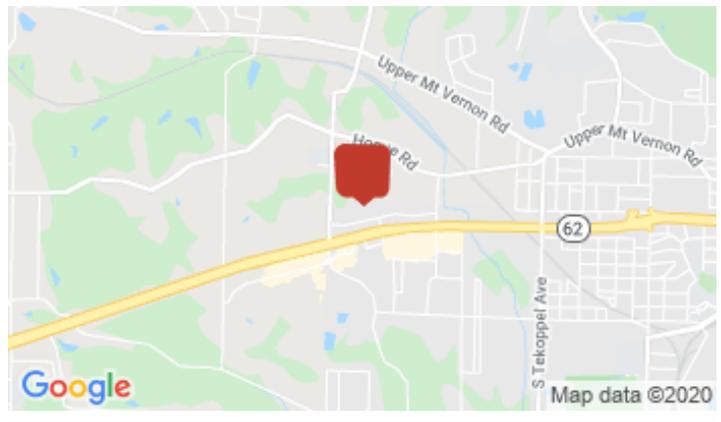


# Big Box Retail - Evansville West Side / #2338

## 4851 W Lloyd Expy, Evansville, IN 47712



Listing ID:	30539374
Status:	Pending
Property Type:	Retail-Commercial For Sale
Retail-Commercial Type:	Free-Standing Building, Garden Center
Gross Land Area:	3.93 Acres
Sale Price:	\$2,495,000
Unit Price:	\$49.99 PSF
Sale Terms:	Cash to Seller
Nearest MSA:	Evansville
County:	Vanderburgh
Loading:	3 Docks, 1 Door
Ceiling:	14 ft.
Tax ID/APN:	82-05-27-019-019.070-025
Zoning:	C-4
Property Use Type:	Vacant/Owner-User
Building/Unit Size (RSF):	49,914 SF
Property Visibility:	Excellent
Highway Access:	SR 62; SR 66, US 41
Tenancy:	Single Tenant
Year Built:	1980
Construction/Siding:	Block
Parking Ratio:	3.5 (per 1000 SF)
Parking Type:	Surface



### Overview/Comments

This ±50,000 SF big box retail facility will be available to occupy in January 2020. With the scarcity of land for development in this area, this property is ideal for a new grocer or retailer. Additionally, this site has an exclusive grocery (among others) use for the entire ±50 acre development.

Located on Evansville's west side, this property resides within this area's highest density trade area. Large retailers in the area include Lowes, Walmart, Home Depot, Kohl's and Schnuck's. Vehicle traffic counts along W. Lloyd Expressway (SR 62) are ±47,000 ADT. Strategic location benefits from the University of Southern Indiana (USI), the fastest growing university in the state of Indiana with ±11,000 students.

#### More Information Online

<https://woodwardrealty.catylist.com//listing/30539374>

#### QR Code

Scan this image with your mobile device:



### Property Contacts



#### Chris Jackson, CCIM, SIOR

Woodward Commercial Realty, Inc.  
812-205-5580 [M]  
812-474-1900 [O]  
cjackson@woodwardrealty.com