



# INVESTMENT OPPORTUNITY IN DOWNTOWN NEW ALBANY

141 E MAIN STREET  
NEW ALBANY, IN 47150

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**Jerry Ward, CCIM**  
Managing Director/Owner  
O: 502.297.8797  
jerry.ward@svn.com

**Ronald Caughron, SIOR, CCIM**  
Managing Director/Owner  
O: 502.297.8797 x146  
ron.caughron@svn.com

# 1 PROPERTY INFORMATION

141 E Main Street  
New Albany, IN 47150

# Property Summary



## OFFERING SUMMARY

Sale Price:	\$800,000
Building Size:	10,122 SF
Available SF:	
Lot Size:	0.07 Acres
Price / SF:	\$79.04
Year Built:	1919
Zoning:	C-2
Market:	Southern Indiana
Submarket:	Louisville
APN:	22-05-00-200-197.000- 008
Video:	<a href="#">View Here</a>

## PROPERTY OVERVIEW

This building speaks for itself. Located in the heart of Downtown New Albany, this is the perfect investment opportunity. The second floor is leased, and first floor is available to you or a new tenant, making this the perfect income generator.

The upstairs is complete with 4 urinals, 4 toilets, 4 showers, 2 commercial kitchens with 2 microwaves, 2 refrigerators, 4 bedrooms, and a completely renovated space.

The downstairs has the original flooring and exposed brick walls, beautiful natural and overhead lighting. The bathrooms have been renovated and there is space for 3 small offices.

## PROPERTY HIGHLIGHTS

- - Excellent Visibility
- - Historic yet Updated
- - Directly Across from Newly Developed City Hall

# Complete Highlights

## SALE HIGHLIGHTS

- - Excellent Visibility
- -Historic yet Updated
- -Directly Across from Newly Developed City Hall



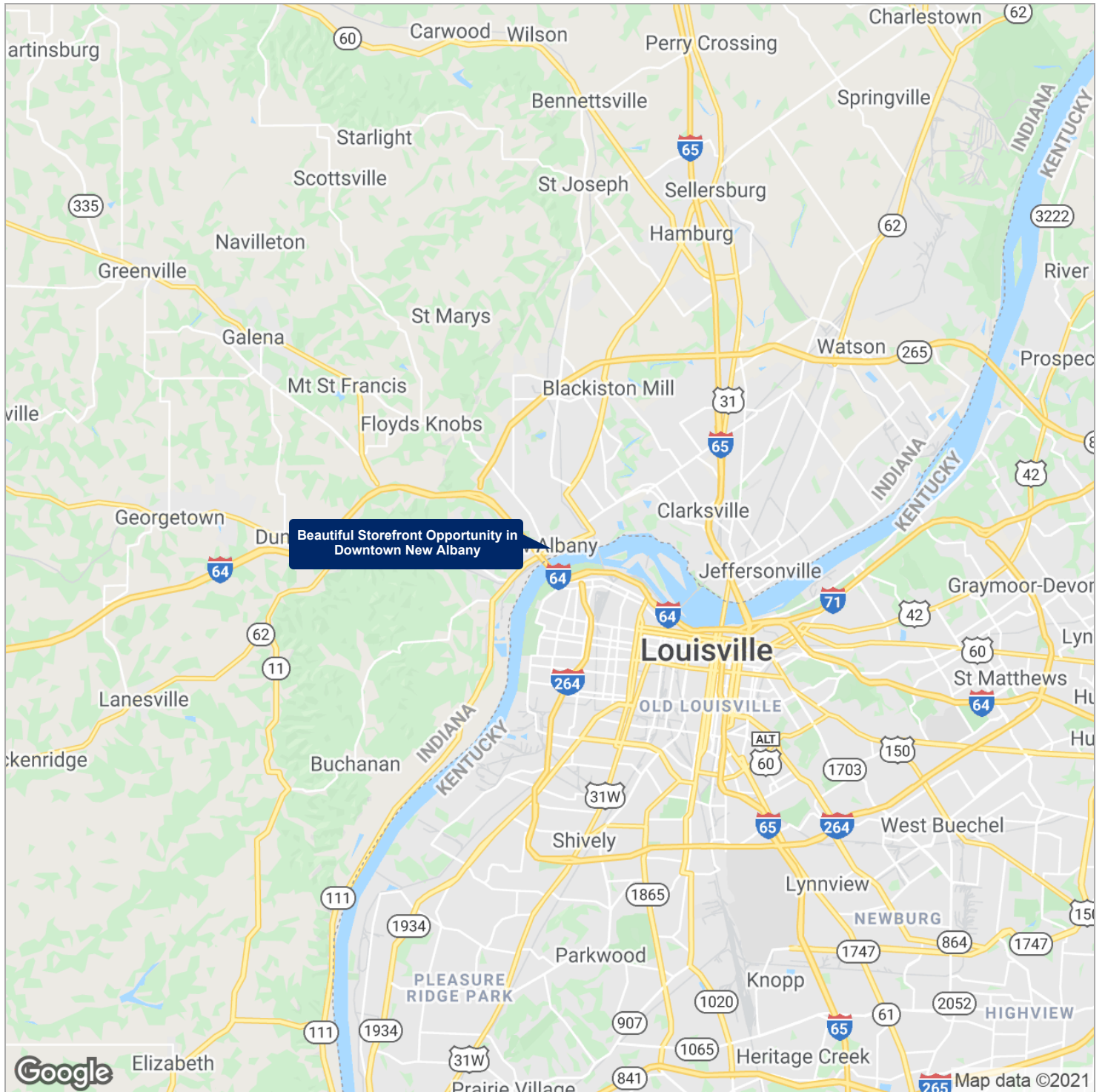
# Additional Photos



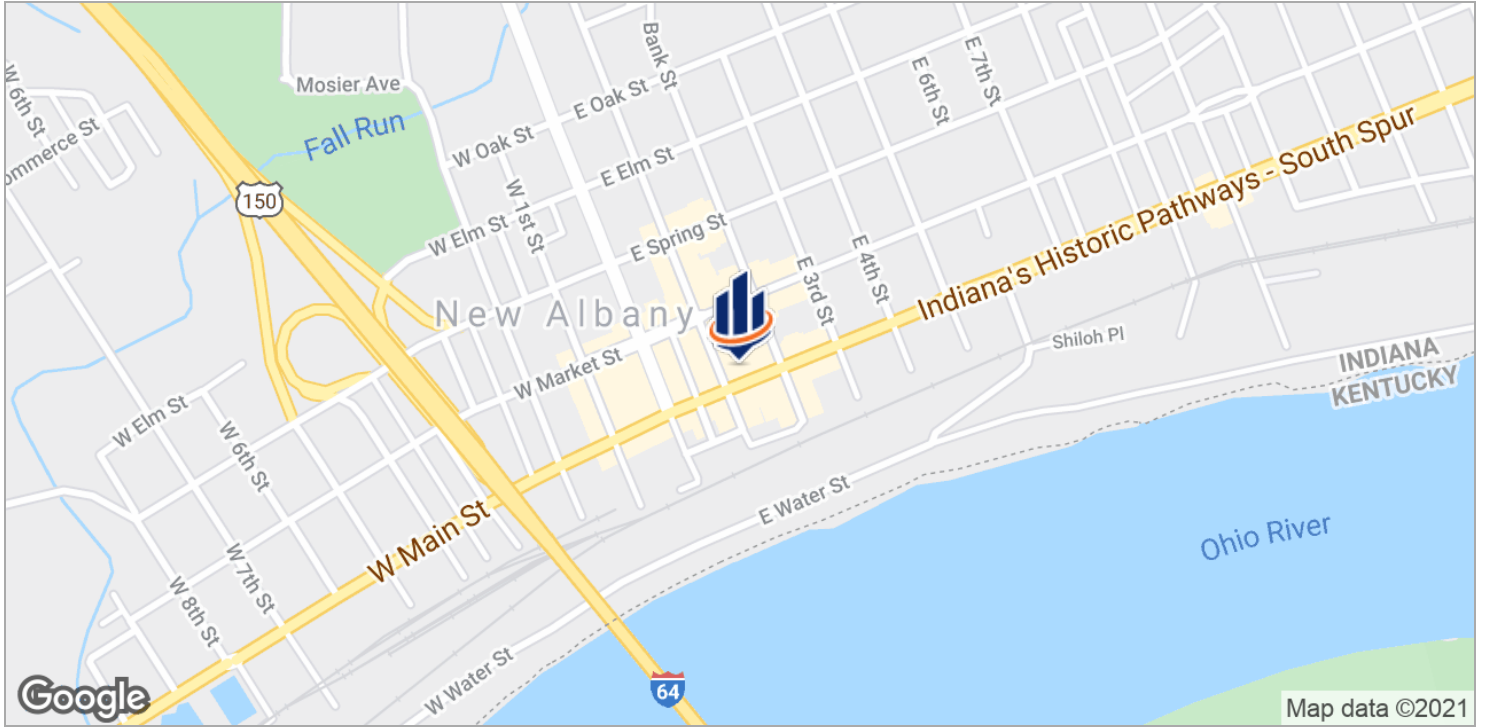
## 2 LOCATION INFORMATION

141 E Main Street  
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# Regional Map



# Location Maps



# Aerial Map



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# DEMOGRAPHICS

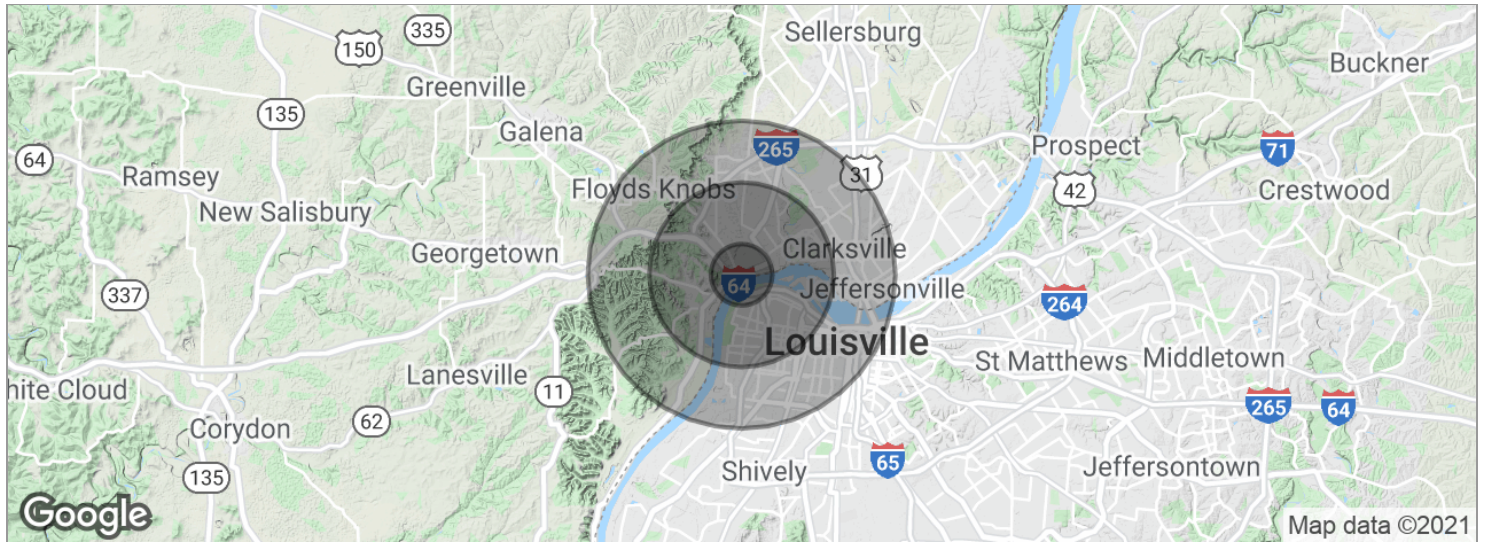
141 E Main Street  
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# Demographics Report

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	8,893	72,488	162,904
Median age	38.0	36.1	35.4
Median age (male)	37.6	33.2	32.2
Median age (female)	39.4	37.9	37.8
	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	3,689	29,553	64,894
Total persons per HH	2.4	2.5	2.5
Average HH income	\$39,206	\$39,536	\$40,491
Average house value	\$96,672	\$105,444	\$115,669

\* Demographic data derived from 2010 US Census

# Demographics Map



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# 4 ADVISOR BIOS

141 E Main Street  
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# Advisor Bio 1



## JERRY WARD, CCIM

Managing Director/Owner

jerry.ward@svn.com

**Direct:** 502.297.8797 | **Cell:** 502.419.5292

IN #1B29900391 // KY #17724

## PROFESSIONAL BACKGROUND

Jerry Ward, CCIM, serves as managing director and senior advisor for SVN Ward Commercial Group specializing in sales and leasing, site selection and tenant representation in Kentucky and Southern Indiana. Active in the industry since 1978, Ward's expertise ranges from leasing and management of multiple shopping centers and office buildings in Kentucky and Southern Indiana area to assisting institutions, churches and nonprofit organizations with their commercial real estate needs. He has secured over 400 transactions valued at over \$400 million.

In 2000, he was named The Top Commercial Agent in Production for the Kentucky/Tennessee Region of RE/MAX Commercial and was awarded the RE/MAX International Distinguished Service Award out of 69,000 Agents.

Ward holds the elite Certified Commercial Investment Member (CCIM) designation and has served as past president and director of the Kentucky CCIM Chapter. He is also a member of the Greater Louisville Association of Realtors, and Kentucky Commercial Real Estate Alliance (KCREA). Additionally, Ward has earned the Accredited Investment Fiduciary (AIF) professional designation, awarded by the Center of Fiduciary Studies, which is associated with the University of Pittsburgh's Center for Executive Education. He has received formal training in investment fiduciary responsibility. Ward also served as a speaker and panel moderator at International Commercial Real Estate Conferences since 1993.

Active in his community, Ward is a member of the Jeffersontown and Bullitt County Chambers of Commerce, Greater Louisville, Inc., the Louisville Better Business Bureau, the Kosair Shrine Club, a member of the Louisville Downtown Rotary Club and is a Paul Harris Fellow of Rotary International. He has served on numerous boards including the Louisville Scottish Rite Foundation Board and the University of Louisville Board of Overseers. He is the former Administrative Council Chairman for Hurstbourne Christian Church. Ward serves as a Trustee on the Board of Kosair Charities, Inc., the largest charity in the history of this region that provides for the medical care of children.

## EDUCATION

Jefferson Community College  
University of Louisville

## MEMBERSHIPS

KCRFA - Kentucky Commercial Real Estate Alliance

### SVN | Premier CRE & Auctions

12802 Townepark Way Suite 100  
Louisville, KY 40243  
502.297.8797



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[www.svnpremiercreauctions.com](http://www.svnpremiercreauctions.com)