



Restaurant - Café Space - Digestive Care Center

3800 Venetian Way | Newburgh, IN 47630

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HIGHLIGHTS

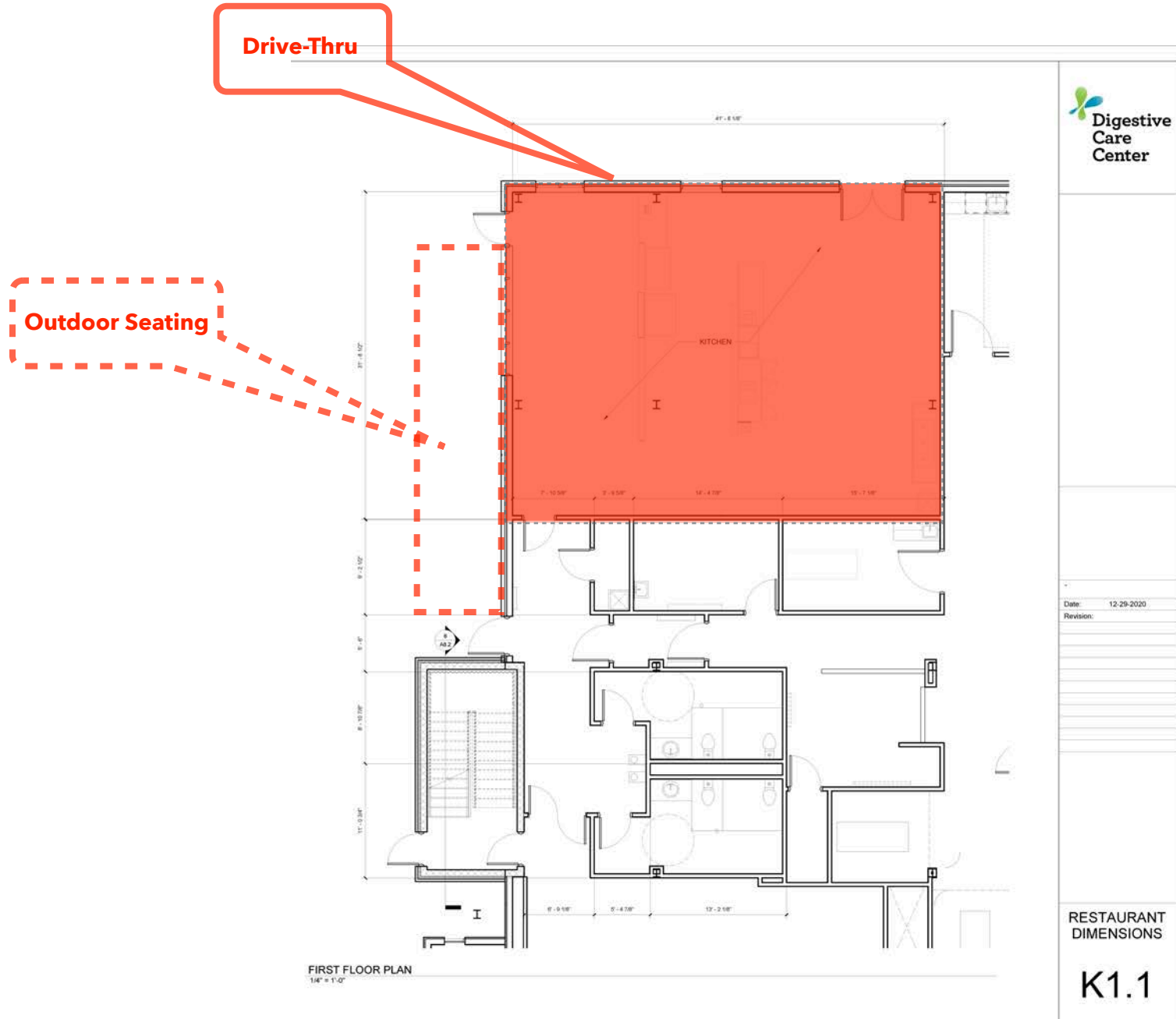
- Currently under construction, Digestive Care Center - Center of Excellence will be a state of the art medical facility with a scheduled completion date of October 2021
- Located in the Deaconess Gateway medical area (Warrick Wellness Trail) exploiting tremendous growth - Epworth Road and Warrick Wellness Trail is the areas premier medical corridor.
- Strategically located along the I-69/SR 66 exit ramp, showcased as Evansville’s gateway intersection.
- Hard Corner (signalized) located 1 block away at SR 66/Epworth Road with high traffic counts.

PROPERTY DETAILS

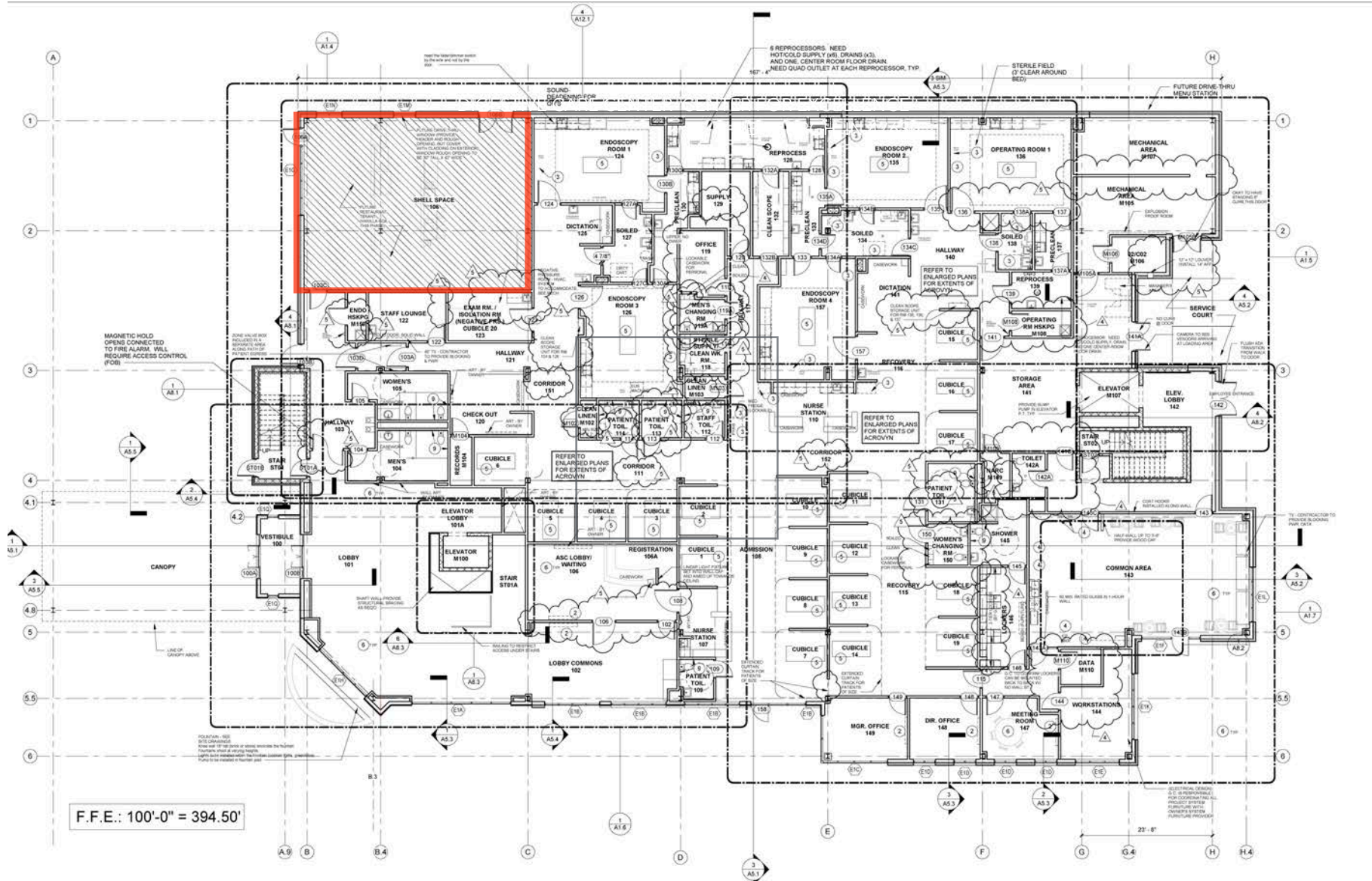
Lease Rate:	Negotiable
Available Space:	1,320 SF (designated for café/restaurant) *Outdoor seating not included in SF *Restrooms are adjacent to space in the Common Area not included in SF
Drive-Thru:	Yes
Date Available:	October 2021
Lease Type:	NNN
Total Building Size:	50,000 SF
Construction:	Masonry/EIFS
Zoning:	C-4
Parking Spaces:	210 - Shared
NNN Expenses (est.):	RE Taxes = \$4.00/SF/YR Building Insurance = \$0.40/SF/YR CAM: \$1.00/SF/YR \$5.40/SF/YR (est.)



Floor Plan



Floor Plan (entire floor)



FIRST FLOOR PLAN
1/8" = 1'-0"

PLAN NORTH
TRUE NORTH



Executive Summary

3822 S Venetian Dr, Newburgh, Indiana, 47630
 Ring Bands: 0-1, 1-3, 3-5 mile radii

Prepared By: Chris Jackson, CCIM, SIOR
 Latitude: 37.97917
 Longitude: -87.44175

DEMOGRAPHICS

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Population			
2000 Population	1,688	29,864	51,185
2010 Population	2,841	34,378	55,722
2020 Population	3,550	36,773	58,283
2025 Population	3,689	38,070	59,686
2000-2010 Annual Rate	5.34%	1.42%	0.85%
2010-2020 Annual Rate	2.20%	0.66%	0.44%
2020-2025 Annual Rate	0.77%	0.70%	0.48%
2020 Male Population	49.1%	47.5%	48.1%
2020 Female Population	50.9%	52.5%	51.9%
2020 Median Age	34.3	41.5	38.5

In the identified area, the current year population is 58,283. In 2010, the Census count in the area was 55,722. The rate of change since 2010 was 0.44% annually. The five-year projection for the population in the area is 59,686 representing a change of 0.48% annually from 2020 to 2025. Currently, the population is 48.1% male and 51.9% female.

Median Age

The median age in this area is 34.3, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	84.2%	86.1%	84.2%
2020 Black Alone	5.1%	6.3%	8.0%
2020 American Indian/Alaska Native Alone	0.3%	0.2%	0.3%
2020 Asian Alone	6.1%	3.6%	2.4%
2020 Pacific Islander Alone	0.1%	0.1%	0.1%
2020 Other Race	2.0%	1.0%	2.0%
2020 Two or More Races	2.3%	2.6%	3.1%
2020 Hispanic Origin (Any Race)	4.2%	2.8%	4.1%

Persons of Hispanic origin represent 4.1% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 34.1 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	73	96	70
2000 Households	829	12,124	20,954
2010 Households	1,387	14,457	23,012
2020 Total Households	1,747	15,557	24,144
2025 Total Households	1,820	16,129	24,721
2000-2010 Annual Rate	5.28%	1.78%	0.94%
2010-2020 Annual Rate	2.28%	0.72%	0.47%
2020-2025 Annual Rate	0.82%	0.72%	0.47%
2020 Average Household Size	2.00	2.33	2.36

The household count in this area has changed from 23,012 in 2010 to 24,144 in the current year, a change of 0.47% annually. The five-year projection of households is 24,721, a change of 0.47% annually from the current year total. Average household size is currently 2.36, compared to 2.36 in the year 2010. The number of families in the current year is 14,963 in the specified area.



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Mortgage Income			
2020 Percent of Income for Mortgage	13.3%	12.2%	11.4%
Median Household Income			
2020 Median Household Income	\$60,710	\$62,605	\$52,035
2025 Median Household Income	\$63,360	\$66,106	\$54,974
2020-2025 Annual Rate	0.86%	1.09%	1.10%
Average Household Income			
2020 Average Household Income	\$79,424	\$83,273	\$69,626
2025 Average Household Income	\$85,218	\$90,403	\$76,317
2020-2025 Annual Rate	1.42%	1.66%	1.85%
Per Capita Income			
2020 Per Capita Income	\$37,681	\$35,356	\$29,077
2025 Per Capita Income	\$40,382	\$38,439	\$31,863
2020-2025 Annual Rate	1.39%	1.69%	1.85%

Households by Income

Current median household income is \$52,035 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$54,974 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$69,626 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$76,317 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$29,077 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$31,863 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	176	192	206
2000 Total Housing Units	881	12,741	22,272
2000 Owner Occupied Housing Units	283	8,486	14,613
2000 Renter Occupied Housing Units	546	3,638	6,341
2000 Vacant Housing Units	52	617	1,318
2010 Total Housing Units	1,494	15,559	25,030
2010 Owner Occupied Housing Units	423	9,707	15,305
2010 Renter Occupied Housing Units	964	4,750	7,707
2010 Vacant Housing Units	107	1,102	2,018
2020 Total Housing Units	1,845	16,677	26,120
2020 Owner Occupied Housing Units	679	9,930	15,519
2020 Renter Occupied Housing Units	1,068	5,627	8,625
2020 Vacant Housing Units	98	1,120	1,976
2025 Total Housing Units	1,921	17,308	26,779
2025 Owner Occupied Housing Units	723	10,298	15,905
2025 Renter Occupied Housing Units	1,097	5,831	8,816
2025 Vacant Housing Units	101	1,179	2,058

Currently, 59.4% of the 26,120 housing units in the area are owner occupied; 33.0%, renter occupied; and 7.6% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 25,030 housing units in the area - 61.1% owner occupied, 30.8% renter occupied, and 8.1% vacant. The annual rate of change in housing units since 2010 is 1.91%. Median home value in the area is \$141,481, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 2.73% annually to \$161,889.



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