



**For Sale** - Former bank branch

3251 N. Green River Rd | Evansville, IN 47715



**Chris Jackson, CCIM, SIOR**

Senior Advisor | Broker

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Woodward Commercial Realty, Inc.

4763 Rosebud Lane

Newburgh, IN 47630

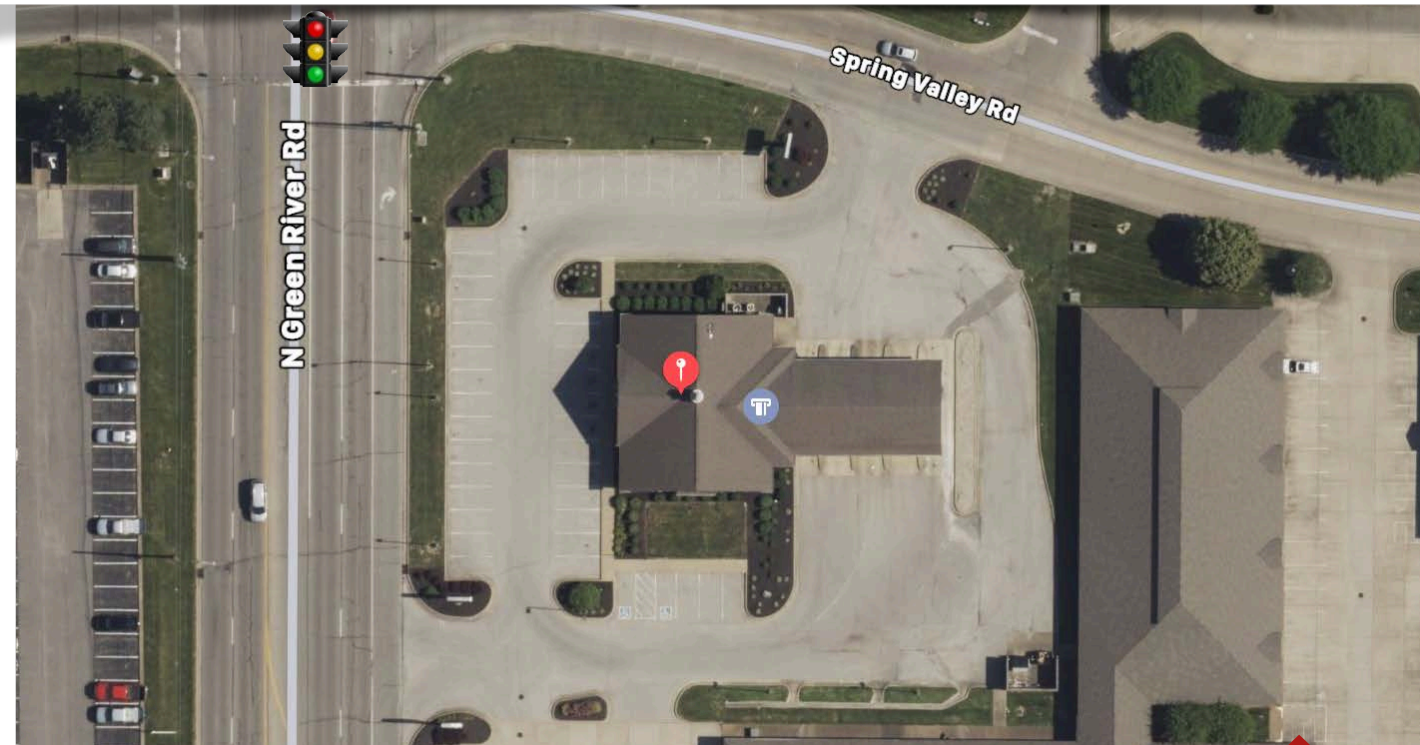
(812) 474-1900

# HIGHLIGHTS

- Branch scheduled to close 12/12/2024
- Bank will lease-back the ATM for this location
- Signalized intersection
- Strategically located along one of the largest commercial trade areas of Evansville. Traffic generators include Meijer, Schnuck's & Menard's
- High growth area due to abundant residential development to the north

# PROPERTY DETAILS

<b>Price:</b>	\$1,025,000
<b>Building Size:</b>	4,272 SF (Office) 1,728 SF (Canopy)
<b>Land Size:</b>	1.32 Acres
<b>Age:</b>	2006
<b>Construction:</b>	Brick
<b>Parking Spaces:</b>	43
<b>Drive-Thru:</b>	4 Lanes
<b>Roof:</b>	Gable (Shingle)
<b>Real Estate Taxes:</b>	\$26,709.72 (23 pay 24)
<b>Traffic Count:</b>	±24,000 VPD



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## Executive Summary

3251 N Green River Rd, Evansville, Indiana, 47715  
Rings: 1, 3, 5 mile radii

Prepared By: Chris Jackson, CCIM, SIOR  
Latitude: 38.00778  
Longitude: -87.49165

# DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	7,167	34,129	122,998
2020 Population	7,523	35,627	124,851
2024 Population	7,437	35,194	125,110
2029 Population	7,274	34,692	124,074
2010-2020 Annual Rate	0.49%	0.43%	0.15%
2020-2024 Annual Rate	-0.27%	-0.29%	0.05%
2024-2029 Annual Rate	-0.44%	-0.29%	-0.17%
2020 Male Population	45.7%	47.8%	48.2%
2020 Female Population	54.3%	52.2%	51.8%
2020 Median Age	44.7	40.1	39.0
2024 Male Population	46.2%	48.6%	49.0%
2024 Female Population	53.8%	51.4%	51.0%
2024 Median Age	44.6	40.4	39.3

In the identified area, the current year population is 125,110. In 2020, the Census count in the area was 124,851. The rate of change since 2020 was 0.05% annually. The five-year projection for the population in the area is 124,074 representing a change of -0.17% annually from 2024 to 2029. Currently, the population is 49.0% male and 51.0% female.

### Median Age

The median age in this area is 39.3, compared to U.S. median age of 39.3.

### Race and Ethnicity

2024 White Alone	78.7%	79.6%	76.4%
2024 Black Alone	8.3%	8.6%	11.9%
2024 American Indian/Alaska Native Alone	0.4%	0.2%	0.3%
2024 Asian Alone	2.8%	2.6%	2.0%
2024 Pacific Islander Alone	0.2%	0.3%	0.5%
2024 Other Race	2.6%	1.9%	2.0%
2024 Two or More Races	7.0%	6.8%	6.9%
2024 Hispanic Origin (Any Race)	6.1%	4.7%	4.5%

Persons of Hispanic origin represent 4.5% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 44.9 in the identified area, compared to 72.5 for the U.S. as a whole.

### Households

2024 Wealth Index	43	56	60
2010 Households	3,665	15,384	51,703
2020 Households	3,974	16,327	53,463
2024 Households	3,978	16,315	54,015
2029 Households	3,963	16,341	54,351
2010-2020 Annual Rate	0.81%	0.60%	0.34%
2020-2024 Annual Rate	0.02%	-0.02%	0.24%
2024-2029 Annual Rate	-0.08%	0.03%	0.12%
2024 Average Household Size	1.84	2.10	2.24

The household count in this area has changed from 53,463 in 2020 to 54,015 in the current year, a change of 0.24% annually. The five-year projection of households is 54,351, a change of 0.12% annually from the current year total. Average household size is currently 2.24, compared to 2.26 in the year 2020. The number of families in the current year is 30,651 in the specified area.



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<b>Mortgage Income</b>			
2024 Percent of Income for Mortgage	22.4%	20.2%	20.6%
<b>Median Household Income</b>			
2024 Median Household Income	\$50,059	\$58,048	\$56,785
2029 Median Household Income	\$56,599	\$66,683	\$65,080
2024-2029 Annual Rate	2.49%	2.81%	2.76%
<b>Average Household Income</b>			
2024 Average Household Income	\$66,558	\$75,791	\$76,988
2029 Average Household Income	\$76,872	\$87,842	\$89,472
2024-2029 Annual Rate	2.92%	3.00%	3.05%
<b>Per Capita Income</b>			
2024 Per Capita Income	\$34,539	\$35,144	\$33,515
2029 Per Capita Income	\$40,608	\$41,371	\$39,493
2024-2029 Annual Rate	3.29%	3.32%	3.34%
<b>GINI Index</b>			
2024 Gini Index	41.8	40.2	41.8
<b>Households by Income</b>			
Current median household income is \$56,785 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$65,080 in five years, compared to \$91,442 all U.S. households.			
Current average household income is \$76,988 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$89,472 in five years, compared to \$130,581 for all U.S. households.			
Current per capita income is \$33,515 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$39,493 in five years, compared to \$51,203 for all U.S. households.			
<b>Housing</b>			
2024 Housing Affordability Index	110	122	120
2010 Total Housing Units	4,031	16,841	57,795
2010 Owner Occupied Housing Units	1,553	9,062	32,466
2010 Renter Occupied Housing Units	2,112	6,322	19,236
2010 Vacant Housing Units	366	1,457	6,092
2020 Total Housing Units	4,165	17,522	58,646
2020 Owner Occupied Housing Units	1,682	9,351	32,737
2020 Renter Occupied Housing Units	2,292	6,976	20,726
2020 Vacant Housing Units	224	1,207	5,177
2024 Total Housing Units	4,174	17,569	59,452
2024 Owner Occupied Housing Units	1,749	9,585	33,966
2024 Renter Occupied Housing Units	2,229	6,730	20,049
2024 Vacant Housing Units	196	1,254	5,437
2029 Total Housing Units	4,174	17,621	59,802
2029 Owner Occupied Housing Units	1,763	9,642	34,487
2029 Renter Occupied Housing Units	2,200	6,699	19,864
2029 Vacant Housing Units	211	1,280	5,451
<b>Socioeconomic Status Index</b>			
2024 Socioeconomic Status Index	51.4	52.5	48.9

Currently, 57.1% of the 59,452 housing units in the area are owner occupied; 33.7% are renter occupied; and 9.1% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 58,646 housing units in the area and 8.8% vacant housing units. The annual rate of change in housing units since 2020 is 0.32%. Median home value in the area is \$187,290, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 5.36% annually to \$243,127.

# DEMOGRAPHICS



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