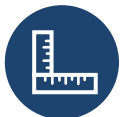




BUILD-TO-SUIT
GROUND LEASE OR FOR SALE

NORTHSIDE CROSSING
NEW ALBANY, INDIANA

HOGAN
REAL ESTATE



0.74 - 2.39 Acres
AVAILABLE
 for ground lease,
 build-to-suit, or for sale



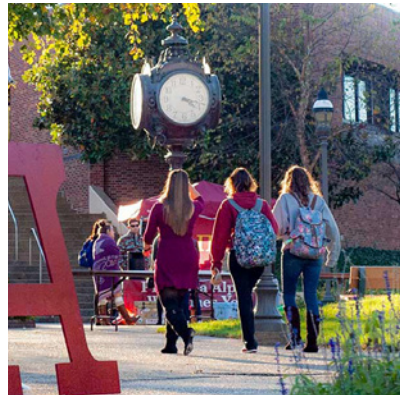
Prime Location
IN SOUTHERN INDIANA
 next to Northside Christian Church
 which has over 5,000 attendants



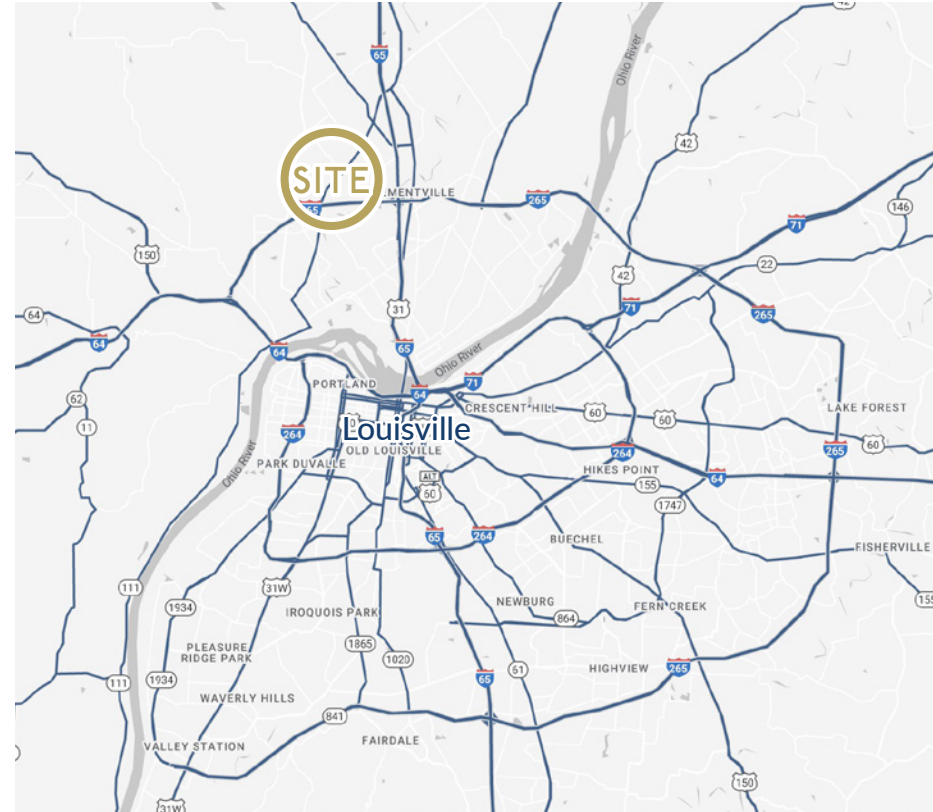
Excellent Visibility
AND ACCESS AT
SIGNALIZED LIGHT
 on Charlestown Road




PROXIMITY
 to IU Southeast with
 more than 5,300
 students




PROPOSED
DEVELOPMENT
 in prominent Southern
 Indiana location



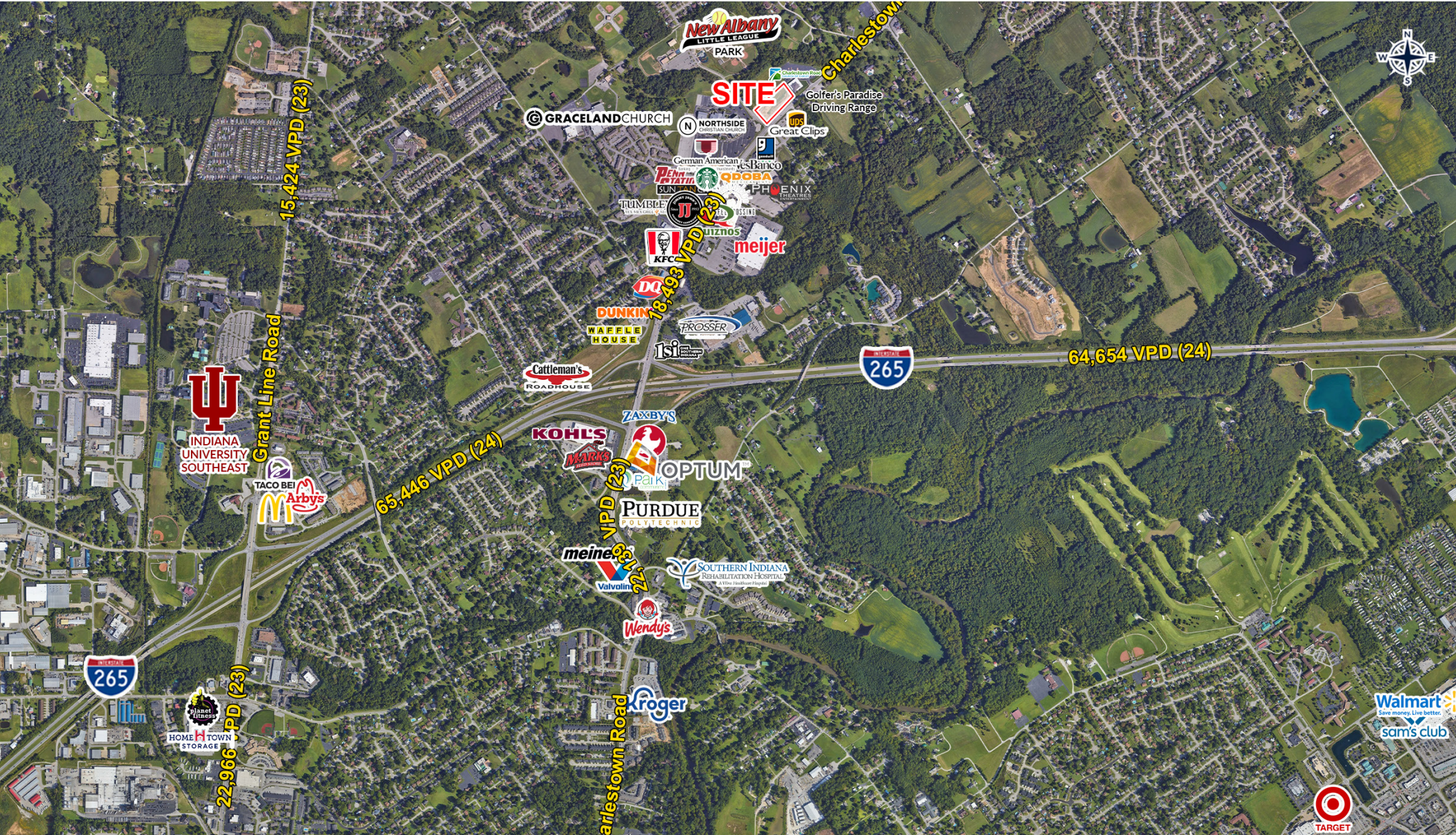
Demographics

	1 Mile	3 Miles	5 Miles
Population	4,841	40,506	103,928
Average Household Income	\$126,106	\$102,627	\$91,039

Trade Area

Located in affluent Southern Indiana trade area, which also serves the Floyds Knobs market to the west and Sellersburg market to the north

Meijer, Kohl's, Kroger, Phoenix Theatres, Walgreens, CVS and other retailers are in the immediate area









HOGAN REAL ESTATE

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