

**LEASE**

**1223 Hirschland Rd**

**1223 HIRSCHLAND RD**

Evansville, IN 47715

**PRESENTED BY:**

**ANDY MARTIN, CCIM**

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IN #RB14043658

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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$17.50 - 20.00 SF/yr (NNN)
<b>BUILDING SIZE:</b>	12,316 SF
<b>AVAILABLE SF:</b>	1,630 - 8,665 SF
<b>LOT SIZE:</b>	1.75 Acres
<b>YEAR BUILT:</b>	2023
<b>ZONING:</b>	C-4
<b>MARKET:</b>	Evansville
<b>SUBMARKET:</b>	Promenade

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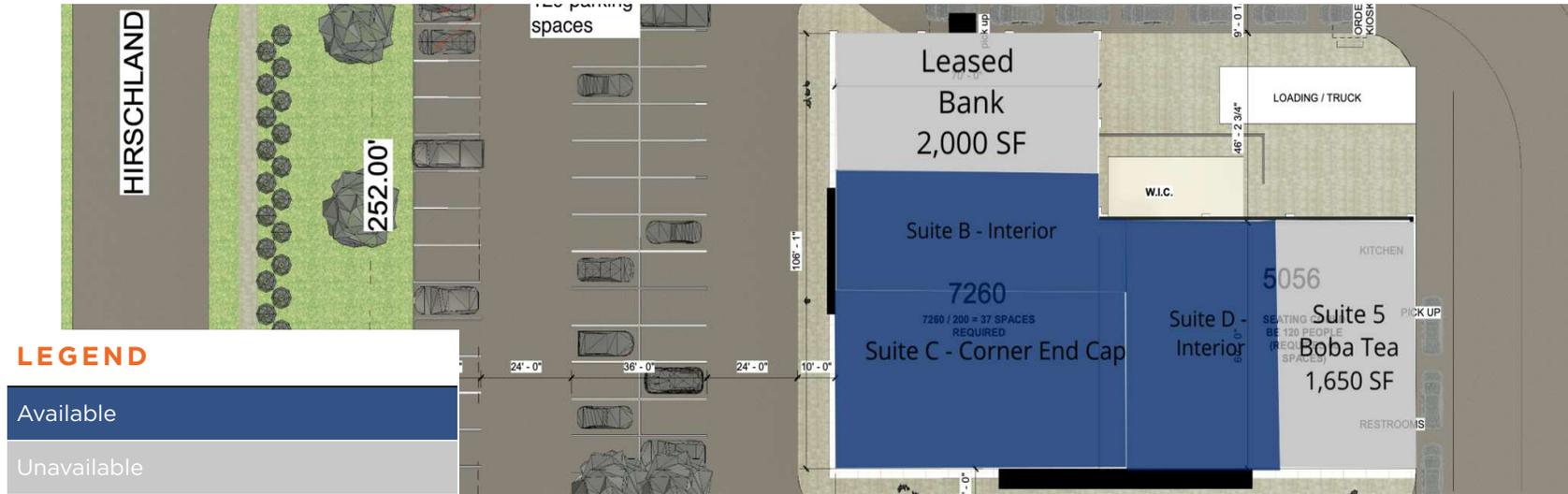
## PROPERTY OVERVIEW

SVN | The Martin Group is pleased to present this highly visible shopping center located in The Promenade on Evansville's east side. Signiel Plaza is a new construction building is situated at the entrance to The Promenade, directly adjacent to Fresh Thyme Farmer's Market and Drake's. There are 6+/- spaces remaining ranging from 1,630 - 2,000 SF (12,316 contiguous), each fronting Hirschland Rd and Vogel Rd. The property has one drive thru for the northern suite and one pick up window with the east suite. The center has an abundance of well lit parking with quick access to Burkhardt Rd. Offering rent is Cold Dark Shell. Other tenants in the area are Fresh Thyme, Wasabi Hibachi Grill, Spectrum Communications, Drake's, Mister B's, Sam's Club, Academy Sports, Marshall's, Costco and many others. Vogel Rd has been extended and connects Eastland Mall all the way to Cross Pointe Blvd and Costco. This center is perfect for retailers, restaurants, medical users, or anyone looking to take advantage of the lifestyle being created at The Promenade.

## PROPERTY HIGHLIGHTS

- Areas Strongest Retail Corridor
- Located directly next to Fresh Thyme

# PLANS



## LEASE INFORMATION

<b>LEASE TYPE:</b>	NNN	<b>LEASE TERM:</b>	120 months
<b>TOTAL SPACE:</b>	1,630 - 8,665 SF	<b>LEASE RATE:</b>	\$17.50 - \$20.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1223 Hirschland Rd. Suite A - Bank	Bank	2,000 SF	NNN	-	-
1223 Hirschland Rd Suite B - Interior	Available	1,630 - 8,665 SF	NNN	\$17.50 SF/yr	CAM Estimated at \$6/SF. Rent is quoted as Cold Dark Shell.

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**PLANS**

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1223 Hirschland Rd Suite C - Corner End Cap	Available	2,000 - 8,665 SF	NNN	\$20.00 SF/yr	CAM Estimated at \$6/SF. Rent is quoted as Cold Dark Shell.
1223 Hirschland Rd Suite D - Interior	Available	1,630 - 8,665 SF	NNN	\$17.50 SF/yr	CAM Estimated at \$6/SF. Rent is quoted as Cold Dark Shell.
1223 Hirschland Rd Suite E	Boba Tea	1,650 - 12,316 SF	NNN	-	Cold Dark Shell. Space can accommodate a pick up window.

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**EXTERIOR PHOTOS**



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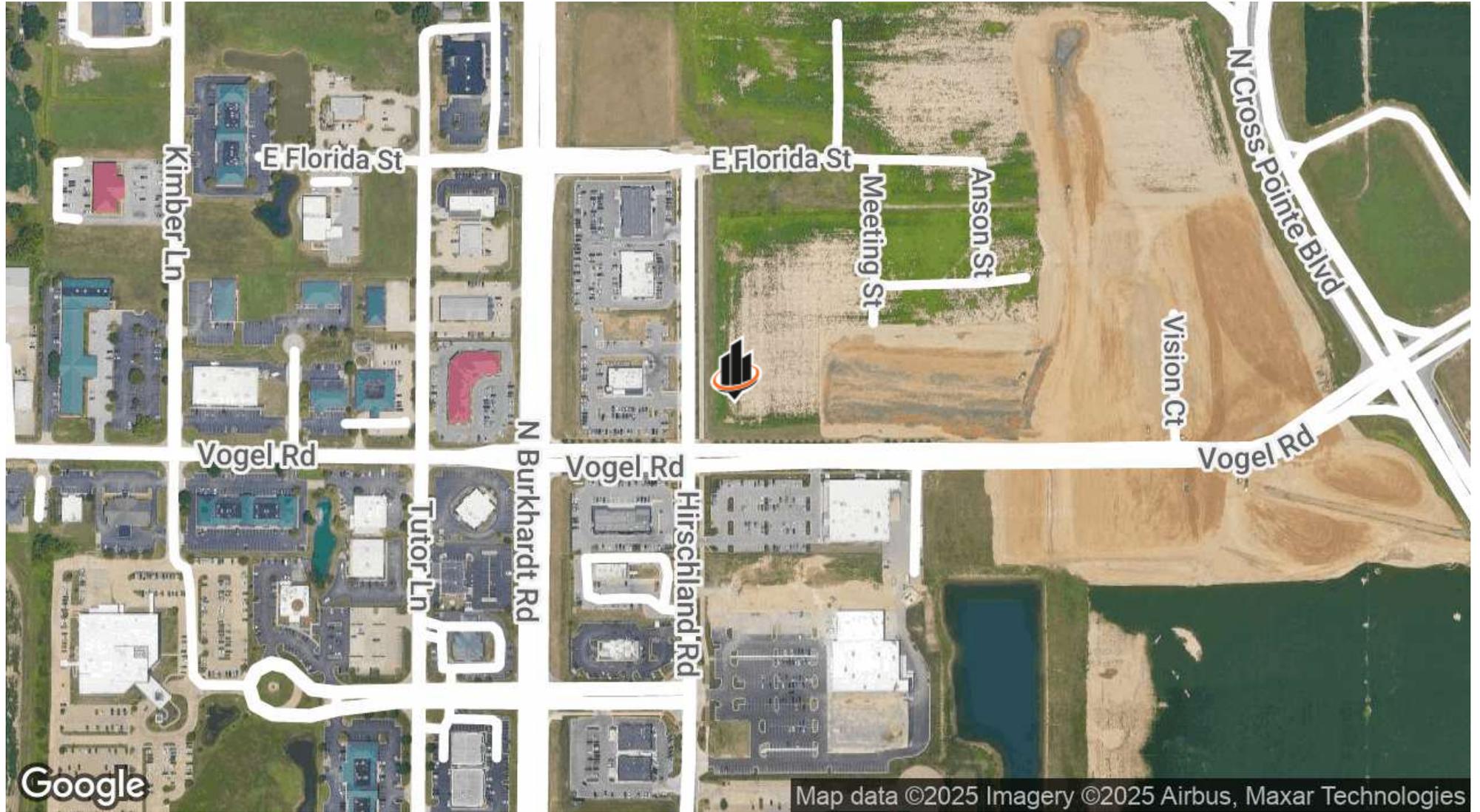
## REGIONAL MAP



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# LOCATION MAP



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# The Promenade of Evansville



SCALE 1" = 150'

0 150 300

**MORLEY**  
ARCHITECTS & ENGINEERS & CONSTRUCTORS  
1800 Hirschland Rd., Suite 200  
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Phone: 812.426.8100  
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**The Promenade**  
Layout with Vogel  
Improvements  
Evansville, IN

Prepared by:	JME	Date:	10/17/22
Checked by:	AMC	Date:	1/13/2022

2022 BY T3 Vogel Road Improvements

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# DEMOGRAPHICS MAP & REPORT

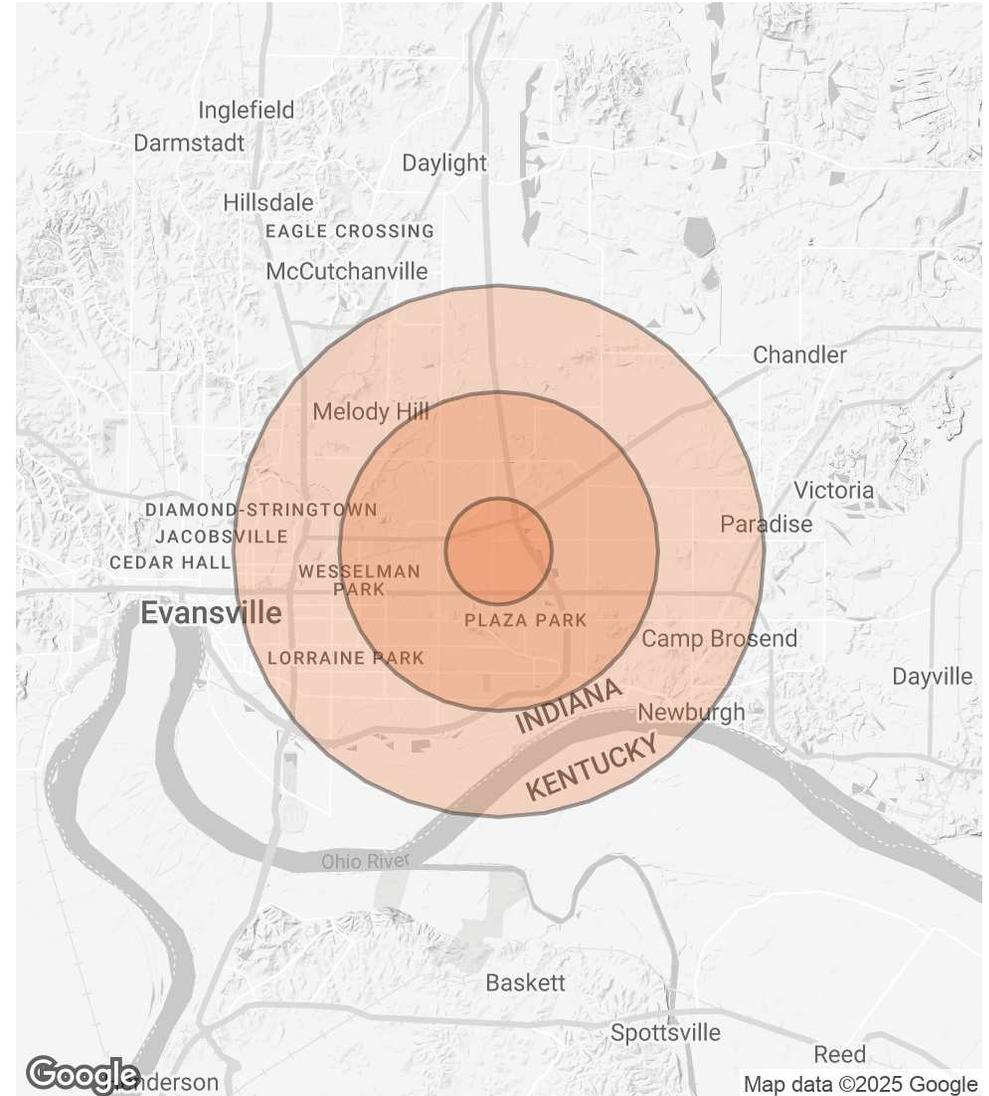
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	3,366	36,213	99,710
<b>AVERAGE AGE</b>	37.2	43.9	41.0
<b>AVERAGE AGE (MALE)</b>	37.2	41.5	39.6
<b>AVERAGE AGE (FEMALE)</b>	38.6	47.2	42.6

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	2,034	18,646	48,025
<b># OF PERSONS PER HH</b>	1.7	1.9	2.1
<b>AVERAGE HH INCOME</b>	\$53,156	\$71,120	\$66,176
<b>AVERAGE HOUSE VALUE</b>	\$199,518	\$200,745	\$180,422

\* Demographic data derived from 2020 ACS - US Census



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