



For Sale | Big Box Retail

Price: \$2,495,000

4851 WEST LLOYD EXPRESSWAY
EVANSVILLE, IN 47712

Chris Jackson, CCIM, SIOR
Commercial Broker | Advisor
(812) 205-5580
cjackson@woodwardrealty.com





TABLE OF CONTENTS

Chris Jackson, CCIM, SIOR

Commercial Broker | Advisor
(812) 205-5580
cjackson@woodwardrealty.com

Property Summary	3
Aerial Photographs	4
Demographics	6

Evansville, IN - Big Box Retail
4851 West Lloyd Expressway | Evansville, IN 47712



Property Summary

Purchase Price	\$2,495,000
Property Type	Retail/Shopping Center
Building Size	49,914 SF
Lot Size	3.93 Acres
Construction Type	Masonry
Ceiling Height	14'
Dock Doors	3
Mezzanine	Yes
Sprinkler	Yes
Parking	174
Parking Ratio	3.49
Year Built	1980
Zoning	C-4

Property Overview

Currently leased to Houchens until December 31, 2019. This ±50,000 SF big box retail facility will be available to occupy in January 2020. With the scarcity of land for development in this area, this property is ideal for a new grocer or retailer. Additionally, this site has an exclusive grocery (among other) use for the entire ±50-acre development.

Location Overview

Located on Evansville's west side, this property resides within this area's highest density trade area. Large retailers in the area include Lowes, Walmart, Home Depot, Kohl's and Schnuck's. Vehicle traffic counts along W. Lloyd Expressway (SR 62) are ±47,000 ADT. Strategic location benefits from the University of Southern Indiana (USI), the fastest growing university in the state of Indiana with ±11,000 students.

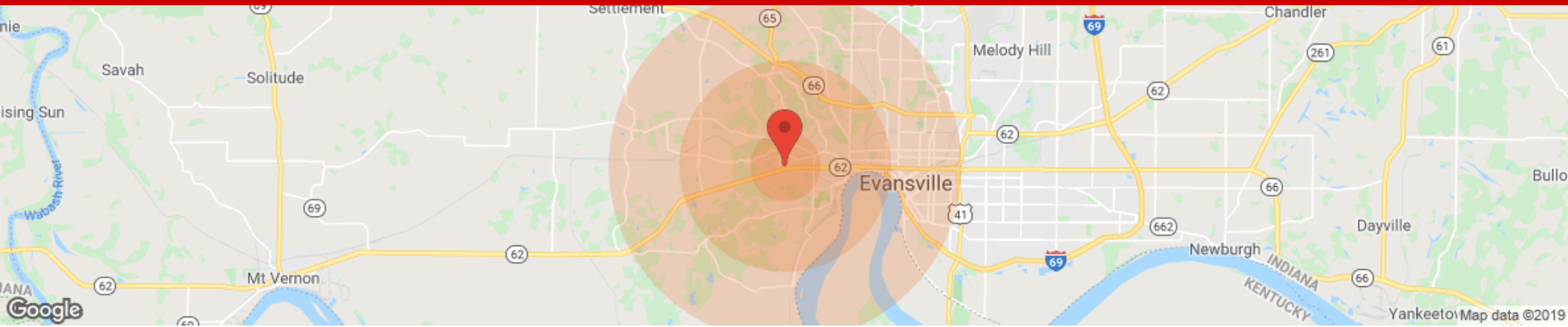
Evansville, IN - Big Box Retail
4851 West Lloyd Expressway | Evansville, IN 47712



Evansville, IN - Big Box Retail
4851 West Lloyd Expressway | Evansville, IN 47712



Evansville, IN - Big Box Retail
 4851 West Lloyd Expressway | Evansville, IN 47712



Age Breakdown	1 Mile	3 Mile	5 Mile
Ages 0-4	207	1,636	4,115
Ages 5-9	224	1,800	4,981
Ages 10-14	191	1,584	4,513
Ages 15-19	164	1,550	4,380
Ages 20-24	183	1,984	4,765
Ages 25-29	240	2,388	5,100
Ages 30-34	289	2,489	5,160
Ages 35-39	295	2,307	5,006
Ages 40-44	268	2,100	4,886
Ages 45-49	254	2,064	4,953
Ages 50-54	244	2,056	4,915
Ages 55-59	228	1,975	4,667
Ages 60-64	205	1,789	4,177
Ages 65-69	161	1,475	3,433
Ages 70-74	119	1,190	2,719
Ages 75-79	85	898	2,044
Ages 80-84	61	615	1,391
Ages 85+	92	942	2,313

Household Income	1 Mile	3 Mile	5 Mile
Median	\$32,255	\$35,606	\$31,814
< \$10000	278	1,271	3,583
\$10000-\$14999	181	818	2,732
\$15000-\$19999	53	616	2,137
\$20000-\$24999	114	909	2,147
\$25000-\$29999	161	784	2,026
\$30000-\$34999	70	694	2,221
\$35000-\$39999	108	806	1,780
\$40000-\$44999	135	446	1,462
\$45000-\$49999	82	584	1,317
\$50000-\$60000	88	1,211	2,515
\$60000-\$74000	160	1,362	2,798
\$75000-\$99999	176	1,338	2,750
\$100000-\$124999	31	645	1,195
\$125000-\$149999	N/A	229	494
\$150000-\$199999	31	247	424
> \$200000	N/A	196	391

Population	1 Mile	3 Mile	5 Mile
Male	1,743	14,771	35,153
Female	1,767	16,071	38,365
Total Population	3,510	30,842	73,518

Race Characteristics	1 Mile	3 Mile	5 Mile
Non Hispanic White	3,368	29,943	64,352
Population Black	87	503	7,587
Population Am In/AK Nat	N/A	1	11

Housing	1 Mile	3 Mile	5 Mile
Total Units	1,818	13,260	34,924
Occupied	1,675	12,038	30,328
Owner Occupied	797	7,369	17,566
Renter Occupied	878	4,669	12,762
Vacant	143	1,222	4,596

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

