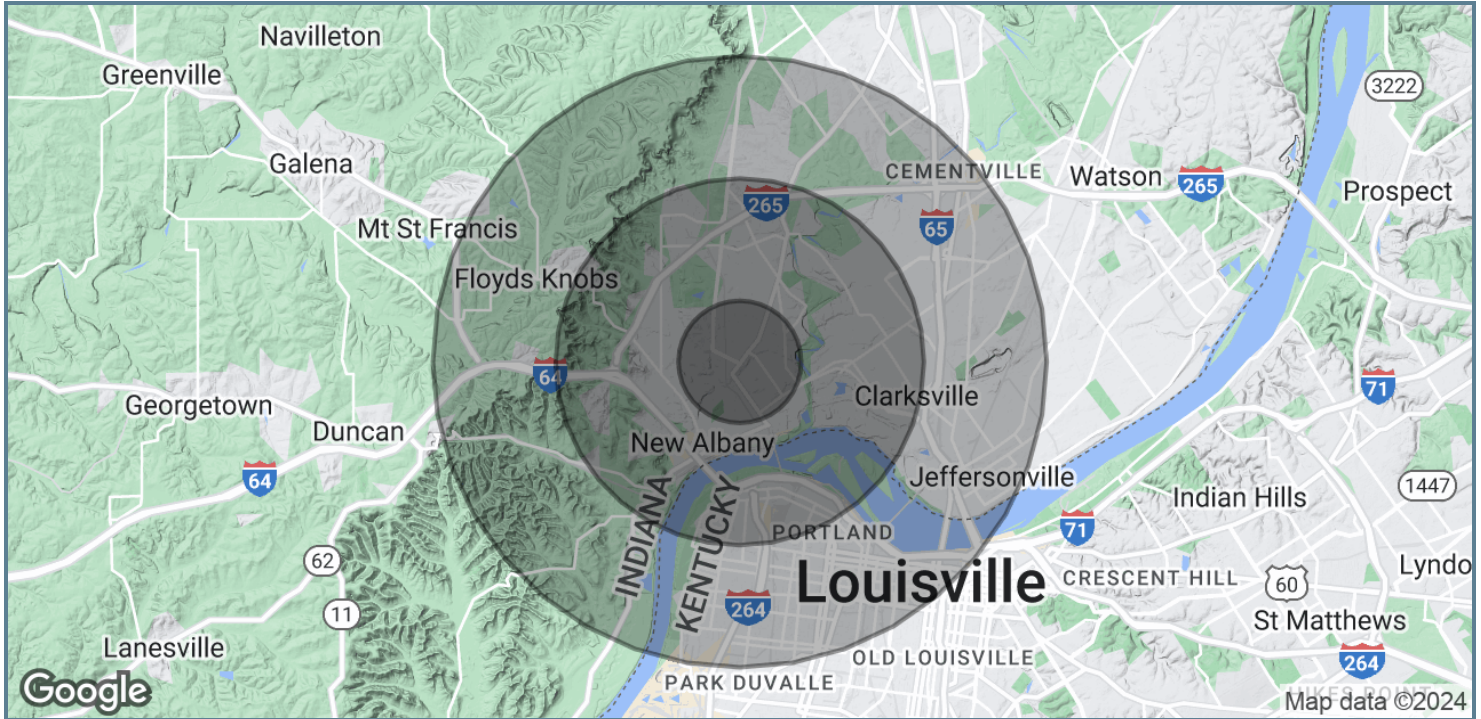
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,019	62,559	138,852
Average Age	37.6	39.9	39.2
Average Age (Male)	37.1	37.4	36.8
Average Age (Female)	38.0	41.8	41.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,258	30,070	66,055
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$44,776	\$51,171	\$49,497
Average House Value	\$114,649	\$123,193	\$119,084

2020 American Community Survey (ACS)

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LEGACY
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Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves in operating quickly and have a proven track record of helping you find the best locations in every market.

Your Go-to Expansion Partner

Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

Our National Tenants

DOLLAR GENERAL



Why Legacy



Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

