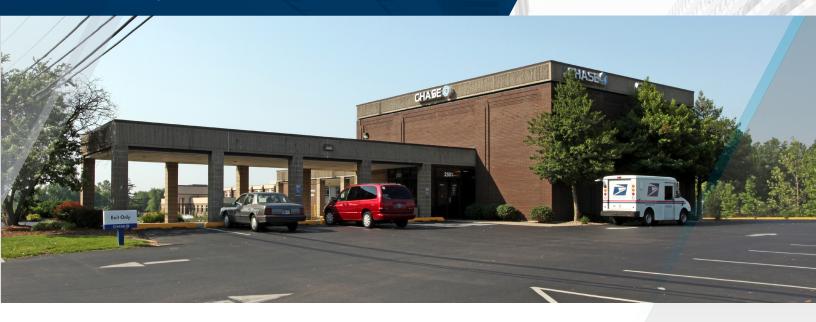
Freestanding Net Investment 2501 Allison Lane

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.

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

Contact

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Freestanding Net Investment **2501** Allison Lane

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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%		



