

Historic Opportunities AVAILABLE



129
SOUTHEAST
FOURTH
STREET

Property Summary

ADDRESS: 129 SOUTHEAST FOURTH STREET
EVANSVILLE, IN 47708

SQUARE FOOTAGE 1,900- 5,700 SF + PATIO

NEIGHBORHOOD: DOWNTOWN HISTORIC DISTRICT

LOT SIZE: 3,572 SF (38' X 94')

PARKING: STREET PARKING & PUBLIC GARAGE

CONSTRUCTION TYPE: BRICK/RUBBER MEMBRANE ROOF

SIGNAGE OPPORTUNITIES: PAINTED/MOUNTED LETTERS/ NEON

Location Highlights

HISTORIC 2-STORY BUILDING | 1,900 SQUARE FEET PER LEVEL PLUS A FULL BASEMENT.

THE GARDEN | 1,400 SQUARE FEET OF PRIVATE OUTDOOR SPACE WITH 5' TALL BRICK WALLS.

SOARING CEILINGS | 14-FOOT CEILINGS ON MAIN LEVEL AND 12-FOOT ON 2ND LEVEL.

NEW ROOF | RUBBER MEMBRANE ROOF INSTALLED IN 2022.

NEW GREASE TRAP, SEWER & WATER SERVICE | 1,500-GALLON GREASE TRAP, 6" SEWER LINE AND 2" WATER LINE.

NEW PELLA WINDOWS | PELLA RESERVE HISTORIC REPLICA DOUBLE HUNG WINDOWS.

BUILDING DELIVERY | ADDITIONAL TENANT IMPROVEMENTS/BUILD-OUT AVAILABLE



129
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STREET



a charming
historical block.

129
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join Samuel's in
this downtown
restaurant
destination.





cmoe

ford center

old national
events plaza

deaconess

iu school of
medicine

129
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STREET

a gateway into downtown.



129
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patio sidewalk access

building signage
options.



public parking

pedestrian friendly
with excellent event
foot traffic.

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patio sidewalk access

the garden.

a 1,400 sq. ft. private outdoor garden patio area with 5' brick privacy walls.



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historic curb appeal.

Downtown Highlights

19,000 downtown employees.

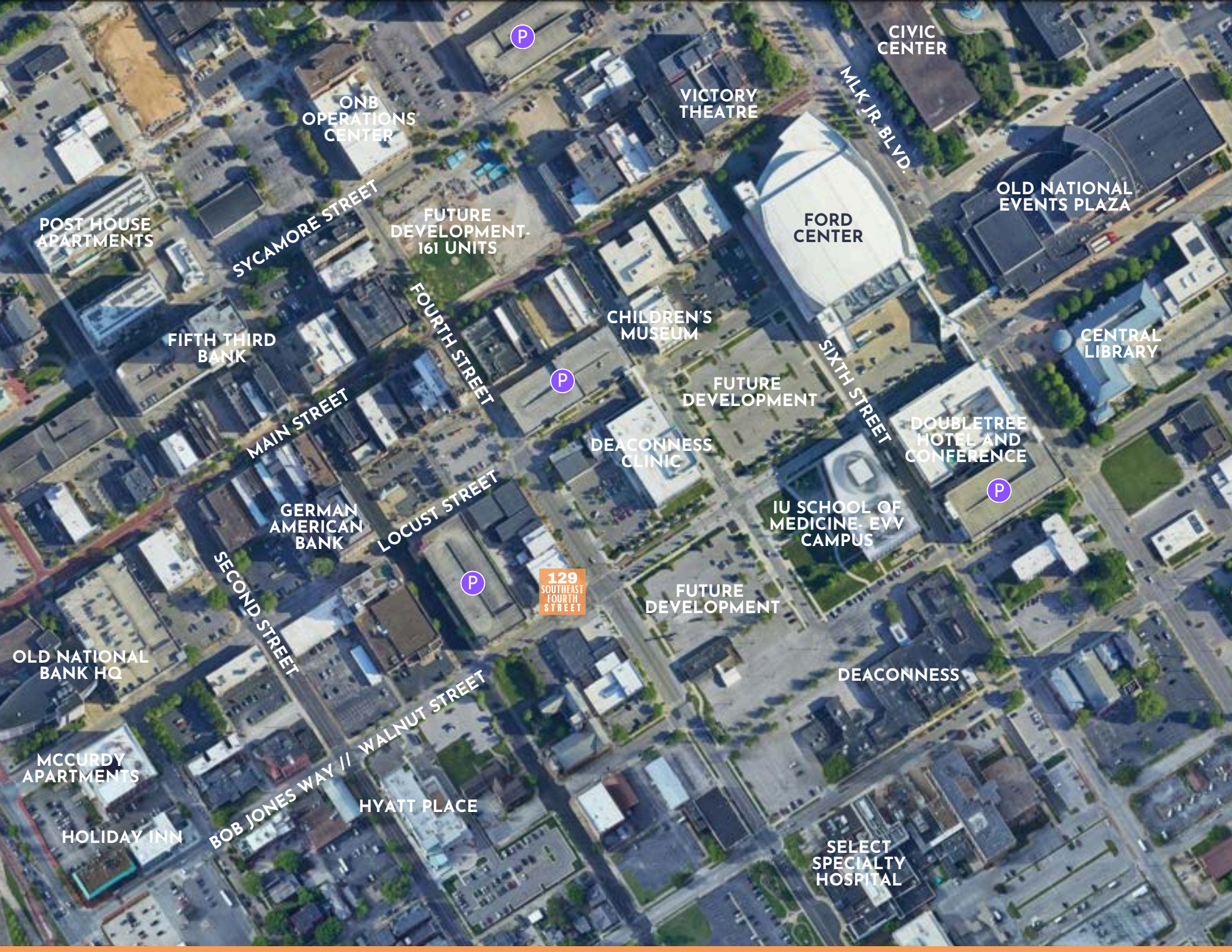
more than 1,700 downtown residents with an additional 400+ residential units planned.

750 hotel rooms within a 5-minute walk.

750,000 annual event attendees just steps away.

over 7,000 public & private parking spaces downtown.





CIVIC CENTER

MLK JR. BLVD.

VICTORY THEATRE

ONB OPERATIONS CENTER

OLD NATIONAL EVENTS PLAZA

FUTURE DEVELOPMENT- 161 UNITS

FORD CENTER

POST HOUSE APARTMENTS

SYCAMORE STREET

CHILDREN'S MUSEUM

FOURTH STREET

CENTRAL LIBRARY

FIFTH THIRD BANK

FUTURE DEVELOPMENT

MAIN STREET

P

DOUBLETREE HOTEL AND CONFERENCE

DEACONNESS CLINIC

LOCUST STREET

GERMAN AMERICAN BANK

IU SCHOOL OF MEDICINE- EVV CAMPUS

129 SOUTHEAST FOURTH STREET

FUTURE DEVELOPMENT

P

SECOND STREET

DEACONNESS

OLD NATIONAL BANK HQ

BOB JONES WAY // WALNUT STREET

HYATT PLACE

MCCURDY APARTMENTS

HOLIDAY INN

SELECT SPECIALTY HOSPITAL

CENTRAL LIBRARY

DOUBLETREE HOTEL AND CONFERENCE

IU SCHOOL OF MEDICINE- EVV CAMPUS

P

OLD NATIONAL EVENTS PLAZA (2,000 SEATS)

P

129 SOUTHEAST FOURTH STREET

DEACONNESS DOWNTOWN

P

PUBLIC PARKING

FORD CENTER (11,000 SEATS)

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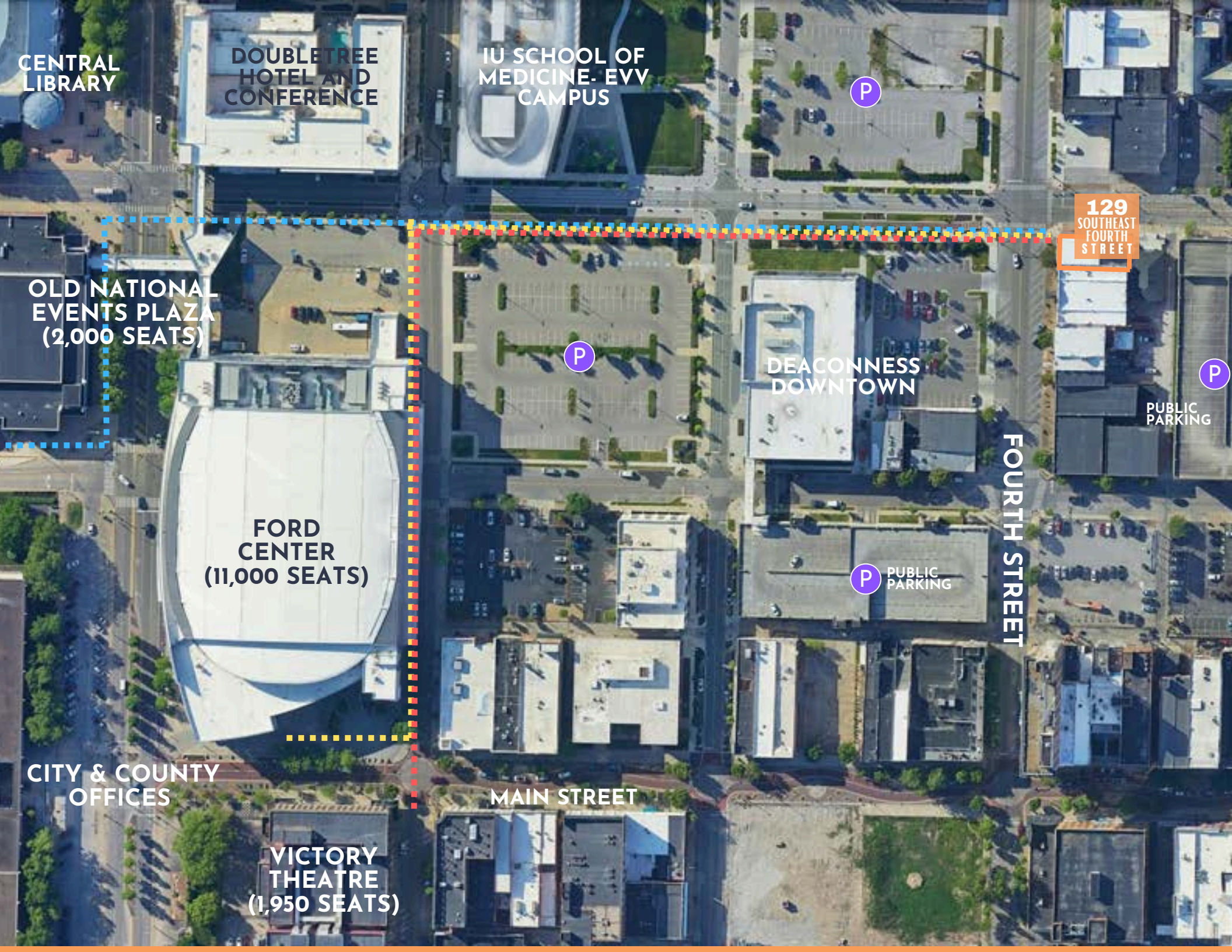
PUBLIC PARKING

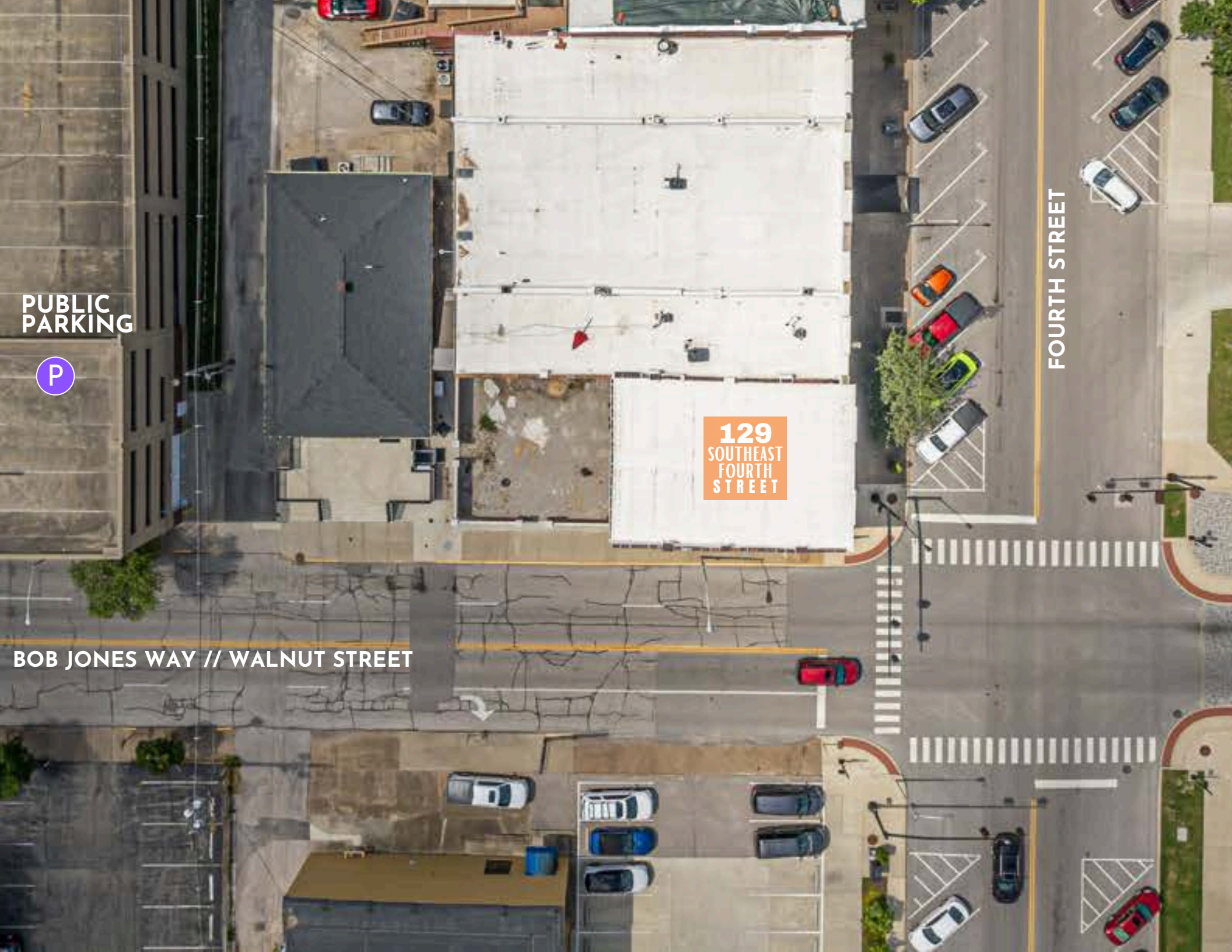
FOURTH STREET

CITY & COUNTY OFFICES

MAIN STREET

VICTORY THEATRE (1,950 SEATS)





PUBLIC
PARKING



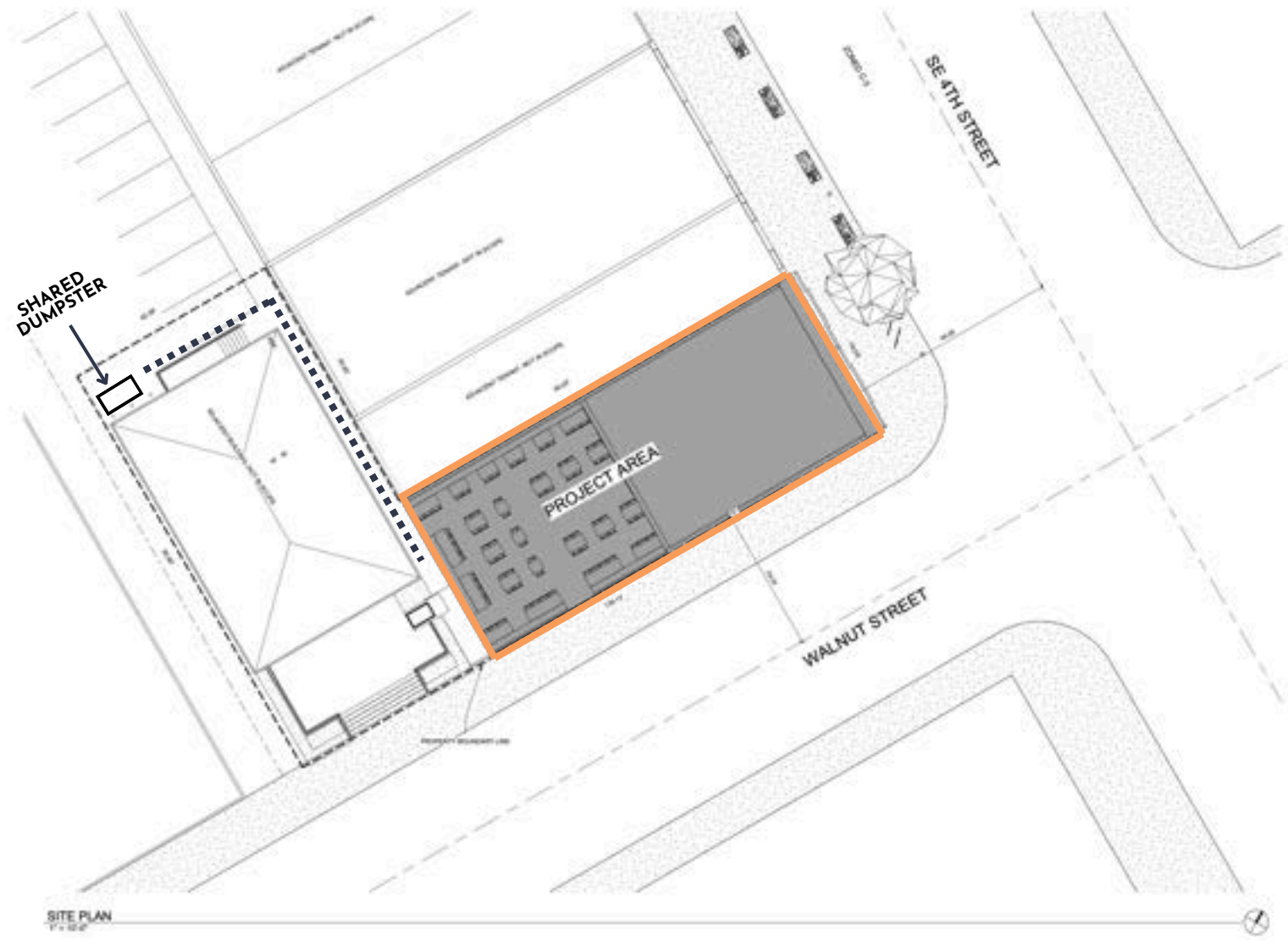
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BOB JONES WAY // WALNUT STREET

FOURTH STREET

3,572 square feet lot includes
1,400 square foot patio area .

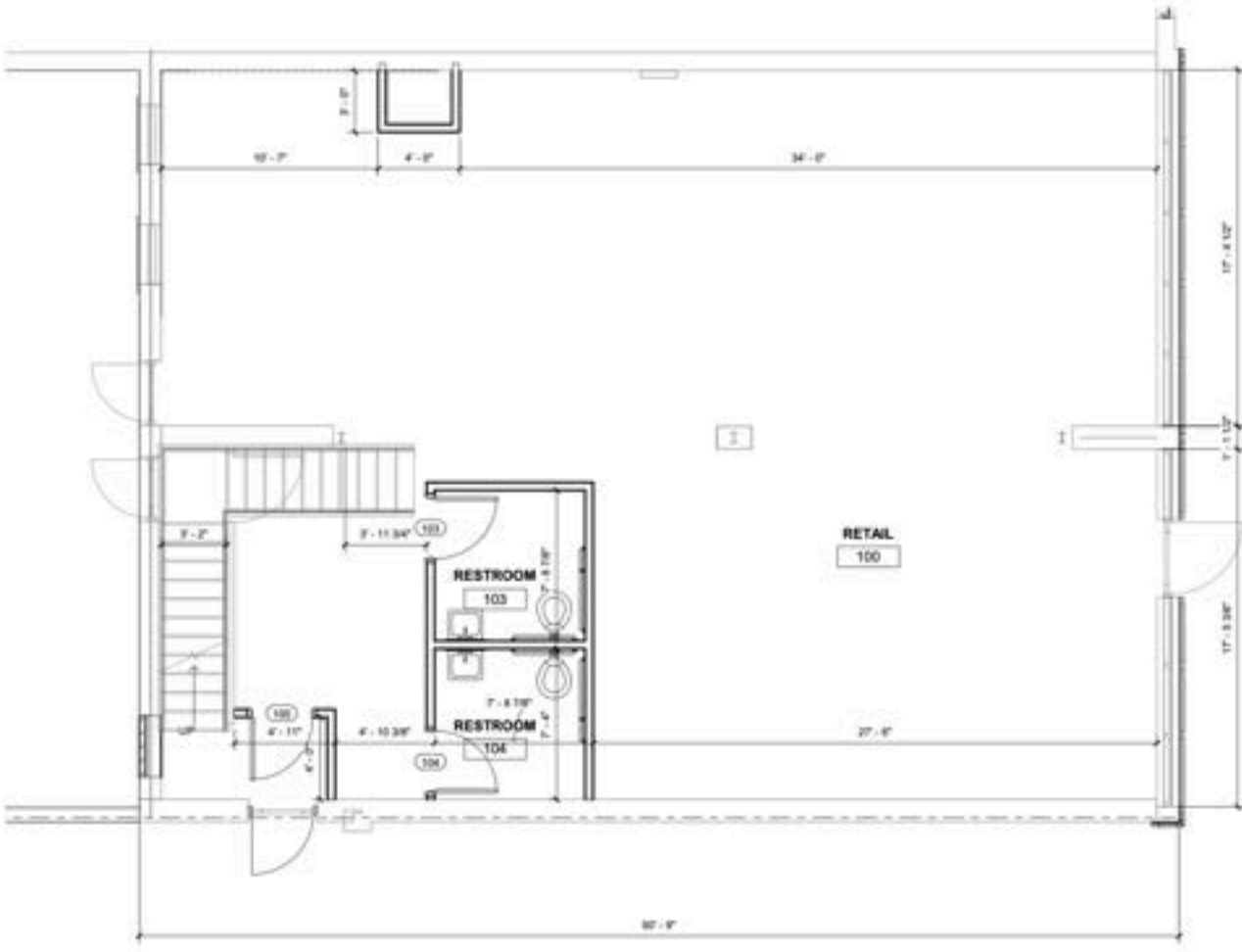
site
plan



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1,900 square feet.

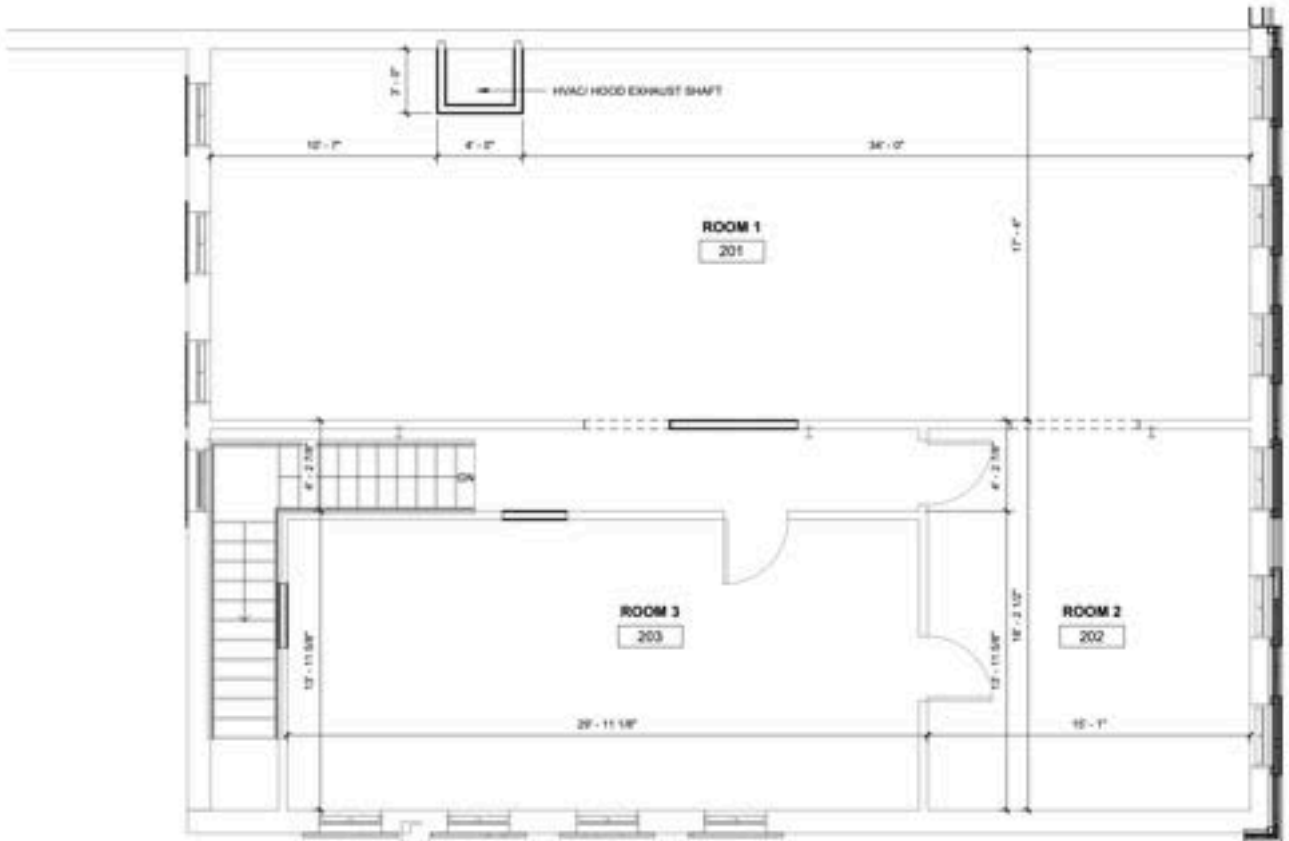
first floor



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1,900 square feet.

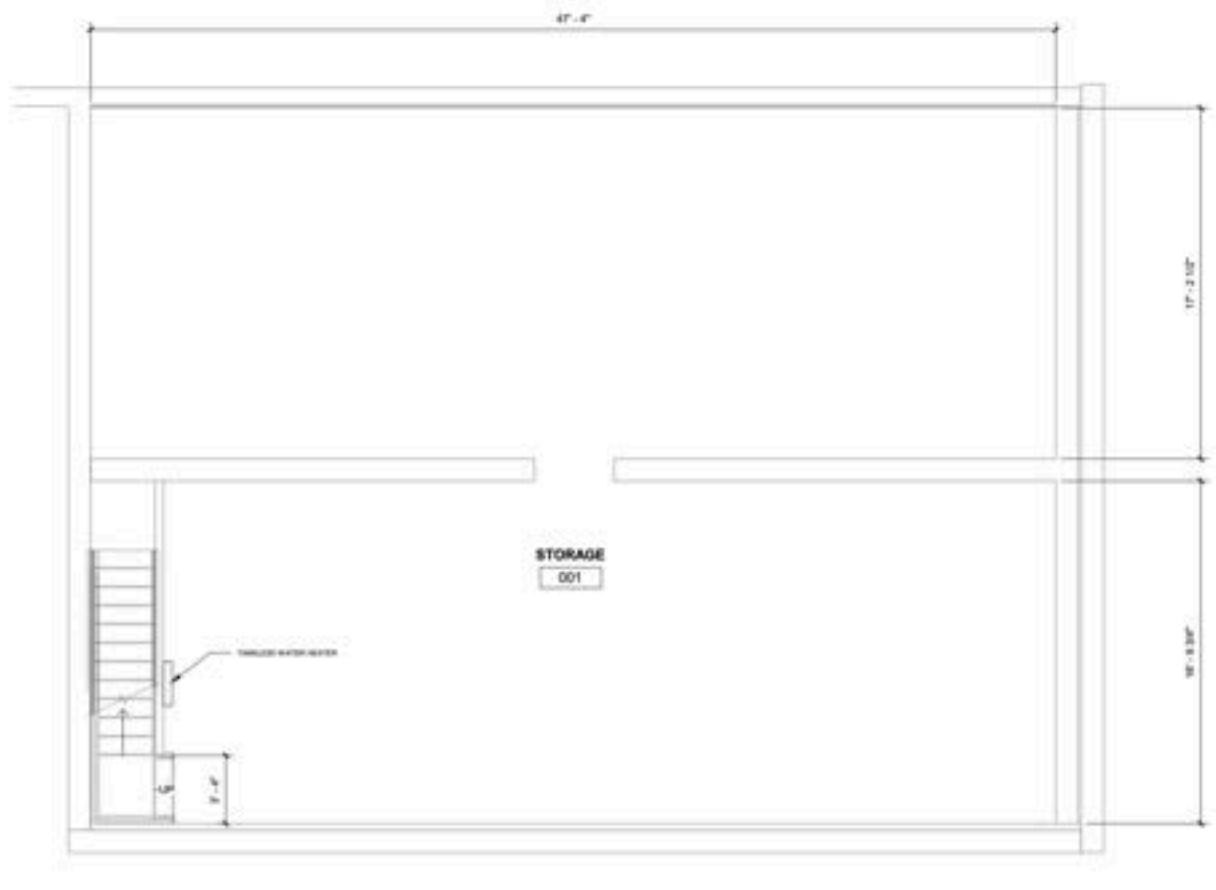
second floor



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1,900 square feet.

basement
level



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FOURTH
STREET



KEVIN FULTON

615.796.4076

KFULTON@MARKETRETAILPARTNERS.COM

the city of evansville.

north.

INTERSTATE 69

LLOYD EXPRESSWAY

FULTON AVENUE

ohio river

west.

129
SOUTHEAST
FOURTH
STREET

U.S. HWY 41

east.

LINCOLN AVENUE

WASHINGTON AVENUE

RIVERSIDE DRIVE

downtown.



Market
Retail
Partners

real estate
group

RELATIONSHIPS. REPUTATION. RESULTS.