



FOR SALE & LEASE

Axiom Building

215 NW MARTIN LUTHER KING JR BLVD
EVANSVILLE, IN 47708

CHRIS JACKSON, CCIM, SIOR
Senior Advisor | Broker
(812) 205-5580
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RB14026364/215417, Indiana/Kentucky



DISCLAIMER

215 NORTHWEST MARTIN LUTHER KING JUNIOR BOULEVARD



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WOODWARD COMMERCIAL REALTY, INC.

4763 Rosebud Lane
Newburgh, IN 47630



PRESENTED BY:

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PROPERTY SUMMARY

215 NORTHWEST MARTIN LUTHER KING JUNIOR BOULEVARD



Property Summary

Price:	\$900,000
Lease Rate:	\$12.00 PSF
Lease Type:	NNN
NNN Expenses (est.):	\$3.28 PSF
Building SF:	8,274
Lot Size:	0.54 Acres
Year Built:	1962
Renovated:	2020
Parking:	36 - Surface
Parking Ratio:	4.35/1000
Zoning:	C-4
RE Taxes:	\$8,287.94

Property Overview

Property consists of an attractive 8,274 SF brick office building sitting on 0.54 acres. Large lot for the CBD area that includes 36 on-site parking spaces, which is scarce for downtown Evansville. Newer updates include: roof (5 yrs); windows (3 yrs); asphalt sealing (1 yr); HVAC (1 yr) LED lighting (3 yrs).

Location Overview

Located in the downtown Evansville CBD, just off of SR 62 (Lloyd Expressway) access ramp. Located 1/2 block away from the Evansville Civic Center Complex and 1 block away from the Ford Center, Old National Events Plaza and Double Tree by Hilton. Walking distance from the Ohio River Riverfront and Bally's Evansville Casino & Hotel.

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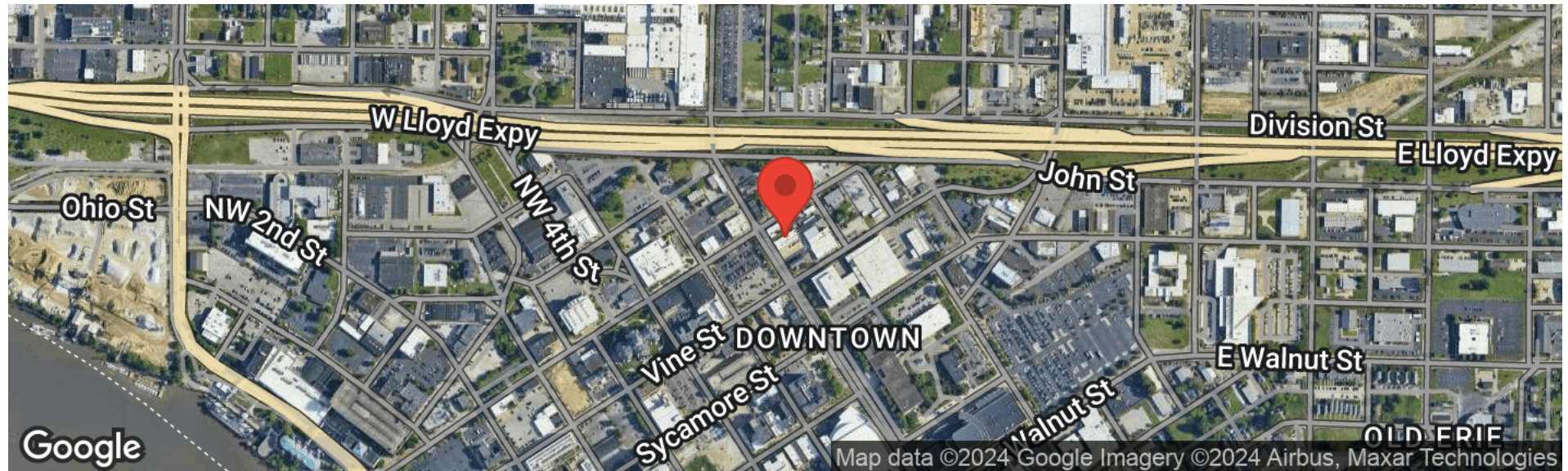
PROPERTY PHOTOS

215 NORTHWEST MARTIN LUTHER KING JUNIOR BOULEVARD



LOCATION MAPS

215 NORTHWEST MARTIN LUTHER KING JUNIOR BOULEVARD



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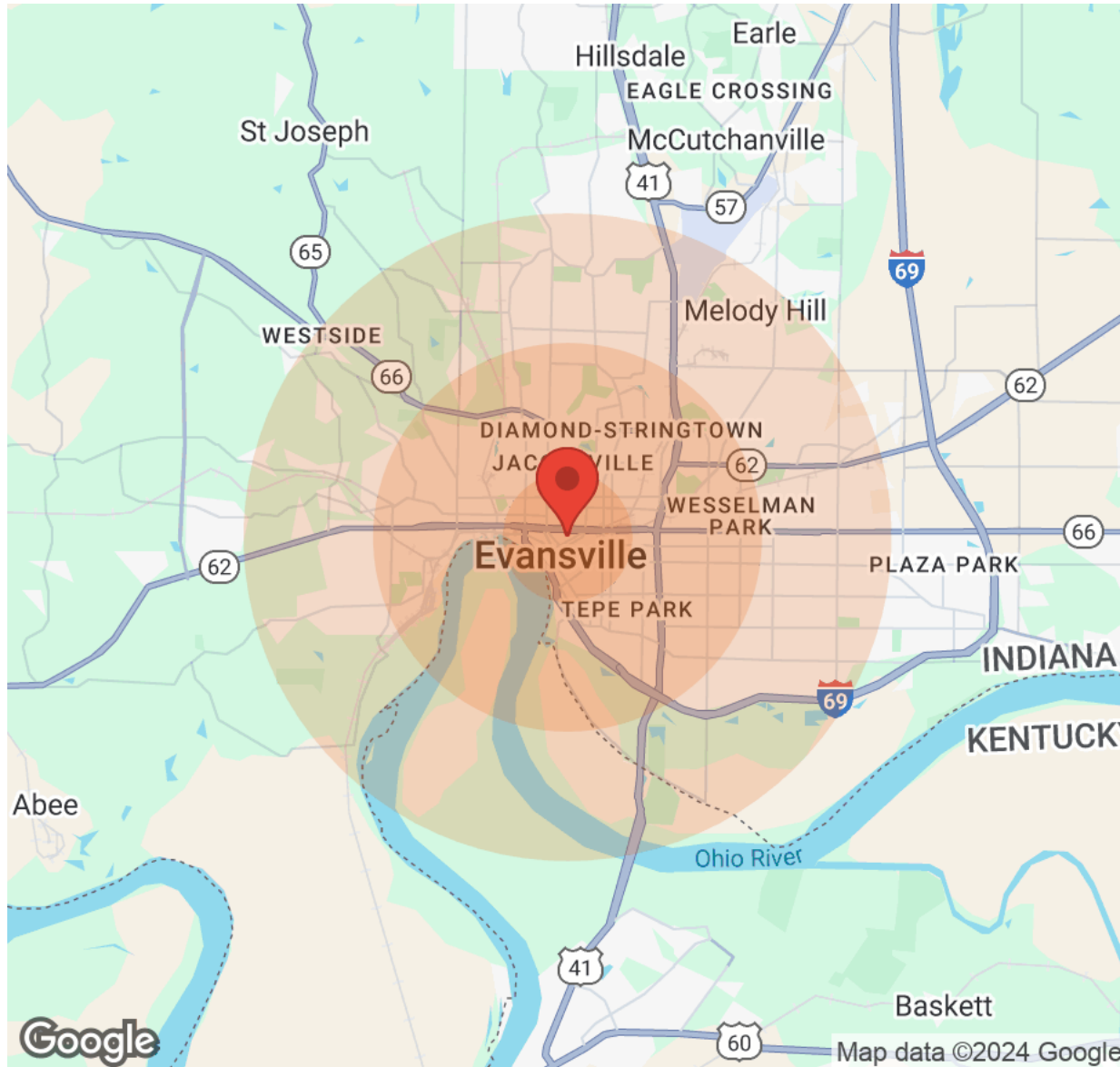
AERIAL MAP

215 NORTHWEST MARTIN LUTHER KING JUNIOR BOULEVARD



DEMOGRAPHICS

215 NORTHWEST MARTIN LUTHER KING JUNIOR BOULEVARD



Population	1 Mile	3 Miles	5 Miles
Male	4,174	33,013	63,592
Female	4,310	36,472	69,517
Total Population	8,484	69,485	133,109

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,590	13,552	25,247
Ages 15-24	1,009	8,696	16,237
Ages 25-54	3,199	28,357	53,415
Ages 55-64	1,034	8,126	15,955
Ages 65+	1,652	10,754	22,255

Race	1 Mile	3 Miles	5 Miles
White	6,253	58,501	115,435
Black	1,964	9,077	13,390
Am In/AK Nat	2	29	46
Hawaiian	5	21	21
Hispanic	133	946	2,584
Multi-Racial	520	3,558	7,514

Income	1 Mile	3 Miles	5 Miles
Median	\$23,133	\$32,251	\$34,299
< \$15,000	1,361	6,418	11,385
\$15,000-\$24,999	593	4,548	8,515
\$25,000-\$34,999	474	4,577	7,998
\$35,000-\$49,999	367	4,491	8,910
\$50,000-\$74,999	339	5,379	10,336
\$75,000-\$99,999	171	2,227	5,498
\$100,000-\$149,999	64	1,137	3,266
\$150,000-\$199,999	13	233	693
> \$200,000	66	180	693

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,668	35,334	65,680
Occupied	3,706	30,100	57,928
Owner Occupied	1,222	17,150	33,301
Renter Occupied	2,484	12,950	24,627
Vacant	962	5,234	7,752

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RECENT SALE COMPARABLES

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Sale Price	\$900,000
Spaces	1
Rentable SF	8,274
Price/SF	\$108.77
Acres	0.540
Cap Rate	10.15%
Year Built	1962

Axiom

215 Northwest Martin Luther King Junior Boulevard, Evansville, IN 47708



Sale Price	\$425,000
Spaces	1
Rentable SF	6,012
Price/SF	\$70.69
Acres	0.720
Year Built	1949
Sale Date	4/17/2023

Robert John & Assoc.

319 Northwest Martin Luther King Junior Boulevard, Evansville, IN 47708

RECENT SALE COMPARABLES

215 NORTHWEST MARTIN LUTHER KING JUNIOR BOULEVARD

2



Sale Price	\$350,000
Spaces	1
Rentable SF	2,736
Price/SF	\$127.92
Acres	0.180
Year Built	1983
Sale Date	12/29/2022

108 Northwest Martin Luther King Junior Boulevard, Evansville, IN 47708

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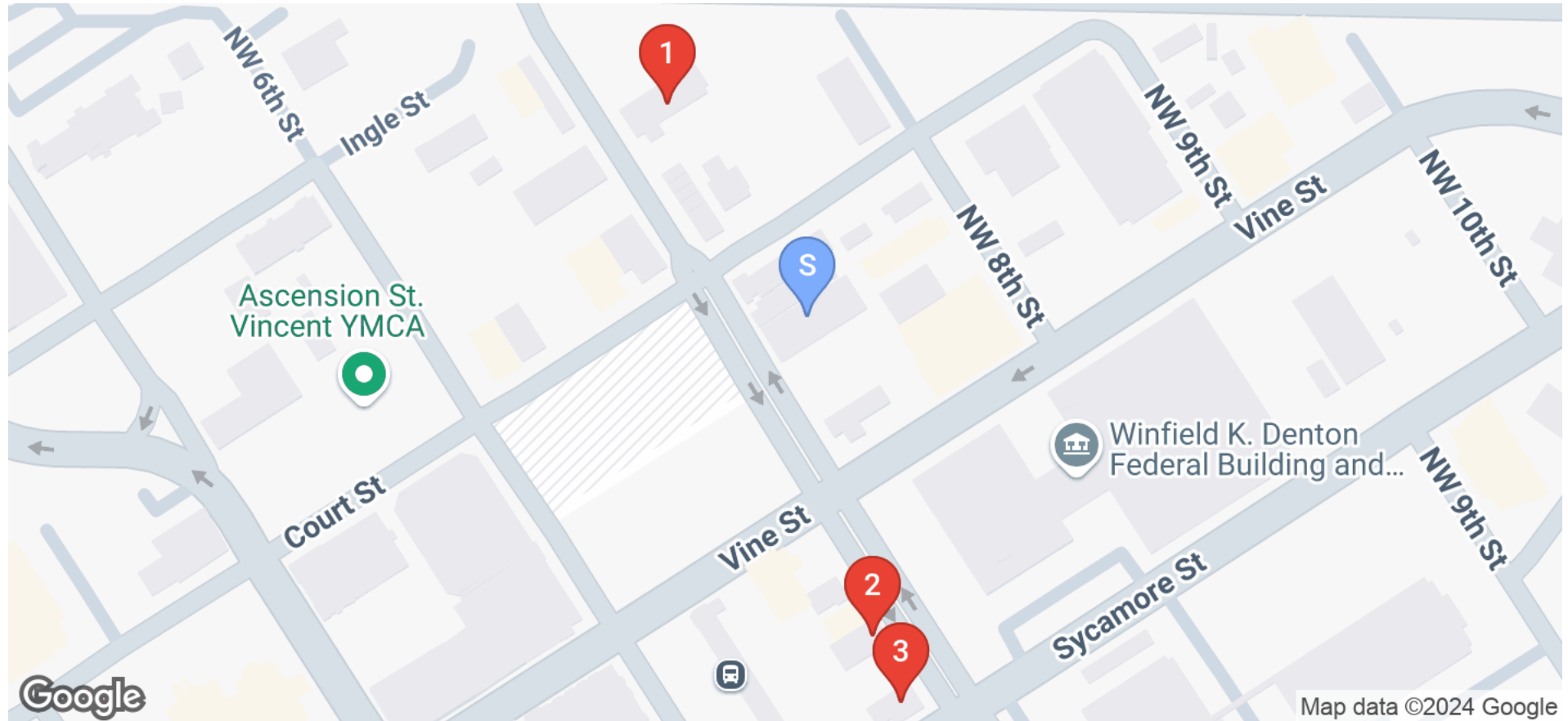
Sale Price	\$360,400
Spaces	1
Rentable SF	2,724
Price/SF	\$132.31
Acres	0.260
Year Built	1980
Sale Date	3/28/2022

ECP Building

100 Northwest Martin Luther King Junior Boulevard, Evansville, IN 47708

RECENT SALE COMPARABLES

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Evansville, IN, 47708
\$900,000
- 1** Robert John & Assoc.
319 Northwest Martin Luther King
Evansville, IN, 47708
\$425,000
- 2** 108 Northwest Martin Luther King
Evansville, IN, 47708
\$350,000
- 3** ECP Building
100 Northwest Martin Luther King
Evansville, IN, 47708
\$360,400

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PROFESSIONAL BIO

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Involved in commercial real estate since 1996, Chris has a B.S. in Urban and Regional Planning from Western Kentucky University. Chris specializes in commercial investment real estate sales, leasing and consulting services, specifically advising and providing value to his clients by evaluating assets through financial and market analysis, as well as tenant and buyer decision-making analyses. Chris also assists many national companies with its site selection process.

Chris is a designated Certified Commercial Investment Member (CCIM) and has served as a member of the Board of Directors for the Indiana CCIM Chapter. Chris is a designated active member of the Society of Industrial and Office Realtors® (SIOR) and is currently the only SIOR in southwest Indiana and western Kentucky. He has served on the Board of Directors for the Indiana Commercial Board of Realtors® (ICBR) serving as District 8 Representative (southwest Indiana). Chris has also served as a board member for the Southwest Indiana Chamber of Commerce. Chris also holds his real estate instructors license through the state of Indiana.

Chris was honored in 2007 as a commercial real estate broker for Who's Who and was also honored as a CCIM Rising Star in 2010.

Chris has also been affiliated with the International Council of Shopping Centers (ICSC) and National Association of Realtors (NAR).

Chris is a licensed Broker in the states of Indiana and Kentucky.

Specialties:

Commercial Investment Sales
Tenant/Landlord Representation
Buyer/Seller Representation
Leasing Specialist
Advisory Services
Land Sales
Build-to-Suit
Development

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