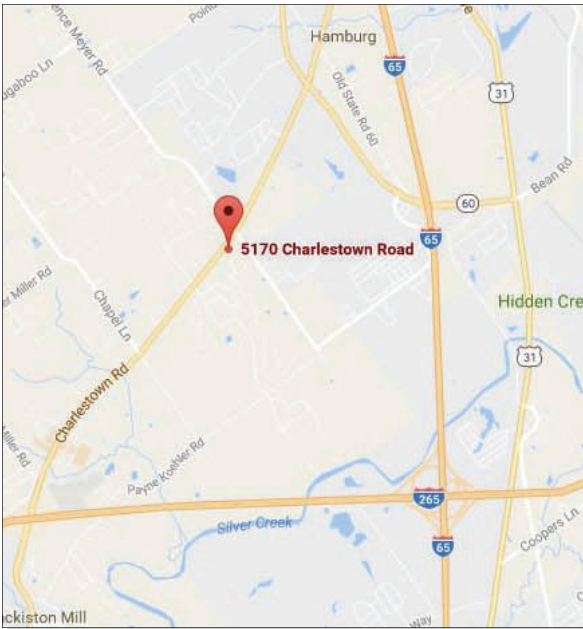
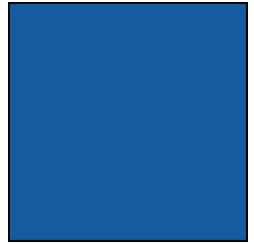


RETAIL/OFFICE SPACE FOR SUBLEASE

COBBLER'S PLACE

5170 Charlestown Rd, New Albany, IN 47150



- 3,150± SF endcap with drive-thru
- Large retail floor, 3 private offices, break room and 2 rest-rooms
- Other tenants include chiropractor, Impellizzeri's Pizza and nail salon
- Excellent location for medical, dental or restaurant
- Located 2 miles north of I-265 on Charlestown Rd/Hwy 311
- Traffic Count: 12,735 ADV

Demographics	1 mile	3 miles	5 miles
Population	6,834	33,476	85,067
Median HH Income	\$87,126	\$60,898	\$55,455
Households	2,334	33,476	34,452

Sublease: \$14.50, NNN

Rhonda Karageorge, CCIM
(502) 744-9175
(502) 379-6003
rk@ccre.biz

**COMMONWEALTH
COMMERCIAL
REAL ESTATE**

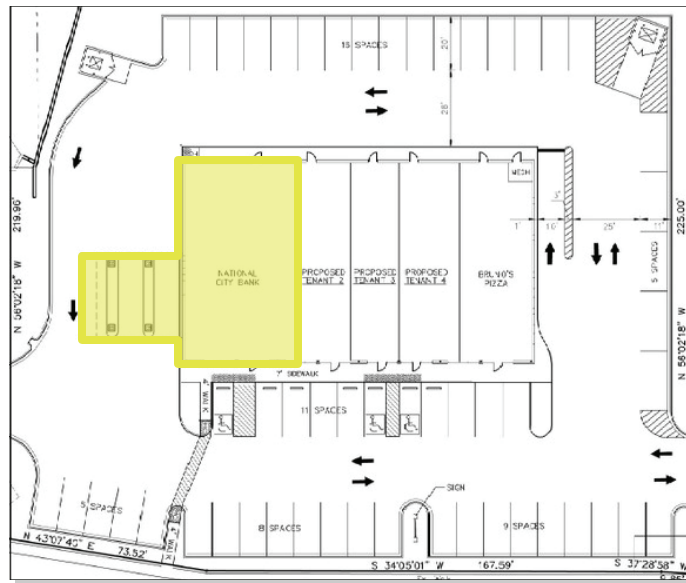
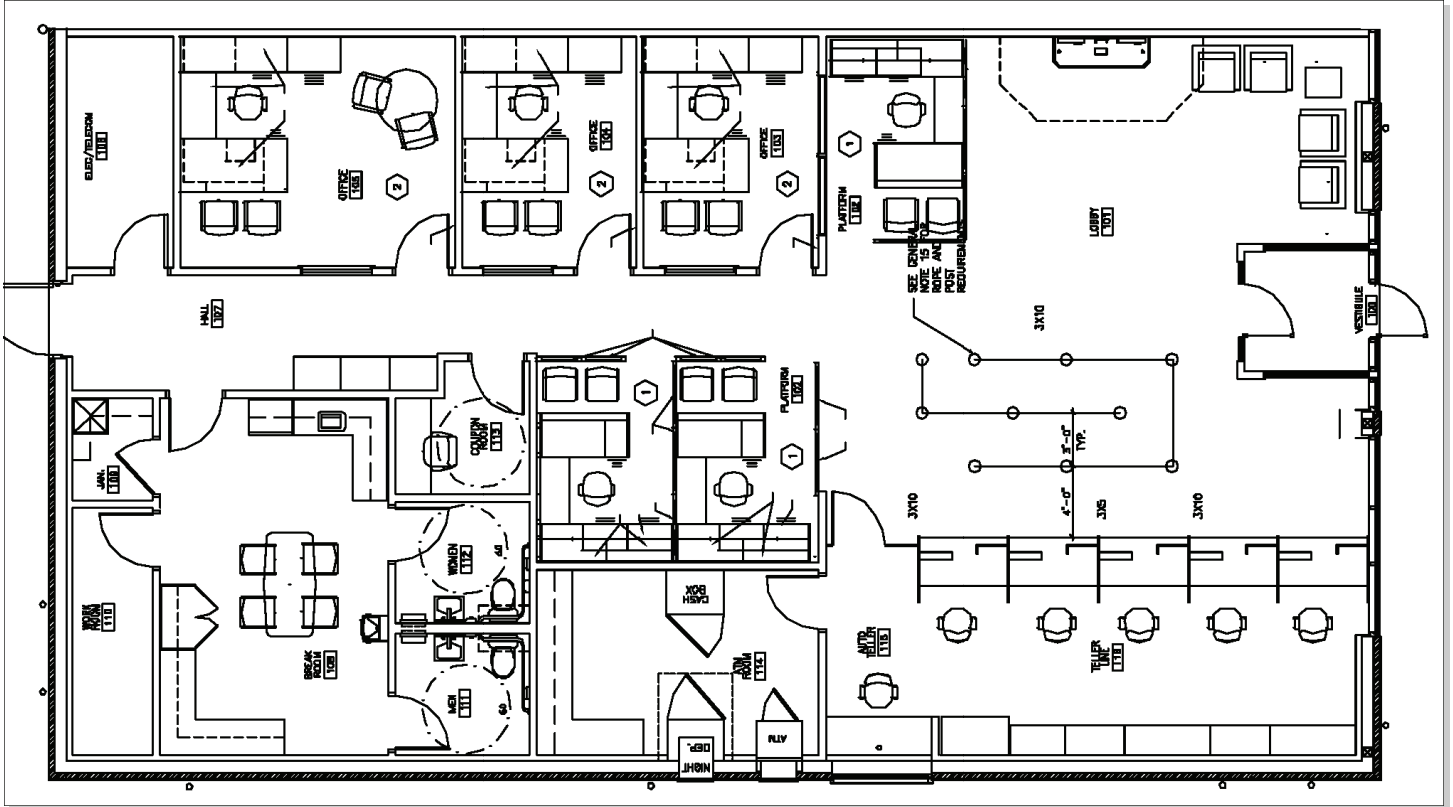
Commonwealth Commercial Real Estate, 10444 Bluegrass Parkway, Louisville, Kentucky 40299
Phone: (502) 379-6000 | www.ccre.biz | Licensed in Kentucky, Indiana and Ohio

We obtained this information from sources we believe are reliable, however, we make no guarantee, warranty or representation about it. It is provided subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Images or plans presented are not architectural or "as built" drawings and are presented to give an approximation of space/dimensions and, therefore, no warranty or representation, express or implied, is made to their accuracy. It is your responsibility to independently verify that the property is acceptable to you and for your intended use.

RETAIL/OFFICE SPACE FOR SUBLEASE

COBBLER'S PLACE

5170 Charlestown Rd, New Albany, IN 47150



Commonwealth Commercial Real Estate, 10444 Bluegrass Parkway, Louisville, Kentucky 40299
Phone: (502) 379-6000 | www.ccre.biz | Licensed in Kentucky, Indiana and Ohio

We obtained this information from sources we believe are reliable, however, we make no guarantee, warranty or representation about it. It is provided subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Images or plans presented are not architectural or "as built" drawings and are presented to give an approximation of space/dimensions and, therefore, no warranty or representation, express or implied, is made to their accuracy. It is your responsibility to independently verify that the property is acceptable to you and for your intended use.