

# Evansville Morgan Avenue Shopping Center

Evansville, Indiana 47711



# RD MANAGEMENT LLC

# Evansville, Indiana

## Evansville Morgan Avenue Shopping Center



**Location:**

Evansville Morgan Avenue Shopping Center is located in Vanderburgh County at 2300 East Morgan Avenue (Route 62) & Boeke Road in Evansville, IN 47711.

**Type:**

Community Power Center

**GLA:**

162,394 sf

**Parking:**

1,055 cars

**Traffic:**

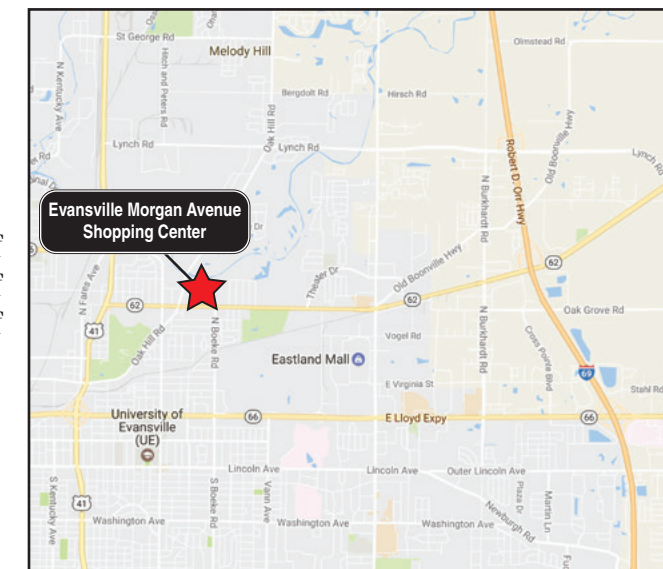
Two way average daily traffic  
27,170 cars per day

**Major Tenants:**

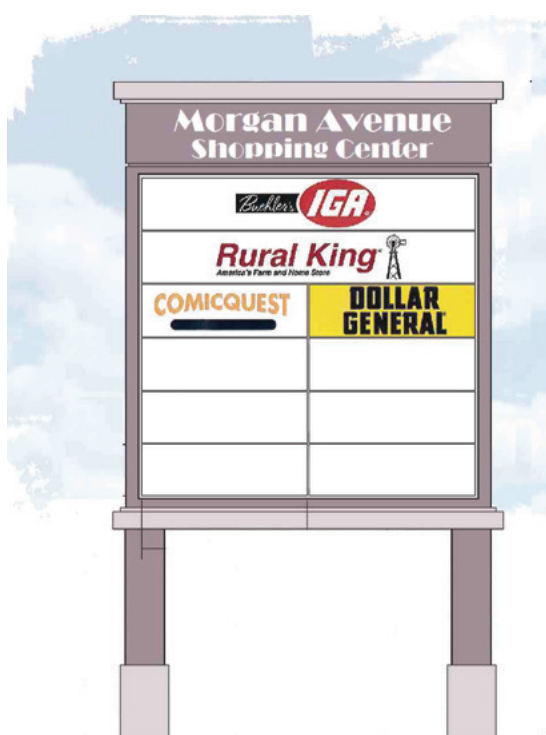
Rural King 90,440 sf  
Buehler's IGA 45,300 sf  
Dollar General 9,000 sf

**Vital Statistics:**

• New pylon sign coming soon!



Demographics	1 mile	3 mile	5 mile
<b>Population</b>			
2024 (projection)	5,934	71,493	136,394
2019 (estimate)	6,035	71,538	136,550
2010 (census)	6,259	72,953	136,252
<b>Number of HH</b>			
2024 (projection)	2,898	32,658	62,357
2019 (estimate)	2,883	32,08	161,250
2010 (census)	2,839	31,017	57,951
<b>Average HH Income</b>			
2024 (projection)	\$67,851	\$62,868	\$70,767
2019 (estimate)	\$58,471	\$54,306	\$60,416
2010 (census)	\$48,172	\$46,989	\$49,928
<b>Median Age</b>			
2019 (estimate)	43.8	37.8	38.3
<b>Daytime Population</b>			
2019 (estimate)	6,878	106,167	166,892



Proposed New Pylon Sign

**RD Management LLC**

**Darren Sasso**

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810 Seventh Avenue, 10th floor  
New York, NY 10019

**RD Management LLC is ranked one of the Top 100 Retail Real Estate Owners in the U.S.**

Information furnished is from sources deemed reliable, but is not guaranteed by RD Management and is subject to change in price, corrections, errors and omissions, prior sales or withdrawal without notice.

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 Evansville, Indiana 47711



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 810 Seventh Avenue, 10th floor  
 New York, NY 10019

- |                                 |                 |
|---------------------------------|-----------------|
| 1. JiuJitsu Academy             | 4,244 sf        |
| 2. <b>Available (30' x 85')</b> | <b>2,550 sf</b> |
| 3. Dollar General               | 9,000 sf        |
| 4. Comic Quest                  | 9,000 sf        |
| 5. Rural King                   | 90,440 sf       |
| 6. Buehler's IGA                | 45,300 sf       |
| 7. Buehler's Gas                | PAD             |
| 8. Long John Silver's           | 1,860 sf        |

