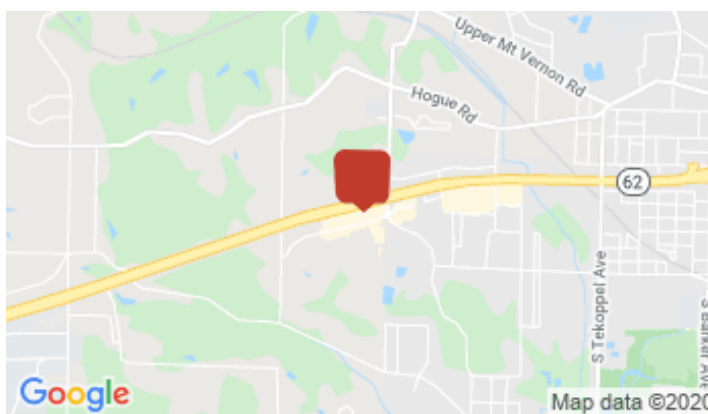


# 5225 Pearl Drive/ #3687

5225 PEARL DR, Evansville, IN 47712-8101



Listing ID:	30187300
Status:	Active
Property Type:	Shopping Center For Lease
Retail Type:	Mixed Use, Neighborhood Center
Contiguous Space:	1,900 SF
Total Available:	1,900 SF
Gross Land Area:	1.26 Acres
Lease Rate:	\$13.50 PSF (Annual)
Base Monthly Rent:	\$2,137
Lease Type:	NNN
Nearest MSA:	Evansville
County:	Vanderburgh
Tax ID/APN:	82-05-28-007-452.003-024
Zoning:	C-4
Gross Building Area:	15,400 SF
Building/Unit Size (RSF):	15,400 SF
Property Visibility:	Excellent
Highway Access:	SR 62 (W. Lloyd Expressway); US HWY 41
Year Built:	2000
Parking Type:	Surface



## Overview/Comments

- High-demand west side location along Pearl Drive/Lloyd Expressway. - Shadows Walmart Supercenter and Home Depot. - Trade Area includes University of Southern Indiana (USI), the fastest growing university in the state of Indiana with  $\pm$  11,000 students. - Traffic Count: Lloyd Expressway (SR 62) = 46,716 VPD. - Join Azzip Pizza, Spudz -N- Stuff, One Main, Metro PCS, Hair West and others. NNN Expenses: - RE Taxes: \$1.95 PSF. - Insurance: \$0.25 PSF. - CAM: \$0.80 PSF (est.).

### More Information Online

<https://woodwardrealty.catylist.com//listing/30187300>

### QR Code

Scan this image with your mobile device:



## Property Contacts



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