



# Retail Building for Sale

2005 Charlestown-New Albany Road, Jeffersonville,  
IN 47130



## Offering Summary

Sale Price:	\$1,425,000
Building Size:	14,400 SF
Lot Size:	1.57 Acres
Number of Units:	1
Price / SF:	\$98.96
Year Built:	2002
Zoning:	C-1
Market:	Louisville
Traffic Count:	18,400

## Property Overview

Very nice freestanding retail building that can be adapted for many retail uses, restaurant or office space. The space has a large open showroom. The current owner is selling in order to relocate to a smaller location.

## Property Highlights

- The property is located at the corner of Veterans Parkway and Charlestown-New Albany Road.
- There are two buildings on this 1.57 acre site, the retail store and a 2,400 SF warehouse facility.
- The main building has a large retail area, three restrooms, an employee kitchen, office space and storage area.
- The storage area of the retail building has 2 overhead doors measuring 10 x 10.
- The warehouse facility has three overhead doors; one 10 x 12, one 20 x 12, one 12 x 14.
- Paved surface parking lot has approximately 35 spaces.

## EXCLUSIVELY MARKETED BY

J. TODD WHITCHURCH  
twhitchurch@duncancre.com  
OFFICE: 502.292.5464 x5456  
CELL: 502.523.4455

WILL DUNCAN  
wduncan@duncancre.com  
OFFICE: 502.292.5464  
CELL: 502.905.3107

150 Thierman Lane  
Louisville, KY 40207

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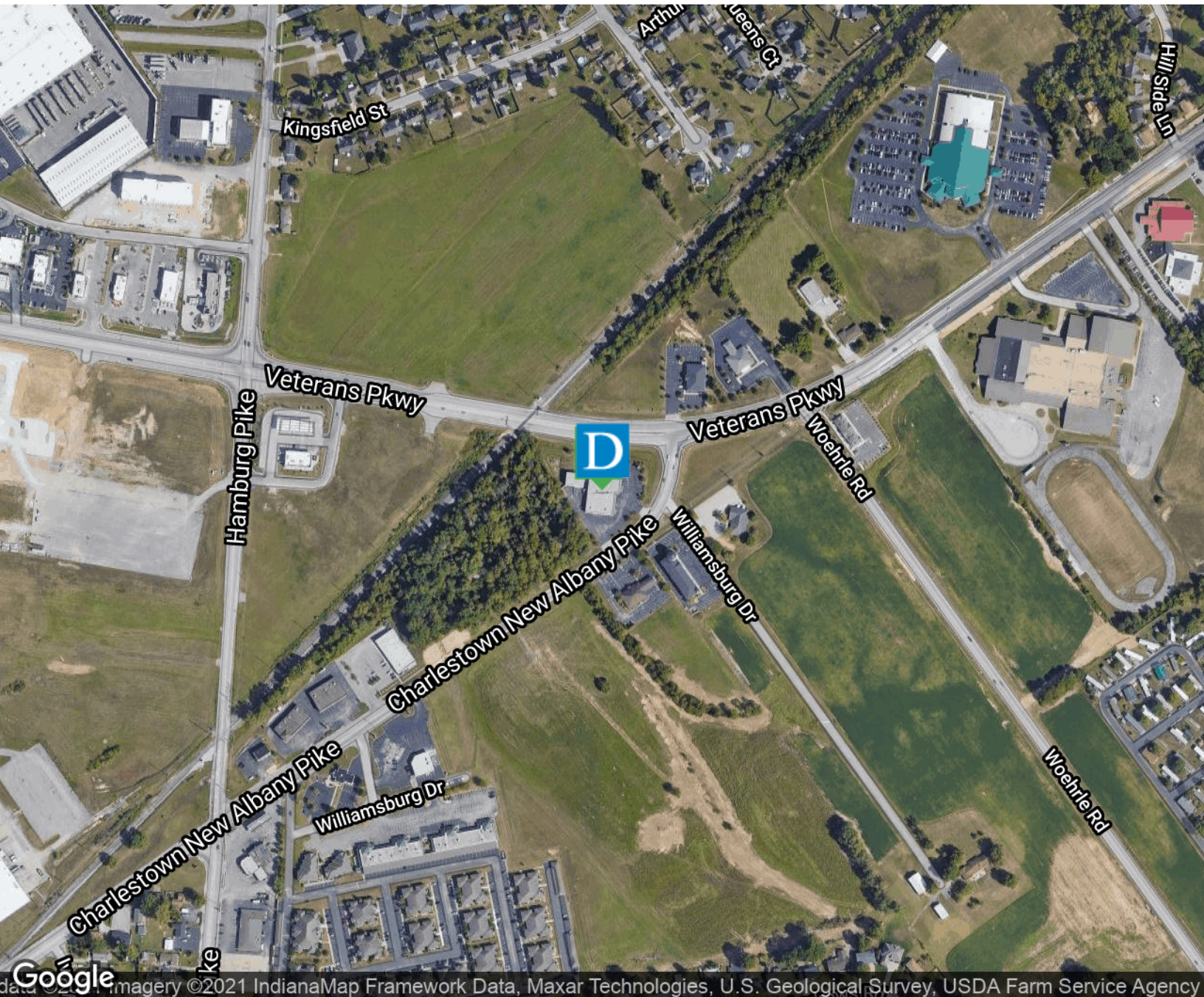


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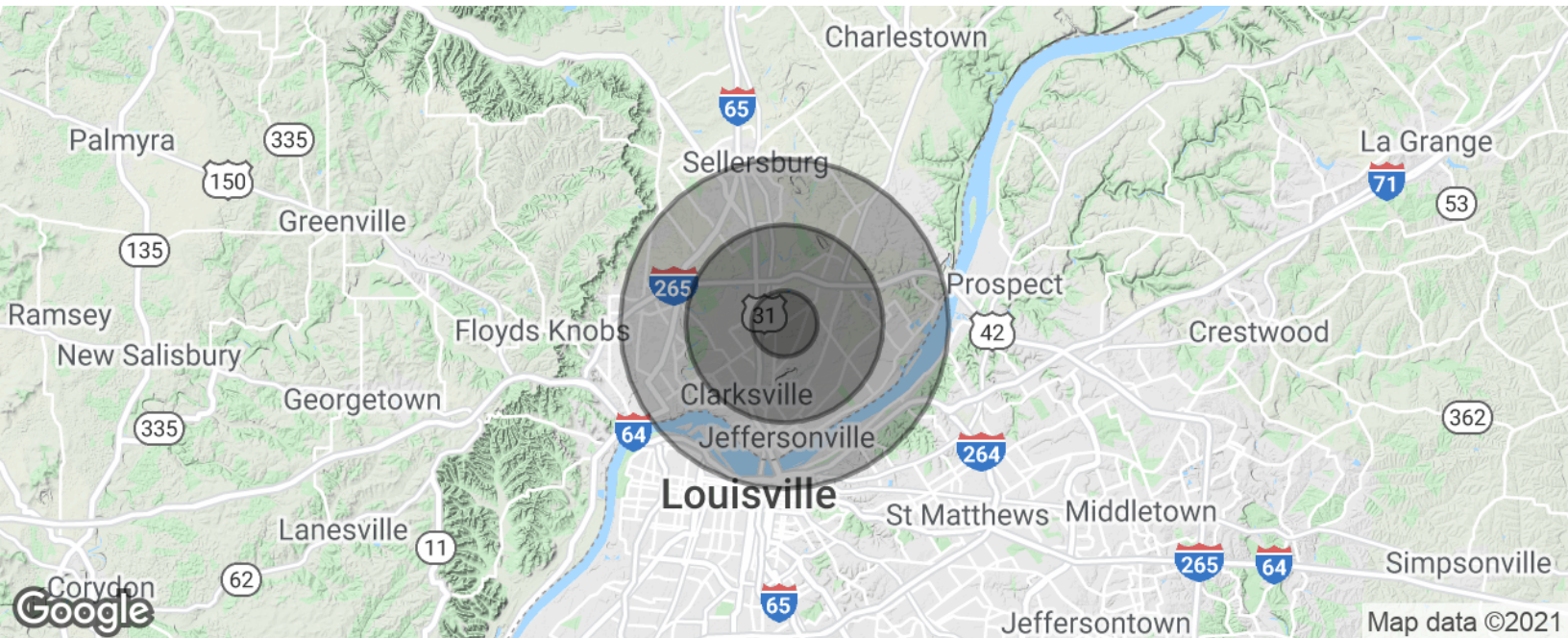


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<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Population	3,946	54,230	121,026
Average age	41.9	37.7	37.9
Average age (Male)	39.7	35.5	36.0
Average age (Female)	44.5	40.4	39.8

<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total households	1,682	22,419	50,111
# of persons per HH	2.3	2.4	2.4
Average HH income	\$63,376	\$51,892	\$55,598
Average house value	\$138,914	\$129,401	\$144,295

\* Demographic data derived from 2010 US Census

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