

Retail For Lease



Woodward Commercial Realty, Inc.

4763 Rosebud Lane Newburgh, IN 47630 | 812-474-1900

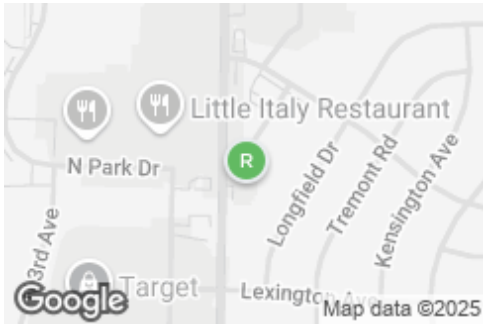
First Ave. Retail Strip / #3969

4225 N. First Ave., Evansville, IN, 47710

Retail: Strip Center For Lease

Prepared on November 14, 2025

1 of 1 Listings



Listing Details | Retail For Lease

Suite	4225
Secondary Uses	Office
Sublease	-
Total Available Space	2,675 SF
Min Div/Max Contig	1725/2,675 SF
Asking Rate	\$12.00 Annual/SF
Monthly Rate	\$2,675
Lease Type	Gross Lease
Expenses	-

Divisible	1725
Vacant	Yes
Available Date	10/01/2025
Days On Market	44 days
Date Listed	10/01/2025
Last Modified	11/14/2025
Listing ID	43337138
Parking Spaces	-

Description

- North First Ave. Retail or Office Strip Center in high traffic area.
- 2 retail/office spaces with separate electric meters
 - 4225 N. First Ave. - 1725 SF/\$12 PSF/\$1725/Mth
 - 4245 N. First Ave. - 950 SF/\$12 PSF/\$950/Mth
 - Trash: \$30/Mth
 - Water: \$30/Mth
 - Stunning New Facade (black & white)
 - Fresh asphalt parking lot

Property Features

Location Details

Address	4225 N. First Ave., Evansville, IN, 47710	Parcels	12-020-34-082-051
Zoning	C-1, C-4	Name	4245 N 1st Ave
County	Vanderburgh	Nearest MSA	Evansville

Building Details

Sub Type	Strip Center	Parking Ratio	-
Building Status	Existing	Rentable Space	2,675 SF
Building Size	6,489 SF	Air Conditioned	Yes
Land Size	0.56 Acres / 24,394 SF	Heated	Yes
Number of Buildings	1	Electricity	Yes
Number of Floors	1	Water	Yes
Year Built	1964	Sanitary Sewer	Yes
Primary Constr. Type	Masonry	Natural Gas	Yes
Occupancy Type	Multi-tenant	Rail Service	No
Parking Spaces	17		

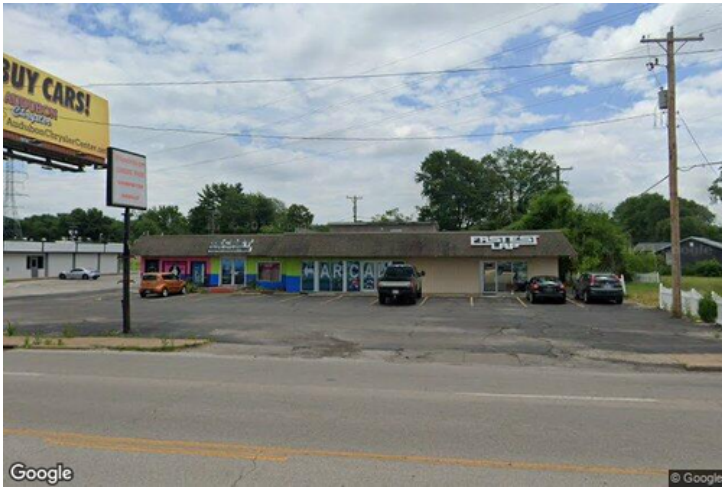
Property Listings

2 Listings | 2,675 SF | \$12.00 Annual/SF

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Lease	-	Retail	4225	1,725 - 2,675 SF	\$12.00 Annual/SF Gross Lease	10/01/2025
For Lease	-	Retail	4245	950 - 2,675 SF	\$12.00 Annual/SF Gross Lease	10/01/2025

Additional Photos





Contact



Susan Racine
 812-474-1900
sracine@woodwardrealty.com



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