



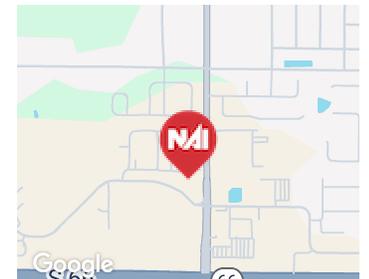
Newburgh Commons Shopping Center
8680 High Pointe Dr Newburgh, Indiana 47630

Property Highlights

- Super Wal-Mart Shadow Anchor Center
- High Traffic Area - over 40,000 VPD along Hwy 66!
- High Visibility
- Strong Retail Area
- NNN \$4.63 PSF
- Space Can Be Divided

Property Overview

Introducing an exceptional leasing opportunity at a vibrant commercial center in Newburgh, IN. Situated as a shadow anchor to a prominent Super Wal-Mart, the property enjoys high visibility in a high-traffic area, with over 40,000 vehicles passing along Hwy 66 daily. The coveted end-cap position, complete with a drive-through, presents an ideal setting for a fast-casual restaurant or other retail concept, capitalizing on the steady flow of potential customers.



Offering Summary

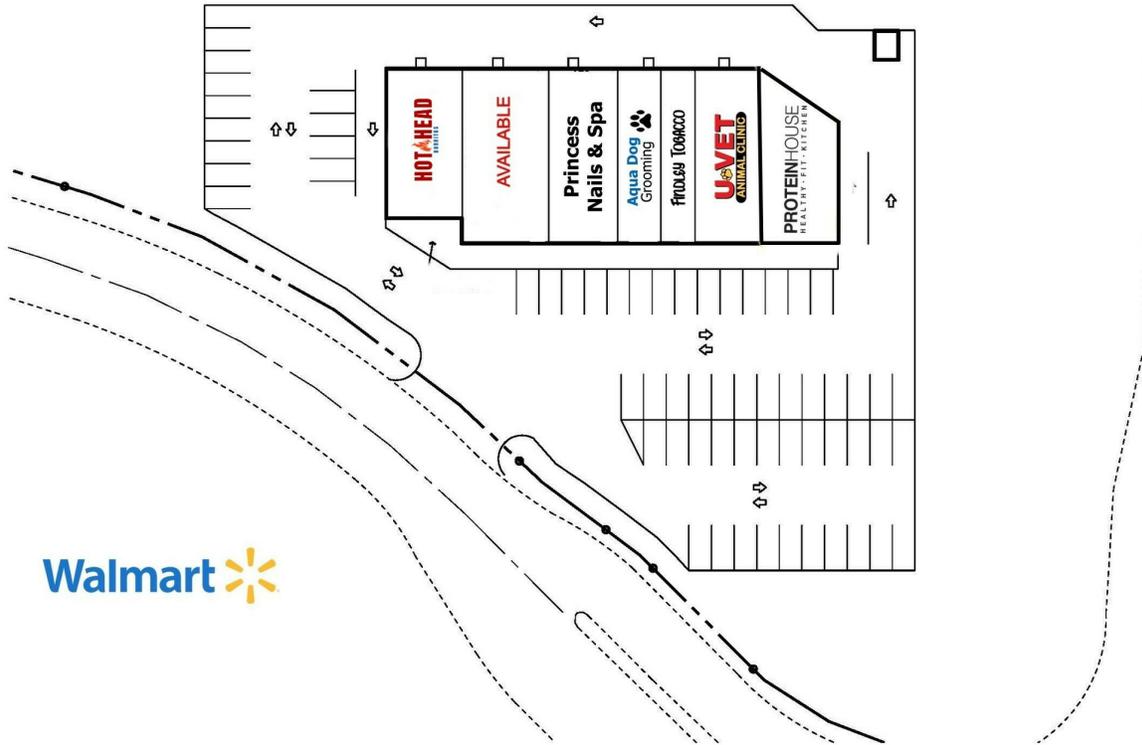
Building Size:	12,000 SF
Available SF:	1,225 - 2,450 SF
Lot Size:	127,221 SF

For More Information

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Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,225 - 2,450 SF	Lease Rate:	\$18.50 SF/yr

Available Spaces

Suite Tenant Size (SF) Lease Type Lease Rate Description

Suite B	Available	1,225 - 2,450 SF	NNN	\$18.50 SF/yr	Situated next to a major shadow anchor, with easy access in a thriving retail area.
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