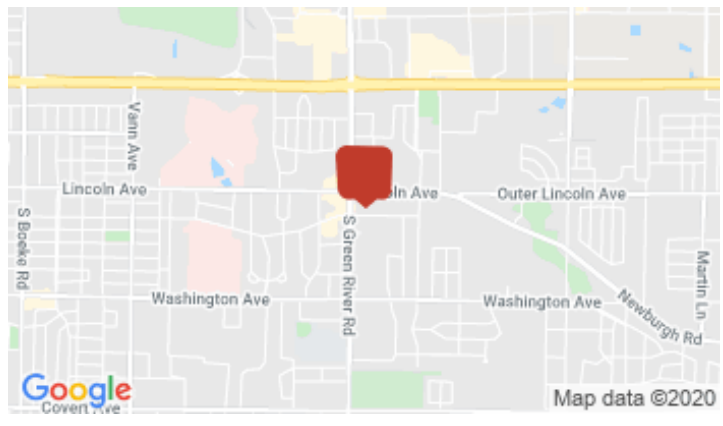


Bellemeade Plaza / #3813

4908-4910 Bellemeade Avenue, Evansville, IN 47715



Listing ID:	30585075
Status:	Active
Property Type:	Shopping Center For Lease
Retail Type:	Net Leased, Strip Center
Contiguous Space:	1,700 SF
Total Available:	1,700 SF
Lease Rate:	\$9.50 PSF (Annual)
Base Monthly Rent:	\$1,345
Lease Type:	NNN
Nearest MSA:	Evansville
County:	Vanderburgh
Tax ID/APN:	82-06-25-017-111.009-027
Zoning:	C-1
Gross Building Area:	6,400 SF
Property Visibility:	Good
Highway Access:	SR 66 (Lloyd Expressway); I-69
Year Built:	1979
Construction/Siding:	Block, Stucco
Parking Ratio:	5.9 (per 1000 SF)
Parking Type:	Surface



Overview/Comments

- Attractive lease rate for many users.
- Historically low vacancy center with long-term tenants. Tenants include a mix of financial, insurance, cosmetology and other retail/office users.
- Located in the Lawndale area exploiting recent redevelopment. This is one of the densest population areas in southwest Indiana. Area generators include Schnucks, Barnes & Noble, Big Lots, Stein Mart and Ruler Foods with many restaurants and services.
- 1 Block east of S. Green River Rd with high traffic counts and exposure. NNN Expenses: - RE Taxes = \$0.88/SF. - Building Insurance = \$0.34/SF. - CAM = \$1.33/SF. ———. TOTAL Expenses = \$2.55/SF

More Information Online

<https://woodwardrealty.catylist.com//listing/30585075>

QR Code

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