

Day Care / Office / Retail / Flex Space for Lease

5101 Vogel Road Evansville, IN 47715



Demographics: (5-mile radius)

2020

Population: 106,917
Households: 46,909

2025

Population: 106,766
Households: 47,396
Average Income: \$ 70,744

2030

Population: 106,457
Households: 47,686
Average Income: \$ 78,878

Contact:

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Financial Information:

Lease: \$9.75 / SF / NNN
NNN cost: \$6.21/SF

Details:

Building Size: 104,942 SF
Available Space: +/- 17,577 SF
Lot Size: 10.64 acres
Year Built / Renovated: 1986 / 2007
Zoned: C-4
of Floors: 1
Buildings: 1
Restrooms: multiple

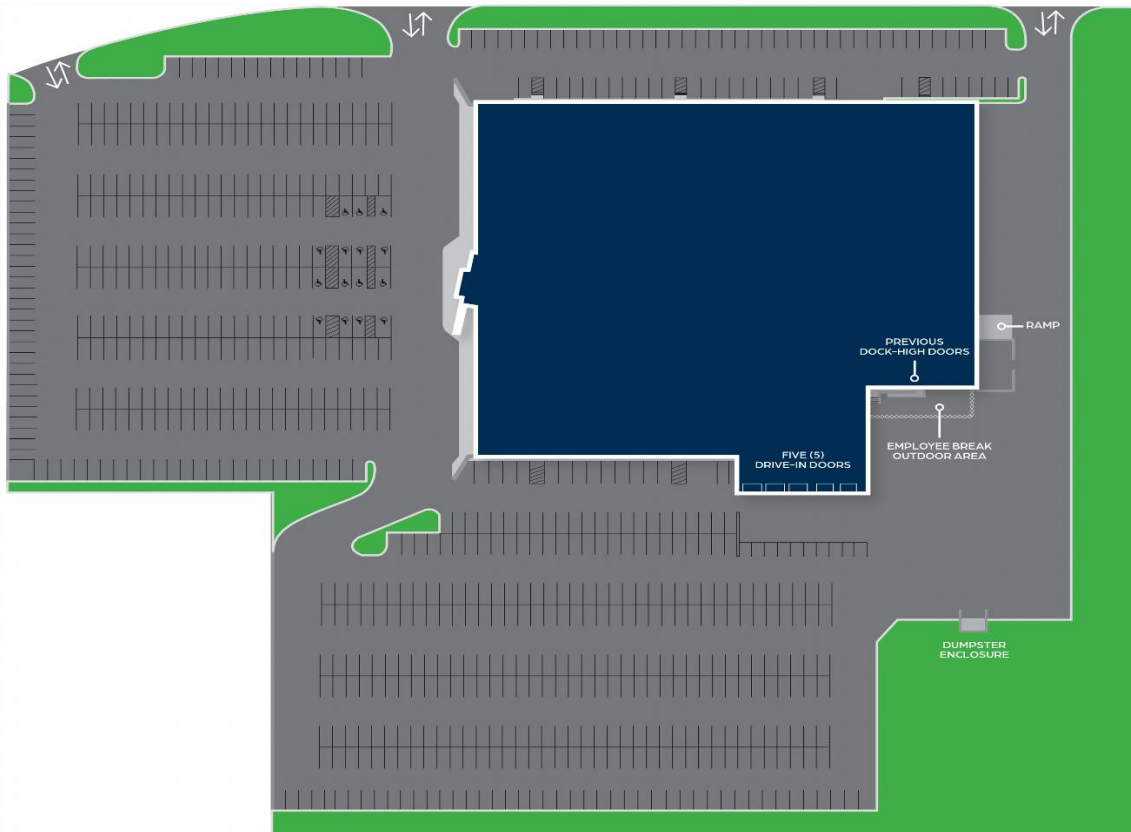
Parking spaces: 711
Parking Lot: Asphalt
Ceiling Height: 24' (above drop ceiling)
Construction: Steel / Block
Location: Between Green River and Burkhardt
Furniture / Cubicles: Negotiable
Parcel ID: 82-06-24-014-140.002.027

Property Description:

- Ideal for child care facility, office, or retail with private entrance and large amount of parking in the heart of Evansville, Indiana's growing East side
- Excellent location and access
- Raised floor for IT access with approximately 80 cubicle workstations
- Shared entrance in front with private access door on south side of subject space
- Restrooms are shared with AT&T call center
- Neighbors include Eastland Mall, Kings Great Buys, and many restaurants, banks, retailers, and office buildings



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