

3183-3191
State Road 3
New Castle, Indiana

Multi-Use 3,550 SF and 1,600 SF Suites
on 1.13 acres in New Castle, Indiana
are now available for lease.

NALCressy
cressy.com

Flexible Multi-Use Spaces For Lease



PROPERTY OVERVIEW



E. County Rd. 300 S. has a daily traffic count of 3,971. Indiana 3 (State Road 3) has a daily traffic count of 13,478.

3183-3191

State Road 3

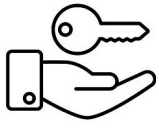
*Flexible Multi-Use
Spaces For Lease*

Prime 3,550 SF and 1,600 SF Retail Suites Available!
Can be combined for 5,150 SF.

Located along busy State Road 3 next to Walmart Super-center, this high-visibility space offers outstanding exposure and easy access. The suite features a bright, open showroom, private restroom, and storage area—perfect for retail or service businesses. Enjoy excellent signage opportunities, ample parking (12.7/1,000 SF), and strong daily traffic in this thriving commercial corridor.

VIEW PROPERTY ONLINE





Lease Rate: \$11.25 PSF NNN



1.13 Acres



Available: 3,550 SF and 1,600 SF
(Can be combined for 5,150 SF)



Signalized access and prominent
217' frontage on State Road 3.



Class B Space



Pylon signage included; excellent
branding/visibility opportunity.



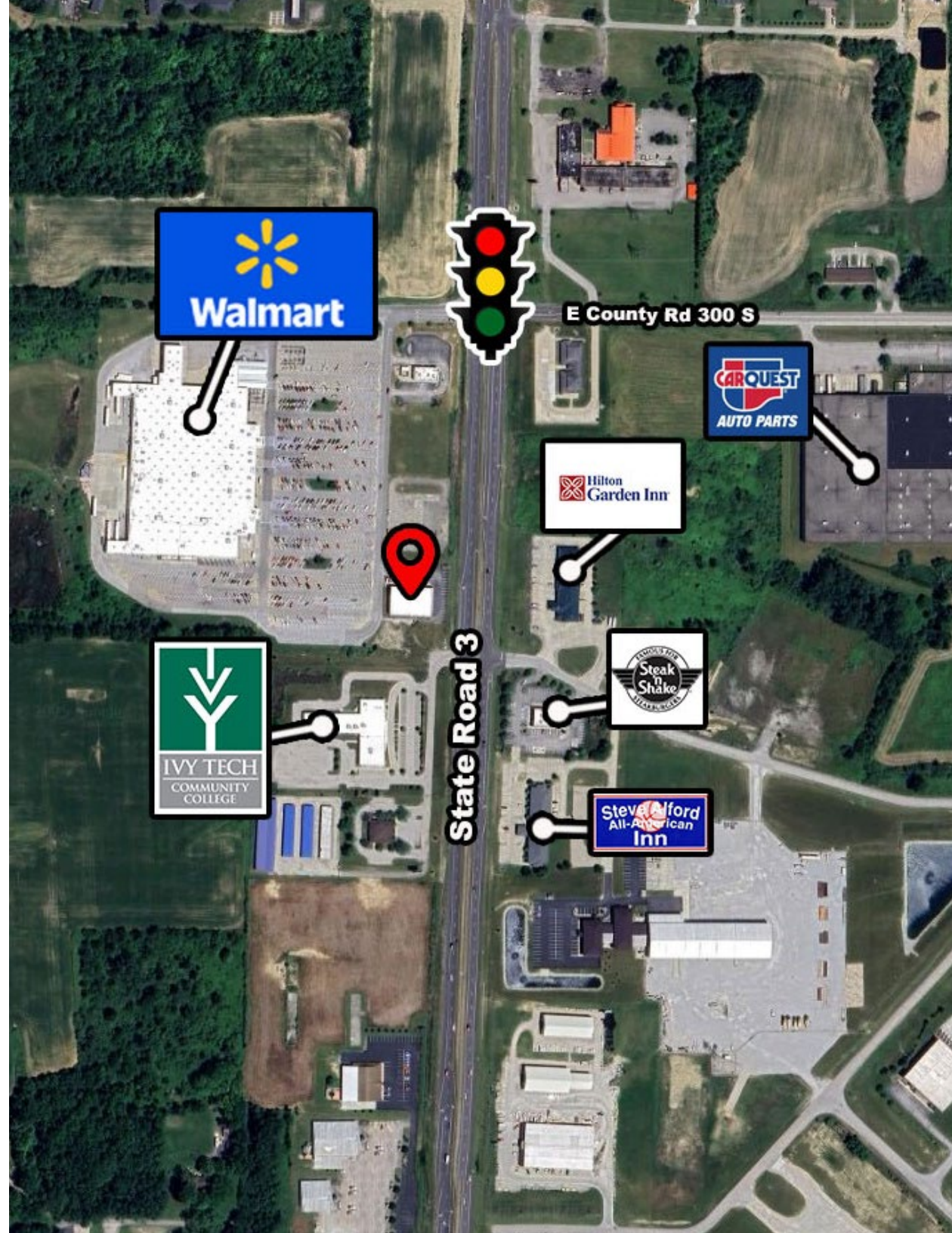
Solid parking (~12.7 spaces per 1,000 SF).



Positioned directly adjacent to Walmart
Supercenter, delivering strong draw.



The population of New Castle, Indiana
is 17,356 people.

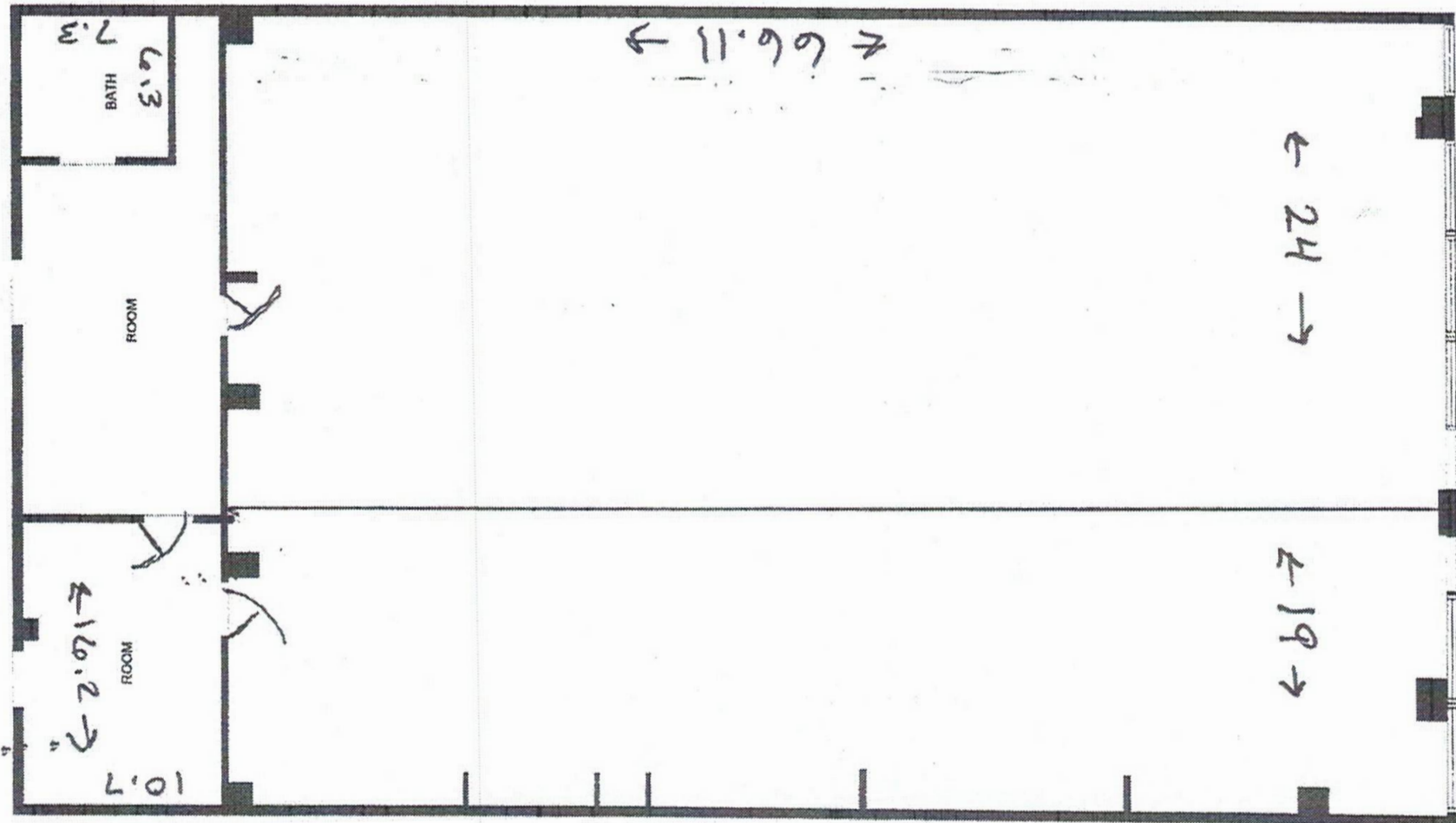


PROPERTY PHOTOS



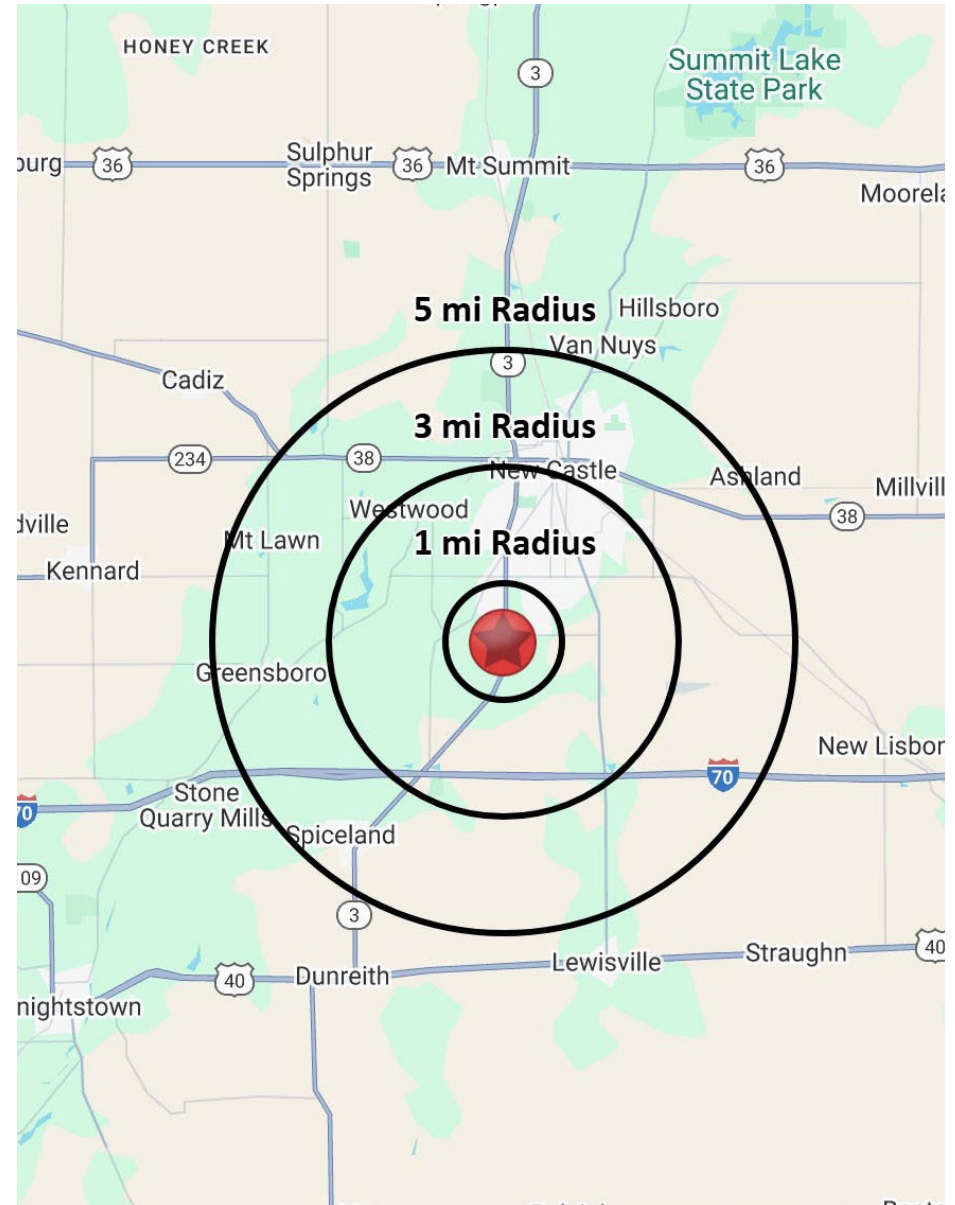


FLOOR PLAN



HENRY COUNTY

Henry County, Indiana has a population of about 49,000 people, showing modest growth since 2020. The county is known for its stable, close-knit communities, high homeownership rate, and a population that skews slightly older than the state average.



ACTIVITIES & AMENITIES

[LEARN MORE](#)

Are you ready for some fun? Here in Henry County, we have a variety of options for you! Our attractions and places provide memorable family fun with the kids, adventures in the great outdoors throughout every one of Mother Nature's seasons, culture experiences to spark your creativity, and one-of-a-kind stores and boutiques for shopping excursions!



EAT

Henry County is the place for delicious places to dine! Our local restaurants feature a variety of flavors and atmospheres. You can find homestyle meals at a quaint small-town diner, cabernet sauvignon inside a rustic winery tasting room, tangy barbeque ribs on an outdoor patio, cheese ravioli in a fine dining setting and much more.

STAY

After a day of exploring, you'll find plenty of great places to rest your head in Henry County. Our lodging options include everything from cozy inns to campgrounds and cabins nestled in peaceful, natural settings. For a unique experience, consider a homestay where you can live like a local.



BASKETBALL FANS

"Welcome to Indiana Basketball!" Visit the gym where Coach Norman Dale nervously said this line before the first game coaching the Hickory Huskers in the movie Hoosiers. The gym still regularly hosts games and events.

hoopsinhenry.com

3183-3191

State Road 3

*Flexible Multi-Use
Spaces For Lease*

CONTACT US:

Anna Konrath
Broker
317.566.5611
akonrath@cressy.com

Joe Lonnemann
Broker
317.566.5624
jdl@cressy.com

NAI Cressy
cressy.com

Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. NAI Cressy is the Global Brokerage Division of Cressy Commercial Real Estate.

