



BRAND NEW CONSTRUCTION!

For Lease - Office Space

7300 E. Columbia St. | Evansville, IN 47715



Chris Jackson, CCIM, SIOR

Senior Advisor | Broker

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Woodward Commercial Realty, Inc.

4763 Rosebud Lane

Newburgh, IN 47630

HIGHLIGHTS

- Brand new Class A office building.
- Strategically located in Evansville’s premier Class A office park (Cross Pointe Commerce Center) which was developed due to its convenient proximity to Evansville’s largest trade area and access to I-69 and Lloyd Expressway (SR 62), consisting of retail, entertainment, shopping, dining, health and housing.
- Recently pre-leased 1,350 SF leased to Edward Jones, which occupied in June 2023.



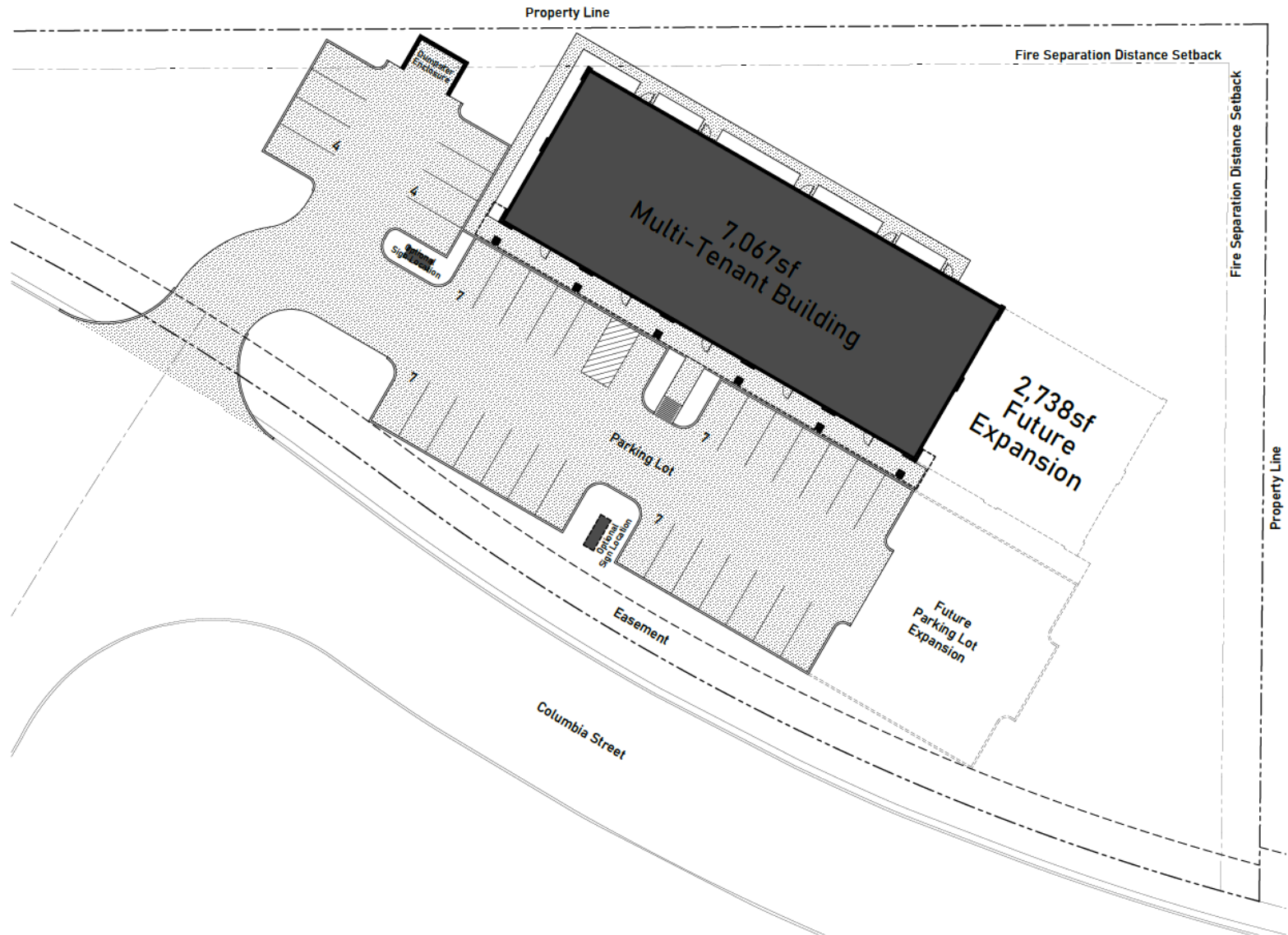
PROPERTY DETAILS

Lease Rate:	\$20.00/SF/YR (Shell Condition)
Lease Type:	NNN = \$4.10/SF/YR (est.)
Building Size:	7,100 SF
Available Space:	5,750 SF
Land Size:	1.47 Acres
Age:	2023
Construction:	Brick/EIFS
Zoning:	C-4
Parking Spaces:	34



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SITE PLAN



Proposed Site Plan



FLOOR PLAN





Executive Summary

7300 E Columbia St, Evansville, Indiana, 47715
Rings: 1, 3, 5 mile radii

Prepared By: Chris Jackson, CCIM, SIOR

Latitude: 37.98359

Longitude: -87.46509

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population			
2000 Population	2,206	36,917	102,619
2010 Population	3,354	41,077	110,211
2021 Population	3,508	43,518	114,944
2026 Population	3,577	44,437	117,430
2000-2010 Annual Rate	4.28%	1.07%	0.72%
2010-2021 Annual Rate	0.40%	0.51%	0.37%
2021-2026 Annual Rate	0.39%	0.42%	0.43%
2021 Male Population	48.6%	47.1%	48.1%
2021 Female Population	51.4%	52.9%	51.9%
2021 Median Age	33.0	40.0	38.9

In the identified area, the current year population is 114,944. In 2010, the Census count in the area was 110,211. The rate of change since 2010 was 0.37% annually. The five-year projection for the population in the area is 117,430 representing a change of 0.43% annually from 2021 to 2026. Currently, the population is 48.1% male and 51.9% female.

Median Age

The median age in this area is 33.0, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	80.3%	81.0%	81.5%
2021 Black Alone	7.3%	10.2%	10.5%
2021 American Indian/Alaska Native Alone	0.2%	0.2%	0.3%
2021 Asian Alone	6.3%	3.2%	2.5%
2021 Pacific Islander Alone	0.1%	0.1%	0.1%
2021 Other Race	2.8%	2.1%	1.8%
2021 Two or More Races	3.1%	3.2%	3.4%
2021 Hispanic Origin (Any Race)	5.0%	4.3%	3.8%

Persons of Hispanic origin represent 3.8% of the population in the identified area compared to 18.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 37.4 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	107	74	72
2000 Households	997	16,236	42,547
2010 Households	1,662	18,716	46,161
2021 Total Households	1,744	19,907	48,405
2026 Total Households	1,782	20,343	49,509
2000-2010 Annual Rate	5.24%	1.43%	0.82%
2010-2021 Annual Rate	0.43%	0.55%	0.42%
2021-2026 Annual Rate	0.43%	0.43%	0.45%
2021 Average Household Size	2.01	2.15	2.31

The household count in this area has changed from 46,161 in 2010 to 48,405 in the current year, a change of 0.42% annually. The five-year projection of households is 49,509, a change of 0.45% annually from the current year total. Average household size is currently 2.31, compared to 2.32 in the year 2010. The number of families in the current year is 29,028 in the specified area.



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Mortgage Income			
2021 Percent of Income for Mortgage	18.1%	13.7%	12.2%
Median Household Income			
2021 Median Household Income	\$57,121	\$52,350	\$53,119
2026 Median Household Income	\$59,544	\$56,409	\$57,592
2021-2026 Annual Rate	0.83%	1.50%	1.63%
Average Household Income			
2021 Average Household Income	\$88,865	\$72,216	\$71,935
2026 Average Household Income	\$97,292	\$80,276	\$80,338
2021-2026 Annual Rate	1.83%	2.14%	2.23%
Per Capita Income			
2021 Per Capita Income	\$44,574	\$32,932	\$30,338
2026 Per Capita Income	\$48,918	\$36,621	\$33,915
2021-2026 Annual Rate	1.88%	2.15%	2.25%

Households by Income

Current median household income is \$53,119 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$57,592 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$71,935 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$80,338 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$30,338 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$33,915 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	127	169	190
2000 Total Housing Units	1,077	17,184	45,398
2000 Owner Occupied Housing Units	484	9,680	28,644
2000 Renter Occupied Housing Units	513	6,556	13,903
2000 Vacant Housing Units	80	948	2,851
2010 Total Housing Units	1,905	20,409	50,982
2010 Owner Occupied Housing Units	482	10,244	29,286
2010 Renter Occupied Housing Units	1,180	8,472	16,875
2010 Vacant Housing Units	243	1,693	4,821
2021 Total Housing Units	1,937	21,407	53,199
2021 Owner Occupied Housing Units	490	10,531	29,373
2021 Renter Occupied Housing Units	1,254	9,376	19,033
2021 Vacant Housing Units	193	1,500	4,794
2026 Total Housing Units	1,983	21,915	54,517
2026 Owner Occupied Housing Units	501	10,863	30,427
2026 Renter Occupied Housing Units	1,281	9,480	19,082
2026 Vacant Housing Units	201	1,572	5,008

Currently, 55.2% of the 53,199 housing units in the area are owner occupied; 35.8%, renter occupied; and 9.0% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 50,982 housing units in the area - 57.4% owner occupied, 33.1% renter occupied, and 9.5% vacant. The annual rate of change in housing units since 2010 is 1.91%. Median home value in the area is \$155,099, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 5.37% annually to \$201,508.



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