

LONG BUILDING ON 6TH



18-20 NW 6th St.

Downtown Evansville

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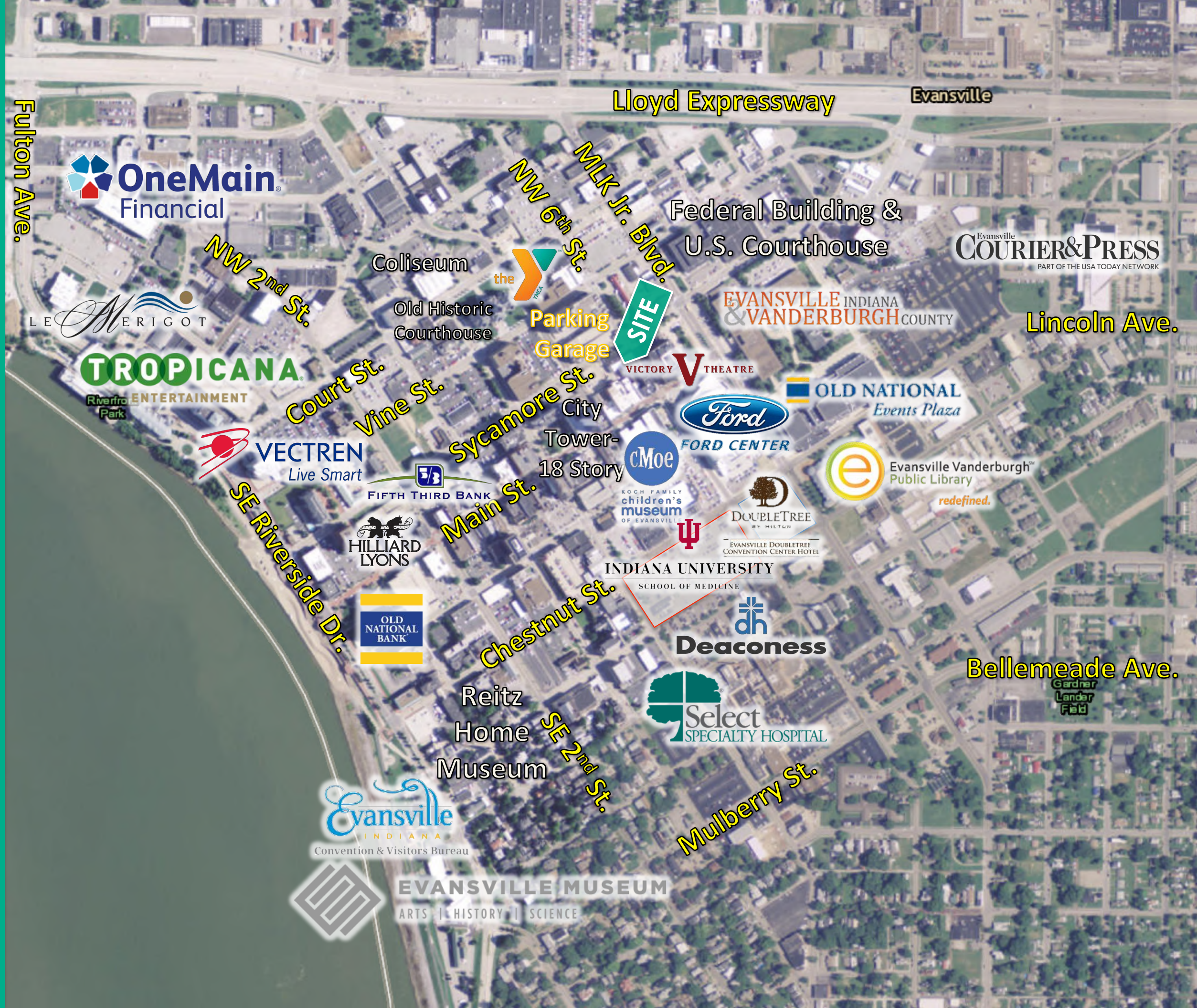
welcome to EVANSVILLE

- ✔ **INDIANA'S 3rd LARGEST CITY** & the largest in Southern Indiana
- ✔ **ECONOMIC HUB FOR TRI-STATE AREA** of Indiana, Kentucky and Illinois with 30 counties and over 900,000 people.
- ✔ **HOME TO SIX COLLEGES & UNIVERSITIES** | University of Evansville, University of Southern Indiana, Indiana University School of Medicine, Ivy Tech Community College, Harrison College & Oakland City University.
- ✔ **SEVEN PUBLICALLY TRADED COMPANIES** | NYSE companies (Accuride, Berry Plastics, OneMain Financial and Vectren) and NASDAQ companies (Escalade, Old National Bank & Shoe Carnival).
- ✔ **TROPICANA CASINO** | Indiana's 1st land based casino is undergoing \$50M Expansion
- ✔ **FORD CENTER-10,000 SEAT STADIUM** | Home to the UE Purple Ace's, the Thunderbolts professional hockey team and the 2019-2022 NCAA D-II Elite Eight and NCAA D-I 2019 Men & Women's OVC Basketball Tournament
- ✔ **BRAND NEW \$61M DOUBLETREE & CONVENTION CENTER** | *Opened in February 2017*
- ✔ **OLD NATIONAL EVENTS PLAZA & CONVENTION CENTER** | 280,000 SF Convention Center & 2,500 seat auditorium
- ✔ **THE HISTORIC VICTORY THEATRE-** 1,900 seat auditorium
- ✔ **EVANSVILLE MUSEUM OF ARTS, HISTORY & SCIENCE**
- ✔ **THE CHILDREN'S MUSEUM OF EVANSVILLE**
- ✔ **THE USS LST SHIP MEMORIAL**
- ✔ **DRESS PLAZA RIVERFRONT**

the Midwest's newest destination

18-20 NW 6th St.

- ✓ Historical Downtown Redevelopment
- ✓ 100+ Year Old Two-Story building
- ✓ +/- 5,200 SF Street-Level Retail Space
- ✓ Approx. 15' High Ceilings
- ✓ Historic Elements
- ✓ Exposed Brick Walls
- ✓ New Storefront & Windows
- ✓ Ample Parking



18-20 NW 6th St.

MAKE THE MOVE DOWNTOWN

LOCATION

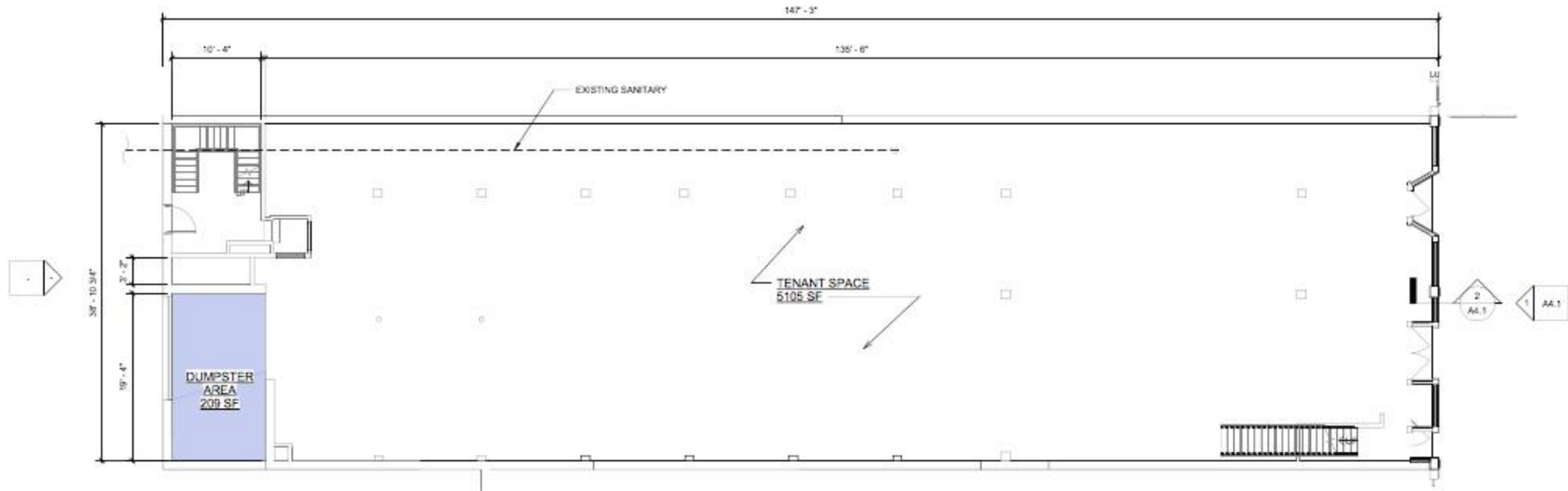
- ✔ *Across from 1,900 seat historic Victory Theatre*
- ✔ *½ Block off the historic Main Street*
- ✔ *½ Block from 10,000 seat Ford Center*
- ✔ *1 Block from new \$61M Doubletree Hotel & Conference Center*
- ✔ *1 Block from the City Tower- A planned \$25M 18-story high-rise re-development*
- ✔ *1 Block from City & County Offices*
- ✔ *2 Blocks from \$87M IU School of Medicine*
- ✔ *8 Blocks from Tropicana Casino*

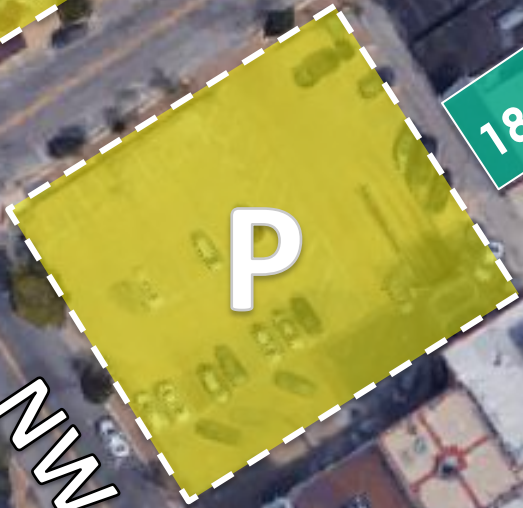


RETAIL FLOOR PLAN.



SECOND FLOOR PLAN
1/8" = 1'-0"





18-20 NW 6th St.

Sycamore St.

NW 5th St.

VICTORY **V** THEATRE

Martin Luther King Jr. Blvd.

Main St.

NW 6th St.

the arcademie

Twilight Bistro

BackStage bar & grill

Gangnam KOREAN BBQ

Lic's DELI & ICE CREAM

Milano Italian Cuisine

420 Main-
Proposed \$25M
redevelopment

Park



FORD CENTER

PARKING

CONVENIENT. ABUNDANT. ACCESSIBLE.

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dkf
HOLDINGS

KEVIN FULTON

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