

FOR LEASE | VILLAGE COMMONS

5300 E. INDIANA ST.
EVANSVILLE, IN 47715

EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|------------------|----------------------------|
| Available SF: | 1,560 - 8,596 SF |
| Lease Rate: | \$9.00 - 13.00 SF/yr (NNN) |
| NNN Expenses/SF: | \$2.25 |
| Shopping Center: | 212,573 SF |
| Zoning: | C-4 |
| Traffic Count: | 50,888 VPD |

PROPERTY OVERVIEW

Village Commons is a thriving shopping center located along the Lloyd Expressway, between Green River Road to the west and Burkhardt Road to the east, in the heart of Evansville's eastside retail district! Major tenants include: Hobby Lobby, Value City Furniture, Art Van Furniture and Ross Dress for Less.

PROPERTY HIGHLIGHTS

- Landlord will install grease trap for qualified tenant
- Excellent visibility in high traffic area - over 50,000 VPD
- Multiple access points and ample parking
- Restaurant/Bar space available (equipment and furniture available for purchase)

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 3,119 | 28,132 | 51,982 |
| Total Population | 6,426 | 63,546 | 123,175 |
| Average HH Income | \$67,047 | \$62,353 | \$61,937 |

PRESENTED BY:

TYLER RABEN
812.568.7800
traben@summitrealestate.us

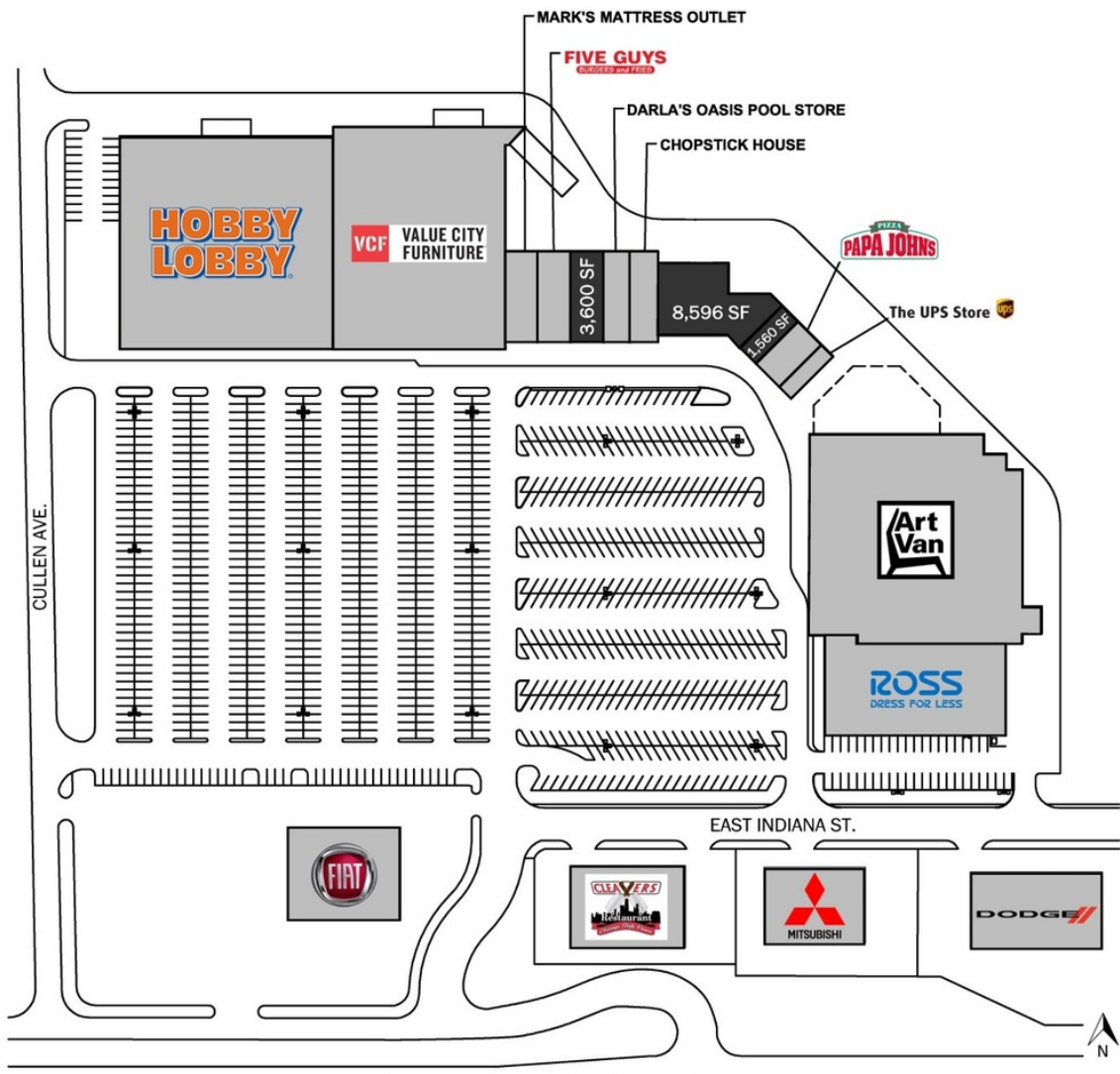
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AVAILABLE SPACES

LEASE TYPE | NNN TOTAL SPACE | 1,560 - 8,596 SF LEASE TERM | Negotiable LEASE RATE | \$9.00 - \$13.00 SF/yr



| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|------------|-----------|-----------|------------|---------------|----------------|
| Space 5404 | Available | 3,600 SF | NNN | \$11.00 SF/yr | Retail |
| Space 5416 | Available | 8,596 SF | NNN | \$9.00 SF/yr | Restaurant/Bar |
| Space 5432 | Available | 1,560 SF | NNN | \$13.00 SF/yr | Retail |

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SHOPPING CENTER PHOTOS



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RETAILER MAP



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SPACE 5416 - RESTAURANT/BAR



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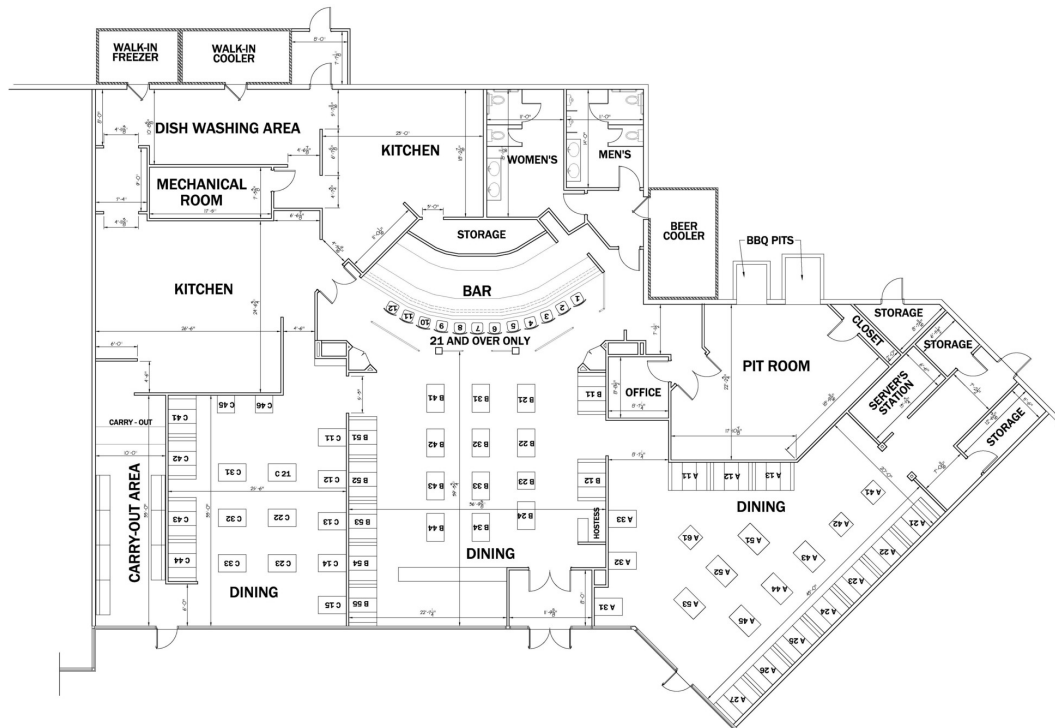
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SPACE 5416 - RESTAURANT/BAR



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