



FOR LEASE | OFFICE

# SMALL EAST SIDE OFFICE IN PRIME LOCATION

4915 Lincoln Avenue, Evansville, IN 47715



## LEASE OVERVIEW

**AVAILABLE SF:** 600 SF

**LEASE RATE:** \$350/Mo + Utilities

**LOT SIZE:** 0.25 Acres

**BUILDING SIZE:** 1,602 SF

**BUILDING CLASS:** C

**YEAR BUILT:** 1935

**ZONING:** CO-2

## PROPERTY DESCRIPTION

Approximately 600 SF of ground floor office space located just one block off Green River Road. This space has 3 offices, its own restroom, and a separate entrance from the ample sized parking lot. Space is being offered with the tenant paying base rent and a share of the taxes, insurance and utilities.



### SCOTT EDMOND

Advisor  
812.471.2500 X 2765  
scott.edmond@svn.com

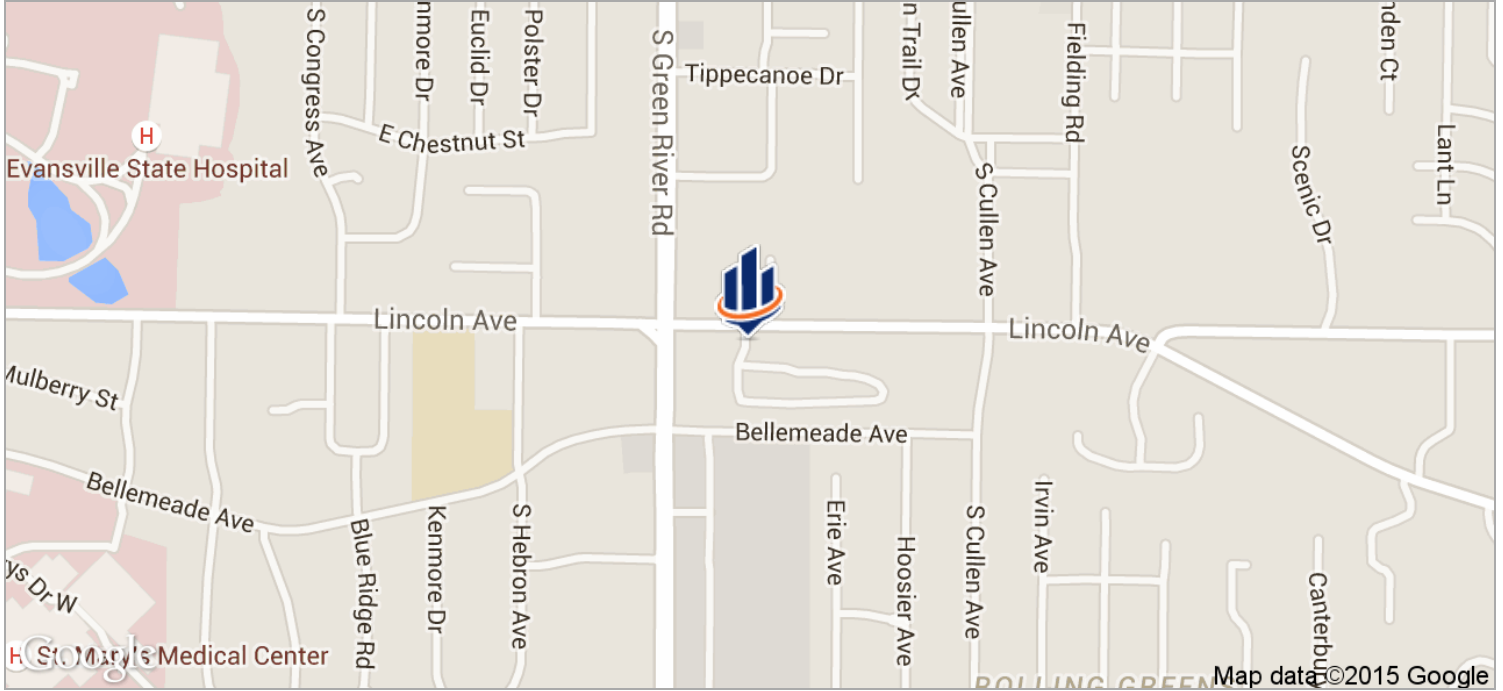
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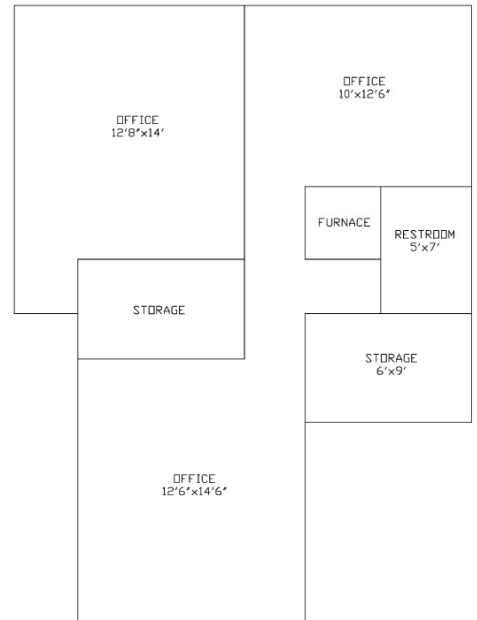
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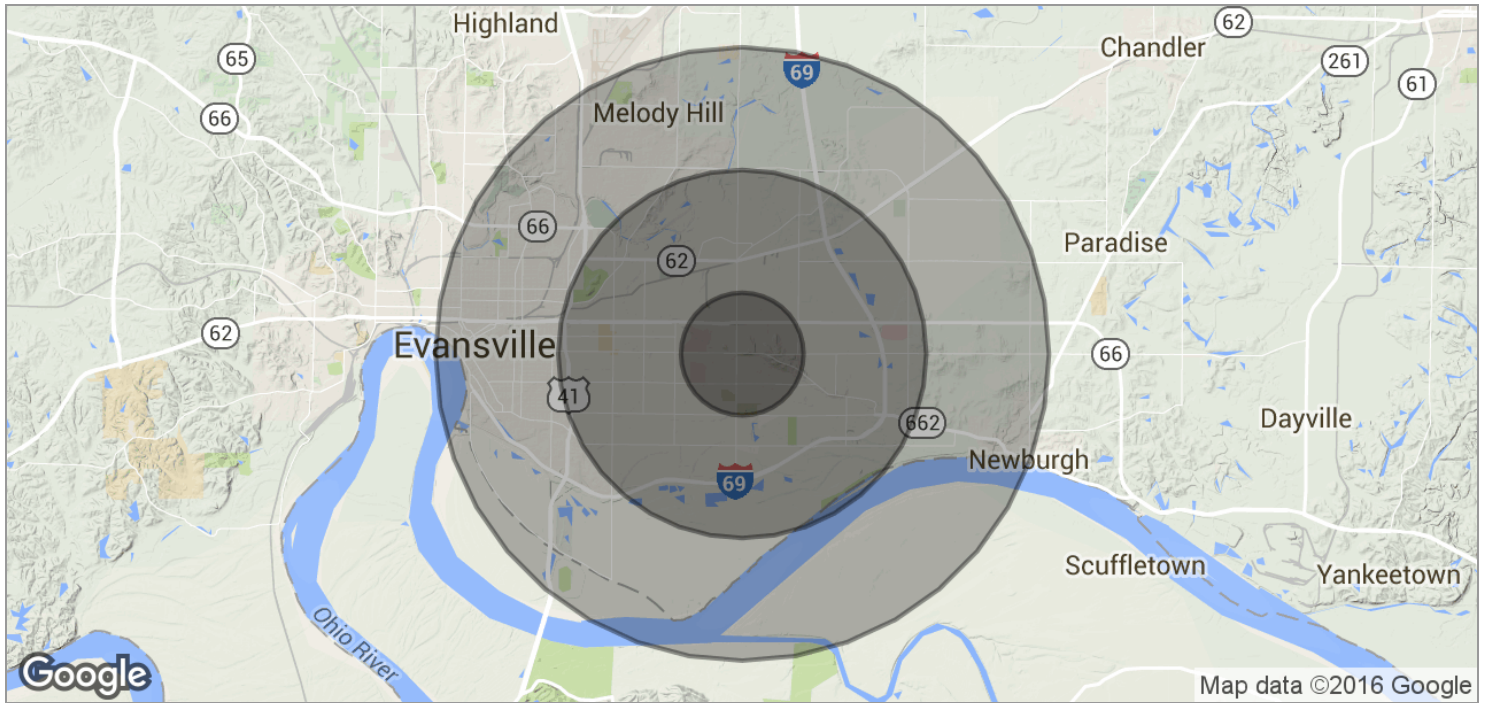
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,164	64,629	122,249
MEDIAN AGE	40.1	37.5	36.8
MEDIAN AGE (MALE)	36.8	34.8	34.4
MEDIAN AGE (FEMALE)	44.0	40.1	38.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,988	27,803	51,754
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$62,976	\$56,771	\$54,196
AVERAGE HOUSE VALUE	\$189,906	\$147,424	\$139,531



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### Scott Edmond

Advisor  
SVN | The Martin Group

Scott Edmond joined Sperry Van Ness / Martin Commercial Group after a successful 21 year banking career where he served as a Vice President and Commercial Real Estate Relationship Manager with a super-regional bank. During his career as a banker, Scott arranged over \$200 million in financing for retail, multifamily and hospitality properties across 9 states. Scott has experience in transaction underwriting and an extensive understanding of cash flow models and metrics that are critical to investor clients.

Scott holds an Indiana Real Estate Broker's license, a Kentucky Salesperson's License, he is a member of the National Association of REALTORS, Indiana Association of REALTORS, Indiana Commercial Board of Realtors, the International Council of Shopping Centers, and the CCIM Institute. In 2015, Scott was awarded the highly coveted Certified Commercial Investment Member designation from the CCIM Institute.

He attended the University of Southern Indiana where he earned a Bachelor's degree in Business Administration ('97) and an MBA ('00) with emphasis in Finance. During his graduate studies, Scott earned the Certified Financial Manager (CFM) designation from the Institute of Management Accountants and was a member of the American Institute of Certified Public Accountants.

Outside of work, Scott volunteers with many community organizations and currently serves as President of HOPE Inc., a non-profit organization that provides first time homebuyer education, foreclosure prevention counselling, and sponsors Low Income Housing Tax Credit (LIHTC) projects.

### Memberships & Affiliations

CCIM Institute  
National Association of REALTORS  
Indiana Association of REALTORS  
Indiana Commercial Board of REALTORS  
International Council of Shopping Centers

KY #76153

IN #RB15000270

Phone: 812.471.2500 x 2765

Fax: 812.471.7002

Cell: 812.453.3102

Email: [scott.edmond@svn.com](mailto:scott.edmond@svn.com)

Address: 4004 E. Morgan Avenue, Suite 200  
Evansville, IN 47715



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812.471.2500 X 2765  
[scott.edmond@svn.com](mailto:scott.edmond@svn.com)