

2805 Lincoln Avenue, Evansville, IN 47714 | Offering Memorandum



812-473-6677 • FCTuckerCommercial.com

7820 EAGLE CREST BLVD., SUITE 200 • EVANSVILLE, IN 47715

The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sale, and withdrawal from the market or change in price.



- Real Estate & Business Sale Price: \$550,000
- Total SF: 5,147 SF
- Lot Size: 0.32 Acre
- Year Built: 1940 & 1977
- Zoning: C-4
- # of Parking Spaces: 23
- Ext. Construction: Frame
- Roof: Asphalt
- Floor: Carpet
- # of Restrooms: 5
- Water/Sewer: City
- Current Use: Dukane Skin Care
- Taxes (2024 Pay 2025): \$6,346.86
- Showing: Contact Listing Broker
- Location: Between Boeke Road and Vann Avenue

EXECUTIVE SUMMARY

- This unique opportunity combines the sale of a long-established, profitable personal care business with prime commercial real estate ownership. Dukane Skin Care has been a trusted name in the community for 32 years, offering a full range of spa and wellness services supported by a loyal and expanding client base. The acquisition includes the business, real estate, furnishings, and equipment, providing a true turn-key investment with immediate revenue streams and long-term growth potential.
- Highly visible commercial property with excellent access.
- Multi Tenant building with a total of 5,147 square feet. Comprised of 3,152 square feet for Dukane Skin Care built in 1977. Plus additional 1,235 square feet leased to a second tenant at \$1,000/Month plus gas and electric built in 1940.
- Versatile layout includes 10 fully equipped treatment rooms 6 with plumbing, reception and retail areas, staff areas, and additional convertible rooms. Additional basement storage.



Kyle Bernhardt • Broker

Direct: 812-455-7577 • KyleBernhardt@FCTuckerCommercial.com

812-473-6677 • [FCTuckerCommercial.com](https://www.FCTuckerCommercial.com)

7820 EAGLE CREST BLVD., SUITE 200 • EVANSVILLE, IN 47715

The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sale, and withdrawal from the market or change in price.





BUSINESS OVERVIEW

- **Established Brand:** 32 years of operation with a strong reputation and over 2,000 active clients.
- **Financial Strength:** Consistent revenues supported financials available under NDA. Independent valuations completed by CPA and ISBDC.
- **Team & Continuity:** Skilled, experienced staff in place. Current owners open to a structured transition period to ensure smooth continuity.
- **Services Offered:** Facials, waxing, massages, pedicures, and retail product lines, supported by strong annual gift certificate sales both online and in-house.
- **Growth Potential:**
 - Expansion of services and treatments.
 - Retail product growth with e-commerce potential.
 - Rental of treatment rooms for additional income streams.
 - Ability to convert additional space for service expansion.

HOURS

Tuesday - Friday
Wednesday & Thursday
Additionally by appointment only
Saturday
Sunday & Monday

9:00 am - 5:00 pm
9:00 am - 5:00 pm
5:00 pm - 7:00 pm
8:45 am - 3:00 pm
Closed



Kyle Bernhardt • Broker

Direct: 812-455-7577 • KyleBernhardt@FCTuckerCommercial.com

812-473-6677 • FCTuckerCommercial.com

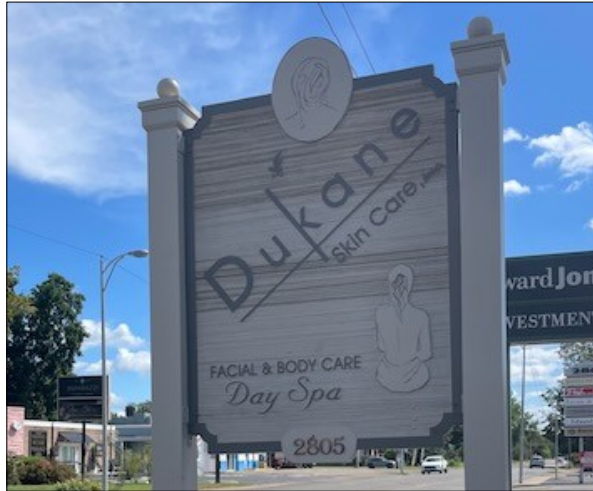
7820 EAGLE CREST BLVD., SUITE 200 • EVANSVILLE, IN 47715

The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sale, and withdrawal from the market or change in price.



PHOTOS

2805 Lincoln Avenue, Evansville, IN 47714 | Offering Memorandum



Kyle Bernhardt • Broker
Direct: 812-455-7577 • KyleBernhardt@FCTuckerCommercial.com

812-473-6677 • FCTuckerCommercial.com

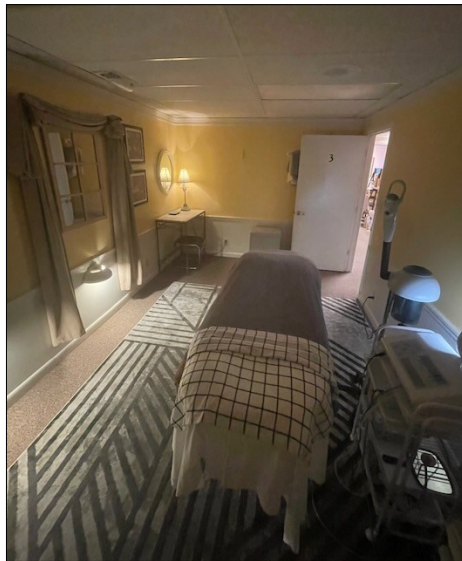
7820 EAGLE CREST BLVD., SUITE 200 • EVANSVILLE, IN 47715

The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sale, and withdrawal from the market or change in price.



PHOTOS

2805 Lincoln Avenue, Evansville, IN 47714 | Offering Memorandum



Kyle Bernhardt • Broker

Direct: 812-455-7577 • KyleBernhardt@FCTuckerCommercial.com

812-473-6677 • FCTuckerCommercial.com

7820 EAGLE CREST BLVD., SUITE 200 • EVANSVILLE, IN 47715

The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sale, and withdrawal from the market or change in price.



AREA OVERVIEW

8,907 AADT Lincoln Avenue

Midtown neighborhood location offers convenient transportation thru main thoroughfares, with less than 1 mile to Lloyd Expy approximately 3 miles to downtown.

Residents of the area's majority single-family homes enjoy proximity to amenities including shopping, restaurants, and the 88 acre greenspace containing the Evansville State Hospital grounds. Features include; Biking and Walking Trails, Woodmere Disc Golf Course, Kay C's Barkville at Woodmere Dog Park, East Youth Baseball, and Evansville Youth Soccer League.

University of Evansville - founded in 1854 sits directly West on Lincoln Avenue.

Only 1.2 miles to Ascension St Vincent campus, which provides clinical training facility for medical residents.

CONCLUSION

This is an exceptional opportunity for an investor or owner-operator to acquire a thriving business with proven financial strength alongside valuable real estate in a prime location. With its established brand, dedicated clientele, and built-in growth avenues, Dukane Skin Care offers both stability and upside potential.



812-473-6677 • FCTuckerCommercial.com

7820 EAGLE CREST BLVD., SUITE 200 • EVANSVILLE, IN 47715

The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sale, and withdrawal from the market or change in price.

