



West Franklin Storefront

2231 2233 W Franklin St
Evansville, Indiana 47712

Property Overview

Spacious, versatile suites located on a prominent corner with outstanding signage potential. Previously occupied by an interior design studio and retail/craft store. The layouts are well-suited for retail, showroom, or professional office use. Off-street parking is provided at the rear of the building in addition to parking along Franklin Street.

The space features LVP flooring throughout, high-end fixtures, and a clean, modern aesthetic. Utilities are separately metered for gas and electric. Tenant is responsible for taxes and insurance billed at \$1.50/SF. Base rent is quoted for a 60-month lease, with a 3-year term available at a premium rate. Suites can be combined.

Property Highlights

- Prime location on Franklin Street
- Spacious and versatile floor plan
- High traffic visibility
- Modern exterior and interior design
- Ample parking for customers and employees
- Great signage and branding opportunities

Spaces	Lease Rate	Space Size
Suite E	\$2,200 per month	2,120 SF
Suite F	\$1,740 per month	1,670 SF

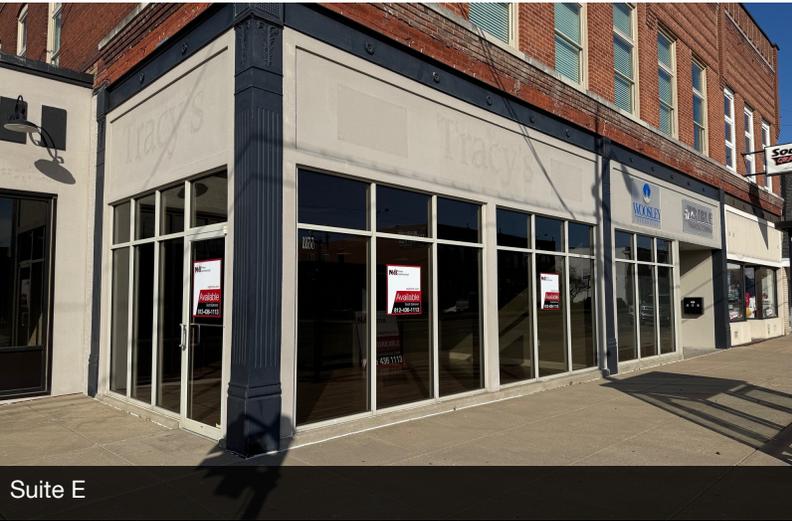
For More Information

Scott Edmond

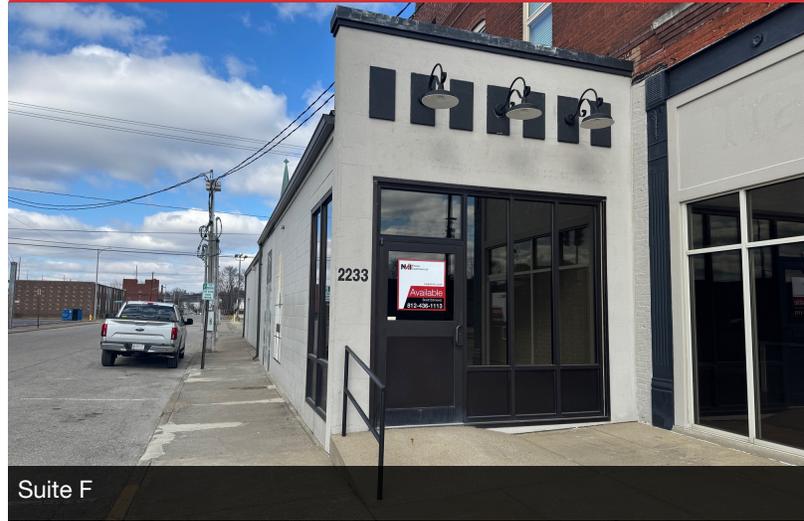
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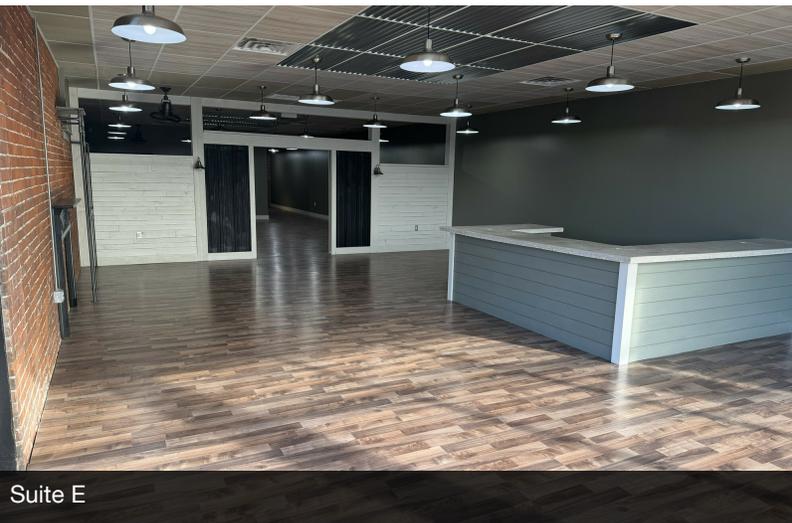
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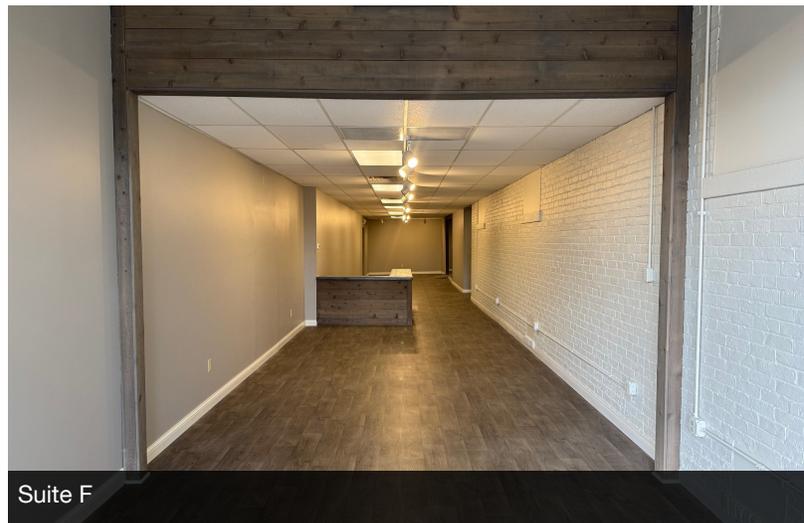
Suite E



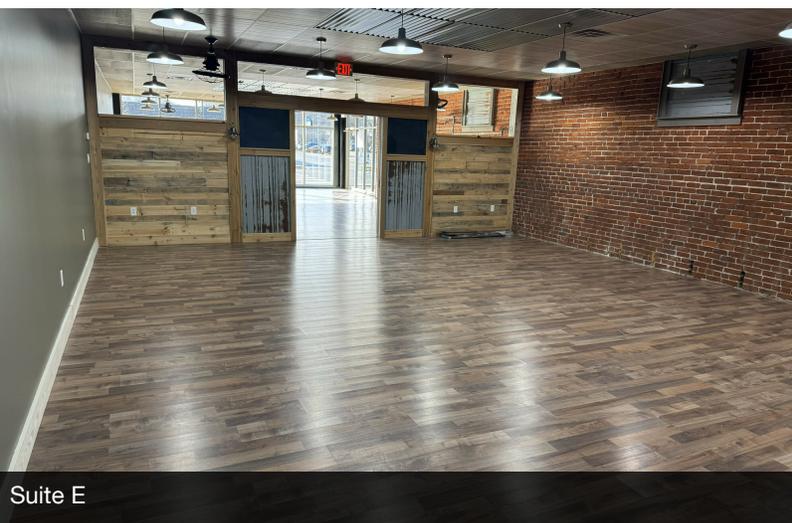
Suite F



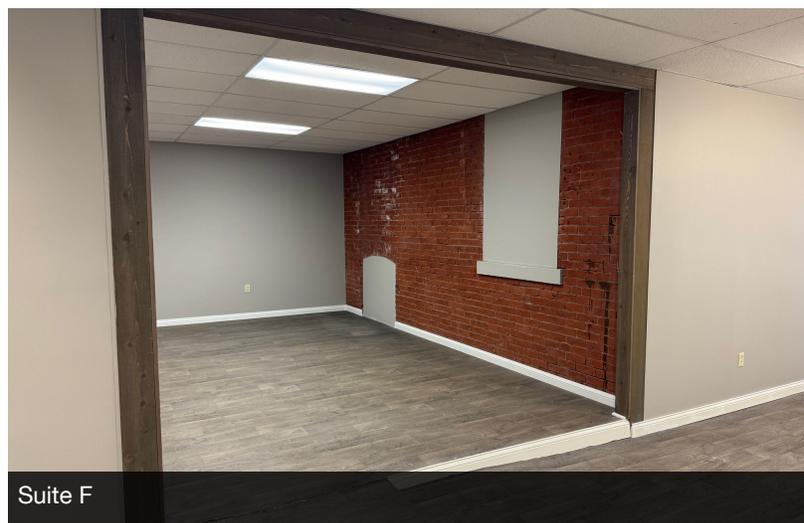
Suite E



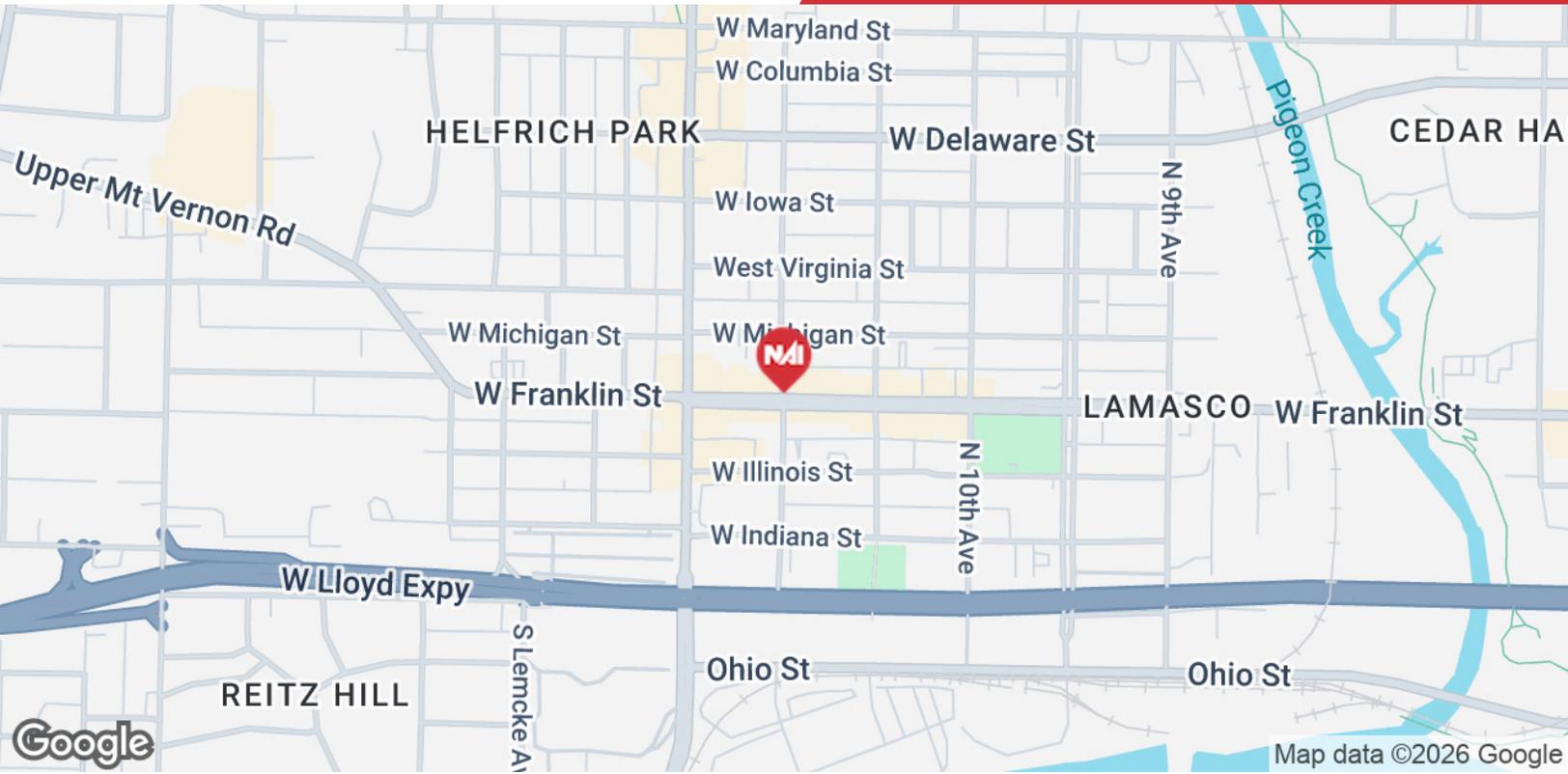
Suite F



Suite E



Suite F



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