

# Retail Space

Now Available

628 State Street  
New Albany, IN 47150  
[www.cbre.com/louisville](http://www.cbre.com/louisville)



## Property Features

- + 5,790± SF available
- + In-line with Dollar General & Bumper to Bumper
- + Great visibility
- + Off-street parking available
- + Easy access to interstate 64
- + State Street traffic count: 11,246 CPD



## 2024 Estimated Demographics

DAYTIME POPULATION	1 Mile	2 Mile	3 Mile	4 Mile
2024 Daytime Population	10,546	33,417	58,508	101,262
Daytime Workers	5,553 52.7%	15,636 46.8%	23,071 39.4%	45,178 44.6%
Daytime Residents	4,993 47.3%	17,781 53.2%	35,437 60.6%	56,084 55.4%

POPULATION	1 Mile	2 Mile	3 Mile	4 Mile
2024 Population - Current Year Estimate	9,051	32,249	62,539	99,905
2029 Population - Five Year Projection	9,121	32,427	62,679	100,912
2020 Population - Census	8,991	31,931	62,251	99,281
2010 Population - Census	9,094	31,834	63,231	101,865
2020-2024 Annual Population Growth Rate	0.13%	0.19%	0.09%	0.12%
2024-2029 Annual Population Growth Rate	0.15%	0.11%	0.04%	0.20%

RACE AND ETHNICITY	1 Mile	2 Mile	3 Mile	4 Mile
2024 Population	9,051	32,249	62,539	99,905
White	6,486 71.7%	20,483 63.5%	35,367 56.6%	53,787 53.8%
Black or African American	1,283 14.2%	8,080 25.1%	20,731 33.1%	35,420 35.5%
Asian	55 0.6%	189 0.6%	376 0.6%	679 0.7%
American Indian or Alaska Native	61 0.7%	163 0.5%	286 0.5%	474 0.5%
Pacific Islander	0 0.0%	7 0.0%	12 0.0%	27 0.0%
Other Race	277 3.1%	763 2.4%	1,378 2.2%	2,752 2.8%
Two or More Races	890 9.8%	2,565 8.0%	4,390 7.0%	6,766 6.8%

HOUSEHOLD INCOME	1 Mile	2 Mile	3 Mile	4 Mile
2024 Average Household Income	\$59,798	\$64,253	\$64,502	\$67,511
2029 Average Household Income	\$67,566	\$71,514	\$71,271	\$74,812
2024 Median Household Income	\$45,495	\$50,864	\$49,851	\$51,713
2029 Median Household Income	\$54,082	\$59,122	\$56,534	\$58,149
2024 Per Capita Income	\$26,243	\$27,672	\$27,533	\$28,333
2029 Per Capita Income	\$30,068	\$31,007	\$30,602	\$31,554

## Contact Us

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