

**FOR LEASE**

*Retail*

5614

**E Virginia Street**

Evansville, IN 47715

**Multi-Tenant  
Retail**

Metro Shoppes is a two building multi-tenant retail development totaling +/- 40,000 square feet. Situated on a fully improved 4.59 acres site, the property is conveniently located in the heavy commercial area between Lloyd Crossing and Eastland Mall and easy access to I-69. This property is very well maintained with ample parking and offers the ideal space for a wide variety of users looking for high quality retail space.



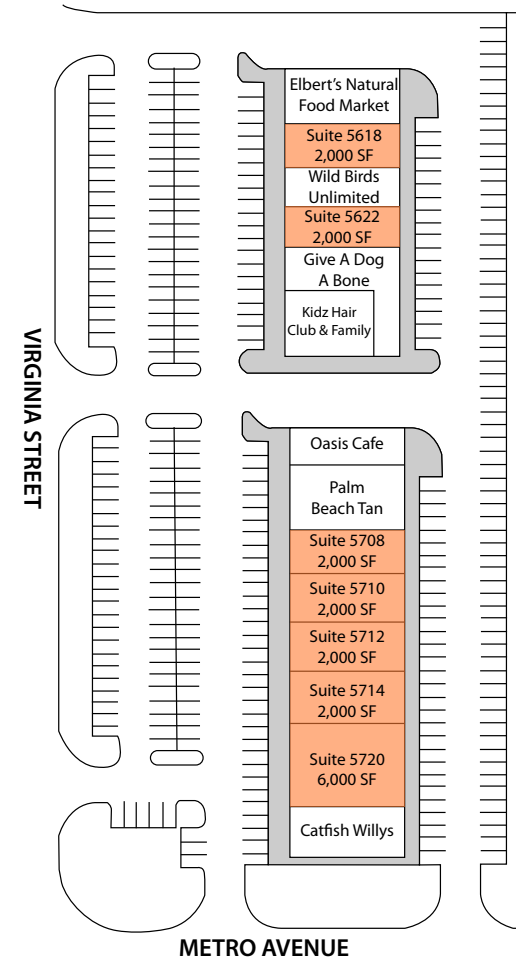
Corporate Commercial Group  
11495 N Pennsylvania Street Ste. 225  
Carmel, IN 46032

Keith Dedrick CCIM, SIOR  
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317-502-3622

# Building Specifications

<b>Lease Rate:</b>	<b>\$11.00/SF NNN</b>
NNN Expense Rate:	\$3.72/SF
Available Space:	+/- 2,000 SF to +/- 6,000 SF
Contiguous Space:	+/- 14,000 SF
Total Building Size:	+/- 40,000 SF
Land Size:	4.59 Acres
Zoned:	C-4
Parking:	305 Spaces
Space Type:	Retail

Metro Shoppes includes beautifully maintained grounds, pylon signage, and close proximity to big box stores. Free rent available, ask Broker for details.



Suite	SF	Lease Rate	Space Type	Availability	Details
5618	2,000 SF	\$11.00/SF NNN	Retail	Today	Four offices, restroom, rear entrance
5622	2,000 SF	\$11.00/SF NNN	Retail	Today	Three offices, rear entrance
5708	2,000 SF	\$11.00/SF NNN	Retail	Today	Two offices, rear entrance
5710	2,000 SF	\$11.00/SF NNN	Retail	Today	Rear entrance
5712	2,000 SF	\$11.00/SF NNN	Retail	Today	Rear entrance
5714	2,000 SF	\$11.00/SF NNN	Retail	Today	Restroom, rear entrance
5720	6,000 SF	\$11.00/SF NNN	Retail	Today	His and hers restrooms, rear entrance







# Location Overview

