

Terms & Conditions



ABSOLUTE AUCTION – ONLINE ONLY

AutoZone-Anchored Retail Strip Center | ±19,581 SF | Louisville MSA

1921-2006 Grant Line Road • New Albany, Indiana 47150

BID ONLINE AT → bid.noelauctioneers.com



AUCTION DATES

Bidding Opens: Thursday, November 14th at 10:00 AM (EST)

Bidding Begins to Close: Sunday, November 24th at 7:00 PM (EST)



Online Only – Bid Anytime, Anywhere!



PROPERTY HIGHLIGHTS

- ±19,581 SF multi-tenant strip center anchored by AutoZone
- AutoZone = national credit tenant providing immediate, stable income
- Three remaining suites vacant — major lease-up or redevelopment upside
- Brick façade | Concrete foundation | Steel-reinforced structure allows future expansion
- Excellent visibility and access along high-traffic Grant Line Road



INVESTMENT ADVANTAGES

- Anchor tenant security with proven national credit
- Massive upside potential through new leasing or repositioning
- Ideal for retail, office, medical, or service-based uses
- Surrounded by major retailers — Walmart, Lowe's, Kroger, Planet Fitness
- Located within the Louisville MSA, one of the region's fastest-growing retail markets



LOCATION DETAILS

- Prime frontage on Grant Line Road, New Albany's dominant retail corridor
- Minutes from I-64, I-265, downtown New Albany, and Jeffersonville
- High daily traffic counts, ample parking, and strong consumer base



PROPERTY INFORMATION

- Total Building Area: ±19,581 SF (4 units)
- Occupancy: AutoZone leased | 3 units vacant
- Structure: Block with steel frame (Class C)
- Roof: Rubber membrane + metal mansard (resealed 2016)
- Foundation: Concrete
- Zoning: MC – Commercial
- Land Area: ±1.6 acres (per appraisal)



DEVELOPMENT POTENTIAL

- Steel structure supports future second-story addition or expansion
- Flexible zoning for mixed-use or medical/office conversion
- Strong surrounding demographics and retail traffic



AUCTION INFORMATION

Selling Absolute to the Highest Bidder – Regardless of Price!



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