

WALTS BUILDING

825 Northgate Blvd | New Albany, IN



 Dahlem

HIGHLIGHTS

- Under New Ownership
- Extensive Capital Improvements Planned
- Conveniently Located at Grant Line Road & I-265
- Build to Suit Opportunities Available
- Competitive Lease Rates
- Owner Plans to Relocate Own Business to Building



Suite	Floor	Square Feet	Rent Per SF (Annual)	Lease Type
100	1st	2,725	\$15	NNN
101	1st	1,872	\$15	NNN
102	1st	2,795	\$15	NNN
103	1st	4,989	\$15	NNN
200	2nd	3,588	\$15	NNN
202	2nd	2,418	\$15	NNN



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
7,413	54,424	107,227



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$71,836	\$66,481	\$66,753



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,073	22,489	43,852



INDIANA UNIVERSITY
SOUTHEAST

PMC Regional Hospital

REGAL

PROSSER

meijer

TARGET LANE BRYANT
BEST BUY BED BATH & BEYOND
CVS
OLD NAVY

KLEINERT KUTZ
NORTON HEALTHCARE

62

VA U.S. Department of Veterans Affairs
Priority Radiology

KOHL'S

American Health Network

P Polytechnic Institute

COBALT rehabilitation

Walmart
sam's club

LOWE'S

Commonwealth PAID & SPIRIT

planet fitness
BURGER KING
WHICH WICH? SUPERIOR SANDWICHES

Kroger

ALDI

DOLLAR TREE

Walmart

BAPTIST HEALTH

AMERICAN FREIGHT FURNITURE - MATTRESS

FAIRMONT ELEMENTARY SCHOOL

Gastroenterology

Kraft-Graceland Memorial Park

OPTUM

SOUTHERN INDIANA

Walgreens
SUBWAY

Gordon FOOD SERVICE

ROSS DRESS FOR LESS

Michaels

DOLLAR TREE

at home

DICK'S SPORTING GOODS

VCF VALUE CITY FURNITURE

Best Pro Shops

Cosmo Prof

THE HOME DEPOT

SUBJECT
PROPERTY



825 NORTHGATE BLVD
NEW ALBANY, IN

Green Tree Mall
Dillard's JCPenney Finish Line
maunaces Foot Locker rue21
H&M GNC claire's

THE HOME DEPOT
Chick-fil-A
FIVE GUYS

CVS
Walgreens

BAPTIST HEALTH

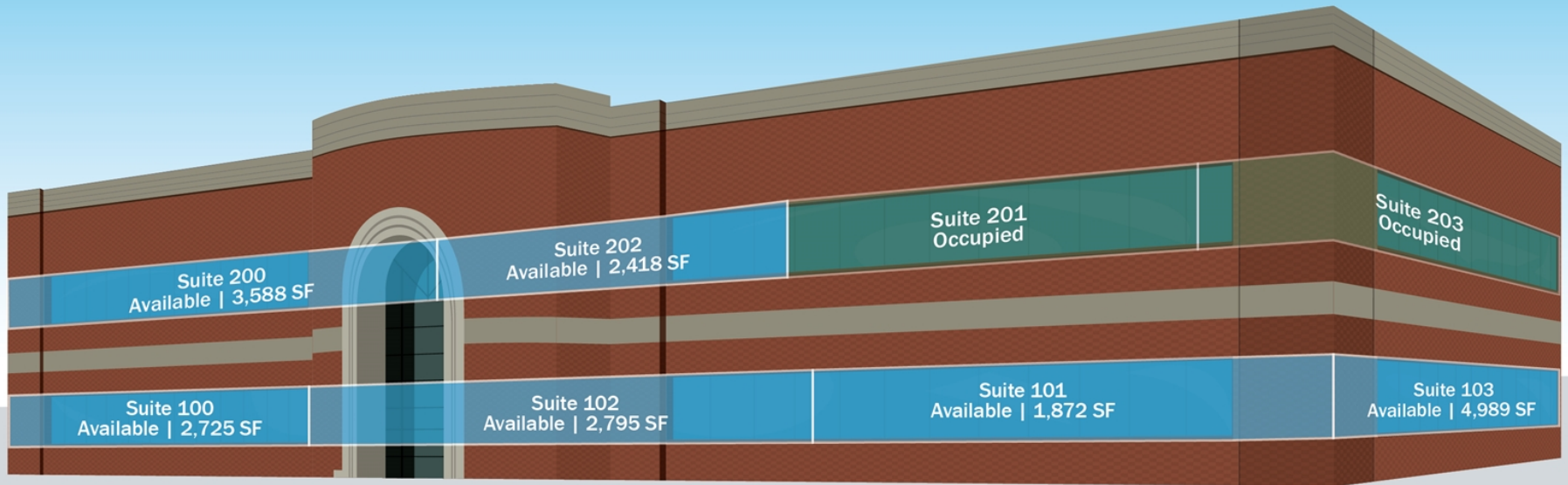
NEW ALBANY
HIGH SCHOOL

Kroger
DOLLAR TREE
Office DEPOT

Kroger
Party City

825 NORTHGATE BLVD

NEW ALBANY, INDIANA



Walts Building

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