



LANT CENTER

4828 LINCOLN AVENUE
EVANSVILLE, IN 47715

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Executive Summary



OFFERING SUMMARY

Available SF:	1,338 - 3,420 SF
Lease Rate:	\$9.00 - 9.35 SF/yr (MG)
Lot Size:	1.6 Acres
Year Built:	1970
Building Size:	23,408
Zoning:	Commerical
Market:	Evansville
Submarket:	East

PROPERTY OVERVIEW

There are three spaces available at this complex. The first is a former floral shop and has numerous possibilities including general retail, showroom, or open concept office space. The space is 3,420 SF with 1,000 SF +- at the rear of the building for storage, prep or assembly space. The landlord is offering a \$25,000 tenant allowance for improvements, subject to further terms and conditions.

The second is a 1,340 SF space located in the north building previously occupied by Miracle-Ear.

The third space is 2,250 SF that is the former State Farm office that would work well for either retail or office. This space is located in the north suite of the main building facing N. Green River Road.

PROPERTY HIGHLIGHTS

- Hard corner - Lincoln & S. Green River
- High traffic count
- Near high net worth population
- Ample parking
- Well maintained

Aerial Map



Available Spaces

LEASE TYPE | MG

LEASE SPACE | 1,338 - 3,420 SF

LEASE TERM | Negotiable

LEASE RATE | \$9.00 - \$9.35 SF/yr

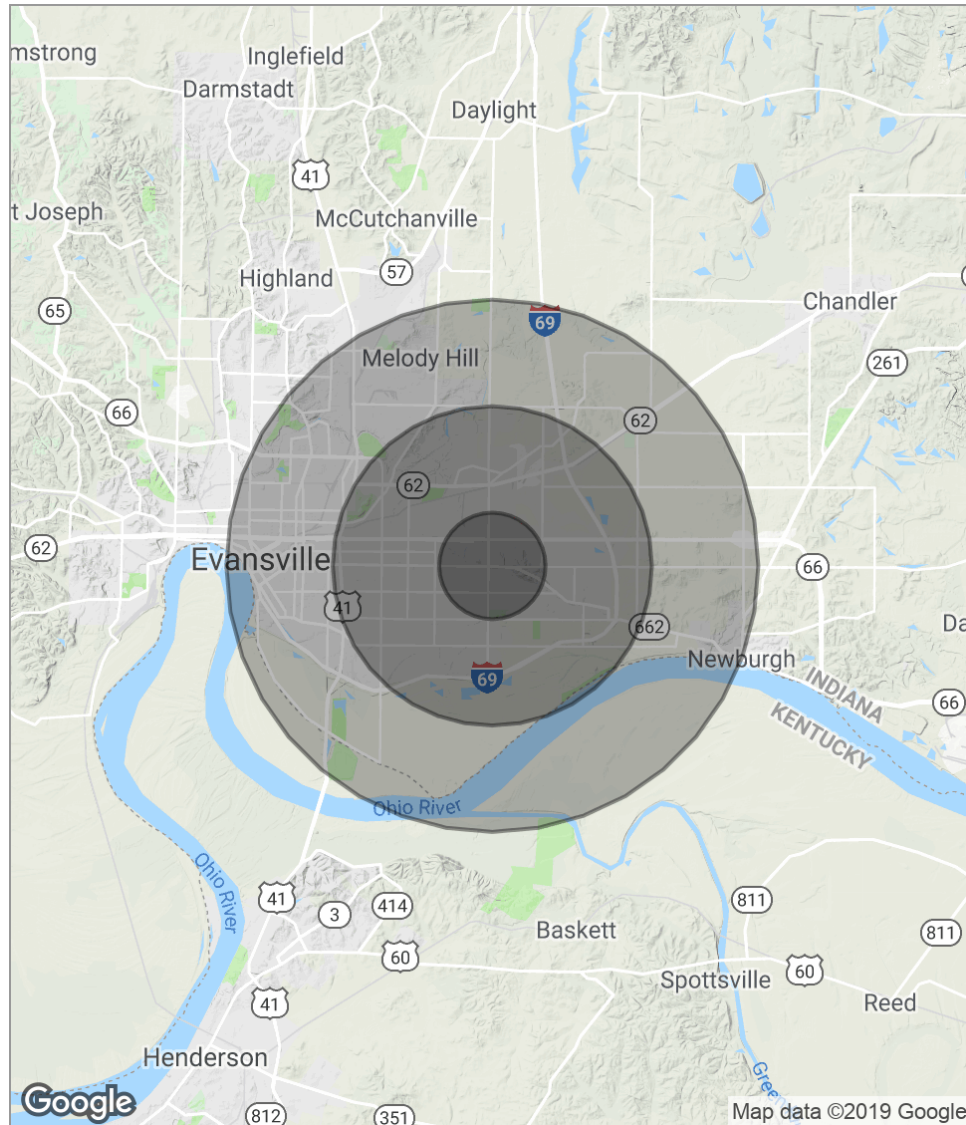
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
4824 Lincoln Avenue	Available	3,420 SF	Modified Gross	\$9.00 SF/yr	Tenant pays utilities, janitorial, trash, co
501 S. Green River	Available	1,338 SF	Modified Gross	\$9.00 SF/yr	Tenant pays utilities, janitorial, trash, co
1209 Lincoln Avenue	Available	2,250 SF	Modified Gross	\$9.35 SF/yr	Tenant pays utilities, janitorial, trash, co



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,861	65,278	122,528
Median age	40.2	37.5	36.7
Median age [male]	37.0	34.8	34.4
Median age [Female]	44.0	40.0	38.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,821	28,068	51,928
# of persons per HH	2.3	2.3	2.4
Average HH income	\$62,671	\$56,674	\$53,852
Average house value	\$189,144	\$146,487	\$139,262

** Demographic data derived from 2010 US Census*