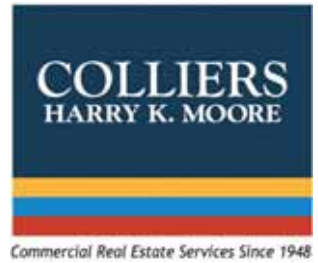


FOR SALE OR LEASE | NEW ALBANY
6,180 SF
Retail Space in Z-Plaza

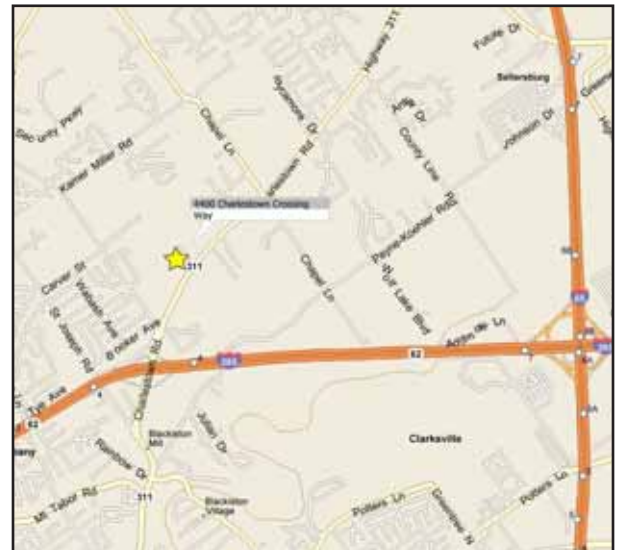


4400 Charlestown Crossing Way
New Albany, Indiana



FEATURES

- **New Construction, Steel Structure**
- **54 Parking Spots with Signage Available**
- **Traffic Count 2002: 28,880 ADT**
- **Retail Space in Area is 606,000 SF**
- **Close to I-265 and Near Other Retail**
- **Note: Can Purchase as Package with 1503 Lynch Lane for \$1,490,000**



Note: This information was obtained from sources deemed reliable, but its accuracy is not guaranteed.

AGENT

Timothy B. Gramig
(502) 394-2504 (direct)
tgramig@colliershkm.com

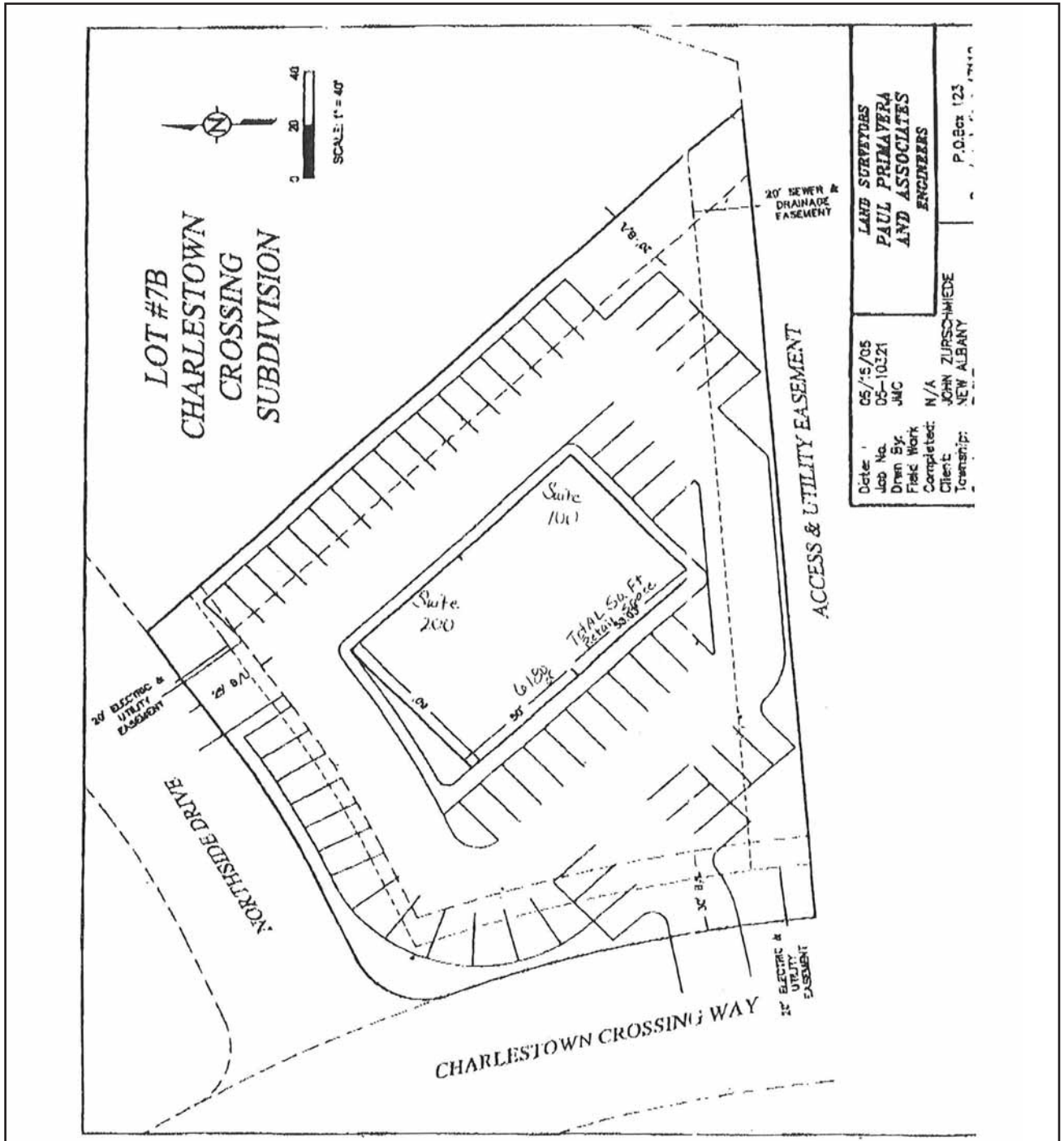
7316 New LaGrange Road • Louisville, KY 40222-4812
(502) 426-1300 (main) • (502) 426-8543 Fax • www.colliersharrykmoore.com

Colliers International is a worldwide affiliation of independently owned and operated companies

FOR SALE OR LEASE | NEW ALBANY
6,180 SF
Retail Space in Z-Plaza

4400 Charlestown Crossing Way
New Albany, Indiana

PROPERTY PROFILE
 METRO LOUISVILLE



Demographics

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	5,088	39,217	90,703
Households	1,792	16,201	38,245
Avg. HH Income	\$75,697	\$60,594	\$56,289

(2008 Est.)

Timothy B. Gramig
 (502) 394-2504 (direct)
 tgramig@colliershkm.com

7316 New LaGrange Road • Louisville, KY 40222-4812
 (502) 426-1300 (main) • (502) 426-8543 Fax • www.colliersharrykmoore.com