

# BELL OAKS CENTRE

8301 - 8437 Bell Oaks Drive Newburgh, IN 47630



MIDLAND ATLANTIC  
PROPERTIES



## PROPERTY OVERVIEW

Newburgh, Indiana is a town in Warrick County, just east of Evansville with a historic downtown district featuring several specialty shops and river-front restaurants.

## PROPERTY HIGHLIGHTS

- 94,958 Square Foot Schnucks Grocery Anchored Center
- Join a Host of Strong National/Regional Tenants such as Schnucks, H&R Block, Great Clips, Edward Jones, PostNet, Etc.
- Strong Traffic Counts Along Indiana State Route 66 - 35,000 ADT
- Newburgh, IN is a Prominent Suburb of Evansville, IN; The Evansville Metropolitan Area has a Population of 362,263 (2017) and is the Largest Metropolitan Area in the Illinois-Indiana-Kentucky Tri-state Area

| DEMOGRAPHICS      | 3 MILE    | 5 MILES  |
|-------------------|-----------|----------|
| Population        | 37,330    | 59,529   |
| Average HH Income | \$104,199 | \$92,304 |
| Businesses        | 1,153     | 2,823    |
| Employees         | 11,154    | 34,875   |

## TRAFFIC COUNTS

|                |        |
|----------------|--------|
| State Route 66 | 34,528 |
| Bell Road      | 12,132 |

## MIDLAND ATLANTIC PROPERTIES

Cincinnati Office  
8044 Montgomery Rd, Suite 370  
Cincinnati, OH 45236

MIDLANDATLANTIC.COM

## KYLE NAGELEISEN

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Information contained herein has been obtained from sources deemed reliable but is not guaranteed and is subject to change without notice.

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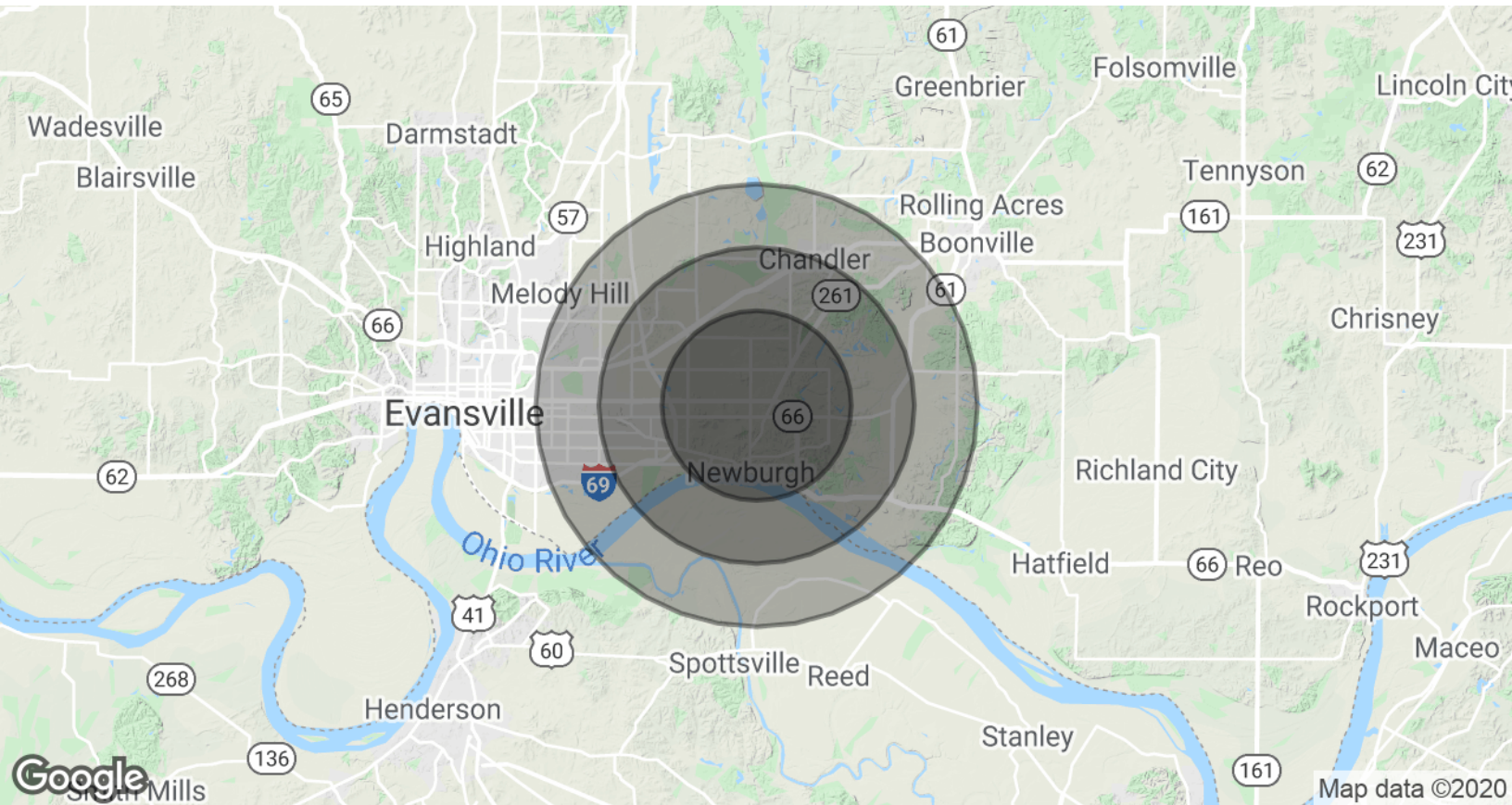


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## POPULATION & HOUSING

|                                      | 3 MILE    | 5 MILES   | 7 MILES   |
|--------------------------------------|-----------|-----------|-----------|
| Total Population                     | 37,330    | 59,529    | 101,189   |
| Historical Annual Growth (2010-2019) | 0.7%      | 0.5%      | 0.2%      |
| Total Households                     | 15,156    | 24,548    | 44,946    |
| Median Home Value                    | \$184,538 | \$173,772 | \$152,218 |

## INCOME & BUSINESS

|                                | 3 MILE    | 5 MILES  | 7 MILES  |
|--------------------------------|-----------|----------|----------|
| Average HH income              | \$104,199 | \$92,304 | \$79,065 |
| Daytime Population (16+ years) | 20,820    | 51,212   | 94,449   |
| Total Businesses               | 1,153     | 2,823    | 4,819    |
| Total Employees                | 11,154    | 34,875   | 65,238   |

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