



5100 E Morgan

5100 E Morgan Ave
Evansville, Indiana 47715

Property Overview

Located on Evansville's highly sought-after east side retail corridor, 5100 E. Morgan Avenue offers a premier restaurant leasing opportunity within one of the city's strongest commercial trade areas.

This 5,677 SF freestanding former Applebee's is ideally positioned along heavily traveled E. Morgan Avenue with excellent visibility and convenient access to Green River Road and the Lloyd Expressway (SR 66). Surrounded by national retailers, complementary dining establishments, medical offices, and dense residential neighborhoods, the property benefits from consistent daytime traffic and strong evening and weekend consumer activity.

Purpose-built for restaurant use, the building offers an established dining layout and prominent presence within a high-demand corridor, making it an outstanding opportunity for operators seeking a well-located, recognizable site with proven restaurant history and strong market fundamentals.

Property Highlights

- Strong traffic counts along E. Morgan Avenue
- Proximity to Green River Road retail hub
- Easy access to Lloyd Expressway (SR 66)
- Established commercial trade area with high consumer density
- Ample on-site parking
- Signalized access nearby

Offering Summary

Lease Rate:	\$17.00 SF/yr (NNN)
Tax Rate:	\$5.89 SF/yr
Available SF:	5,617 SF

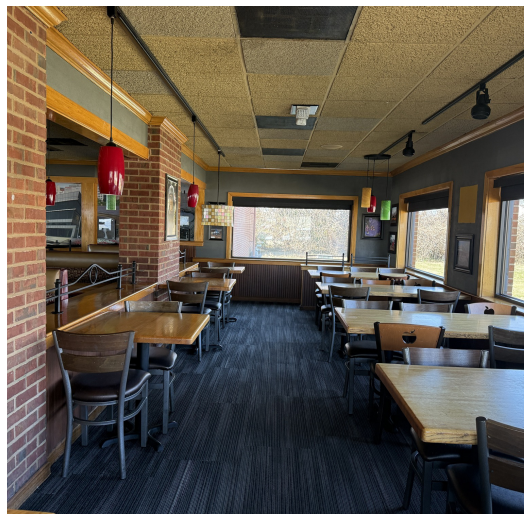
For More Information

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