

Shoe Carnival Towne Centre

Evansville, Indiana

PROPERTY HIGHLIGHTS

- Shoe Carnival Towne Centre is located on Green River Road, Evansville's major north-south corridor.
- The Eastland Mall is directly across Green River Road.
- The MSA has a 30-mile radius.
- Signalized entrance.
- Easy access to S.R. 66 / Lloyd's Expressway and S.R. 62 / Morgan Avenue via Green River Road.
- Evansville is the third largest city in Indiana.
- GLA: 202,051
- MSA: Evansville, IN
- Key Tenants are Shoe Carnival, Jason's Deli, Salon Centric, JoAnn, Sola Salon Studio, and Buffalo Wild Wings.

LEASING CONTACT:

John Beuoy
jbeuoy@broadbentco.com

317.237.2900 Office
888.664.2900 Toll Free
317.237.2953 Facsimile





Shoe Carnival Towne Centre

JOANN

SHOE CARNIVAL

Jason's deli

PLATO'S

SalonCentric

CHUCKE CHEESE'S

Sola
SALON STUDIOS

BUFFALO WILD WINGS



TimberPark

Wesselman Woods Nature Preserve

EVSC Soccer Complex

Stockwell Road

HOLLISTER
OLD NAVY
Dillard's
jcpenny
Eastland Mall
Buckle

DAVID'S BRIDAL
Marshalls

VOLVO
KIA
NISSAN
HONDA
MAZDA
CHEVROLET
Mercedes Benz

52,091 ACPD

Lloyd Expressway

24,874 ACPD

24,789 ACPD

31,788 ACPD

Green River Road

INDIANA 66 47,908 ACPD

E. Morgan Avenue

Vogel Road

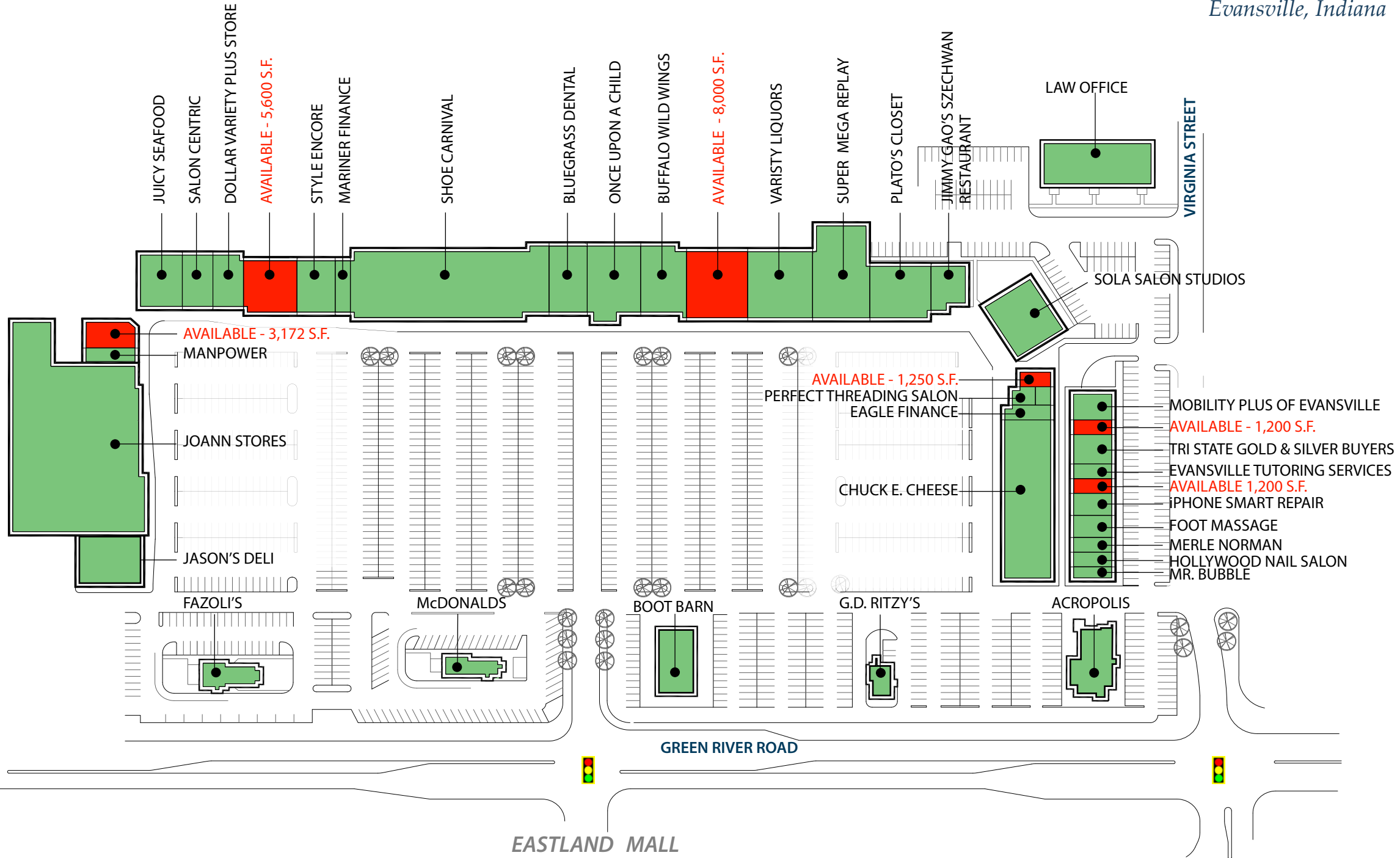
10,453 ACPD

Virginia Street

3775

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SITE DATA	
TOTAL BUILDING AREA	
TOTAL BUILDING AREA	202,051 S.F.
PARKING SPACES	
TOTAL PARKING PROVIDED	1,292 SPACES

DISCLAIMER

THIS SITE PLAN IS SCHEMATIC AND IS PROVIDED TO SHOW APPROXIMATE ACREAGE AND LOCATION AND SIZE OF A BUILDING(S) THAT WILL FIT ON THIS SITE. CHANGES MAY BE REQUIRED ONCE A FINAL SURVEY WITH CURRENT BOUNDARIES, EASEMENTS, AND DIMENSIONS OR ZONING REVIEW IS COMPLETED.

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT AND IS OBTAINED FROM SOURCES WE DEEM AS RELIABLE. WE ASSUME NO LIABILITY FOR ERRORS OR OMISSIONS HEREIN. ALL DIMENSIONS ARE APPROXIMATE.

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Demographic and Income Summary

	3 MILES		5 MILES		10 MILES	
	2023 Estimate	2028 Forecast	2023 Estimate	2028 Forecast	2023 Estimate	2028 Forecast
Population	66,046	65,070	122,052	121,518	230,522	229,977
Daytime Population	75,997		152,149		243,071	
Households	29,813	29,666	53,025	53,294	96,959	97,630
Average HH Size	2.15	2.13	2.22	2.20	2.31	2.20
Average HH Income	\$73,424	\$84,705	\$73,107	\$84,466	\$84,329	\$97,030
Median HH Income	\$54,602	\$61,802	\$52,372	\$59,122	\$59,907	\$69,114
Per Capita Income	\$33,188	\$38,660	\$31,870	\$37,159	\$35,568	\$41,297

Traffic Data

ACPD	Main Thoroughfare	Start Location	End Location
24,798	Green River Road	At Virginia Street	
31,788	Green River Road	At Lloyd's Expressway/S.R. 66	
24,874	Green River Road	At Morgan Avenue/S.R. 62	
47,908	Lloyd's Expressway	Just East of Green River Road	
52,091	Lloyd's Expressway	Just East of Stockwell Road	

