

Shoe Carnival Towne Centre

Green River Road at Virginia Street
Evansville, IN 47715



PROPERTY SUMMARY

Region: Indiana / Vanderburgh County / City of Evansville
MSA: Evansville, IN
GLA: 202,051

Market Profile and Income Summary

	3 MILES		5 MILES		10 MILES	
	2024 Estimate	2029 Forecast	2024 Estimate	2029 Forecast	2024 Estimate	2029 Forecast
Population	65,576	64,602	123,602	122,924	231,977	231,050
Daytime Population	74,547		149,879		243,195	
Households	29,733	29,748	53,785	54,261	97,468	98,444
Average HH Size	2.14	2.10	2.22	2.19	2.30	2.27
Average HH Income	\$75,162	\$87,562	\$73,971	\$85,860	\$85,066	\$98,485
Median HH Income	\$56,752	\$64,754	\$54,373	\$61,442	\$61,873	\$72,029
Per Capita Income	\$34,103	\$40,339	\$32,329	\$38,046	\$35,879	\$42,107

Traffic Data

ACPD	Main Thoroughfare	Start Location	End Location
24,798	Green River Road	At Virginia Street	
31,788	Green River Road	At Lloyd's Expressway/S.R. 66	
24,874	Green River Road	At Morgan Avenue/S.R. 62	
47,908	Lloyd's Expressway	Just East of Green River Road	
52,091	Lloyd's Expressway	Just East of Stockwell Road	

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT AND IS OBTAINED FROM SOURCES WE DEEM AS RELIABLE. WE ASSUME NO LIABILITY FOR ERRORS OR OMISSIONS HEREIN.

04/29/25

Leasing - Development - Brokerage - Tenant Representation - Acquisitions - Property Management

www.BroadbentCompany.com