

# BELL OAKS CENTRE

8301 - 8437 Bell Oaks Drive Newburgh, IN 47630



MIDLAND ATLANTIC  
PROPERTIES



## PROPERTY OVERVIEW

Newburgh, Indiana is a town in Warrick County, just east of Evansville with a historic downtown district featuring several specialty shops and river-front restaurants.

## PROPERTY HIGHLIGHTS

- 94,958 Square Foot Schnucks Grocery Anchored Center
- Join a Host of Strong National/Regional Tenants such as Schnucks, H&R Block, Great Clips, Edward Jones, PostNet, Etc.
- Strong Traffic Counts Along Indiana State Route 66 - 35,000 ADT
- Newburgh, IN is a Prominent Suburb of Evansville, IN; The Evansville Metropolitan Area has a Population of 362,263 (2017) and is the Largest Metropolitan Area in the Illinois-Indiana-Kentucky Tri-state Area

DEMOGRAPHICS	3 MILE	5 MILES
Population	37,330	59,529
Average HH Income	\$104,199	\$92,304
Businesses	1,153	2,823
Employees	11,154	34,875

## TRAFFIC COUNTS

State Route 66	34,528
Bell Road	12,132



## MIDLAND ATLANTIC PROPERTIES

Cincinnati Office  
8044 Montgomery Rd, Suite 370  
Cincinnati, OH 45236

MIDLANDATLANTIC.COM

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DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT

Information contained herein has been obtained from sources deemed reliable but is not guaranteed and is subject to change without notice.

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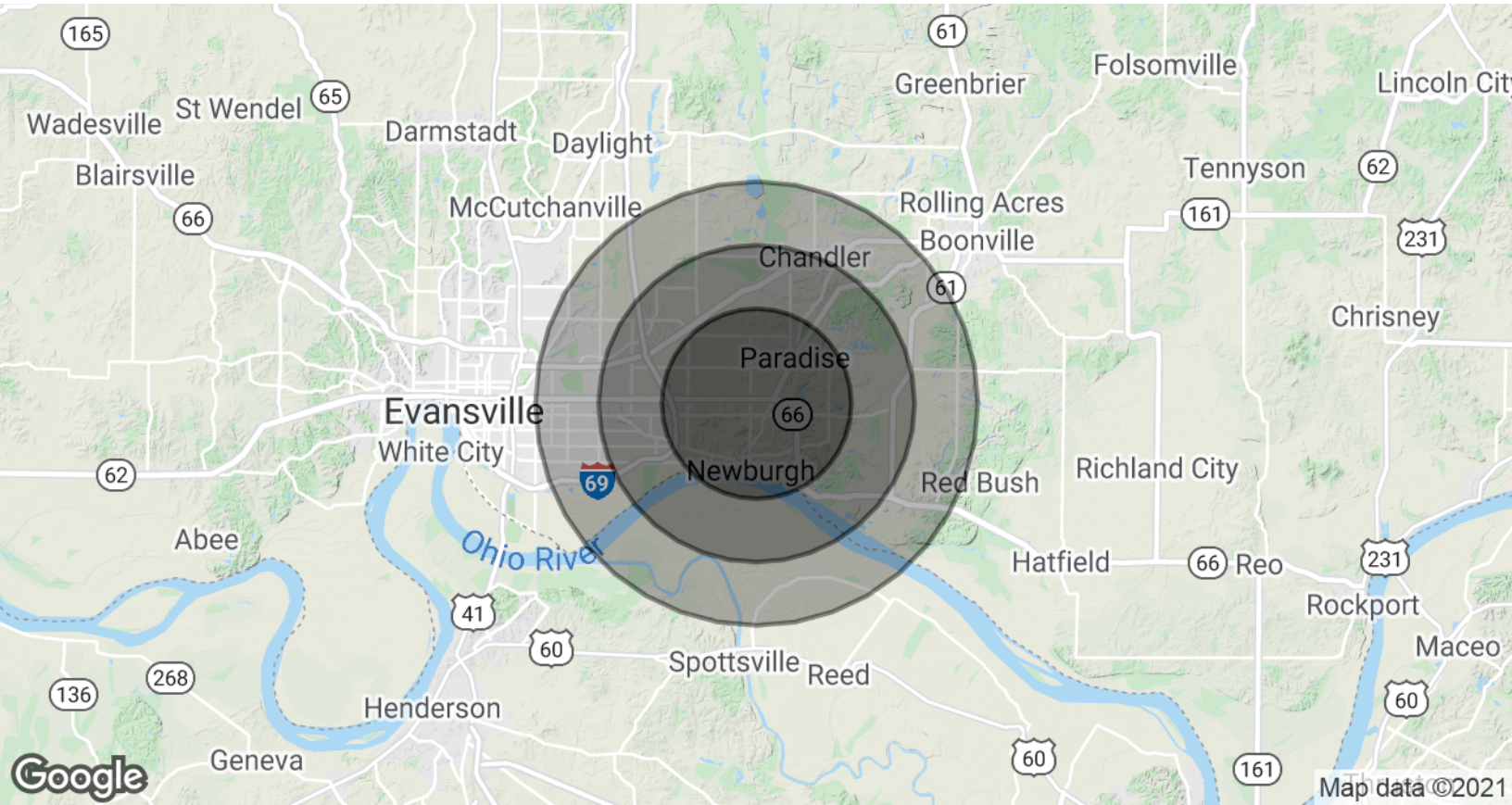


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## POPULATION & HOUSING

	3 MILE	5 MILES	7 MILES
Total Population	37,330	59,529	101,189
Historical Annual Growth (2010-2019)	0.7%	0.5%	0.2%
Total Households	15,156	24,548	44,946
Median Home Value	\$184,538	\$173,772	\$152,218

## INCOME & BUSINESS

	3 MILE	5 MILES	7 MILES
Average HH income	\$104,199	\$92,304	\$79,065
Daytime Population (16+ years)	20,820	51,212	94,449
Total Businesses	1,153	2,823	4,819
Total Employees	11,154	34,875	65,238

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