


Freestanding Net Investment 2501 Allison Lane

JEFFERSONVILLE, INDIANA



Cushman & Wakefield is pleased to exclusively offer for sale 2501 Allison Lane, a 4,075 square foot, single-tenant freestanding building situated with direct frontage and expansive visibility along Allison Lane in Jeffersonville, Indiana. The property is next to Jeffersonville High School and directly across from Jefferson Center, the grocery anchored shopping center which draws 1.8 million visitors per year and is anchored by Meijer Super Center and Kohl's.

Address	2501 Allison Lane, Jeffersonville, Indiana 47130
Year Built	1972
Building	Single-story retail
Site Area	0.92± acres
Parking	32 striped spaces
Total RSF	4,075 square feet
Zoning	C2
Occupancy	100%
Tenant	CHASE 

Contact

REBECCA WELLS
Director - Capital Markets
rebecca.wells@cushwake.com
317 726 7305

BILL FRENCH
Executive Director - Retail Services
bill.french@cushwake.com
317 639 0430

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As a 100% leased freestanding building with a long-term tenant, it is an attractive opportunity for the cash flow investor due to its irreplaceable location, and its secure cash flow.

- Excellent retail location with average daily traffic counts of 15,000 VPD
- Low-risk cash flow investment with internet-resistant tenant located within a densely populated area
- 100% leased with mark-to-market potential in the rollover of below-market rate lease
- Visibility directly across from a highly successful regional power center
- Ideal investment for private investor

INVESTMENT SUMMARY

Price	\$742,500
Price/SF	\$182.21
Net Operating Income	\$59,400
Going-In Cap Rate %	8.0%

