

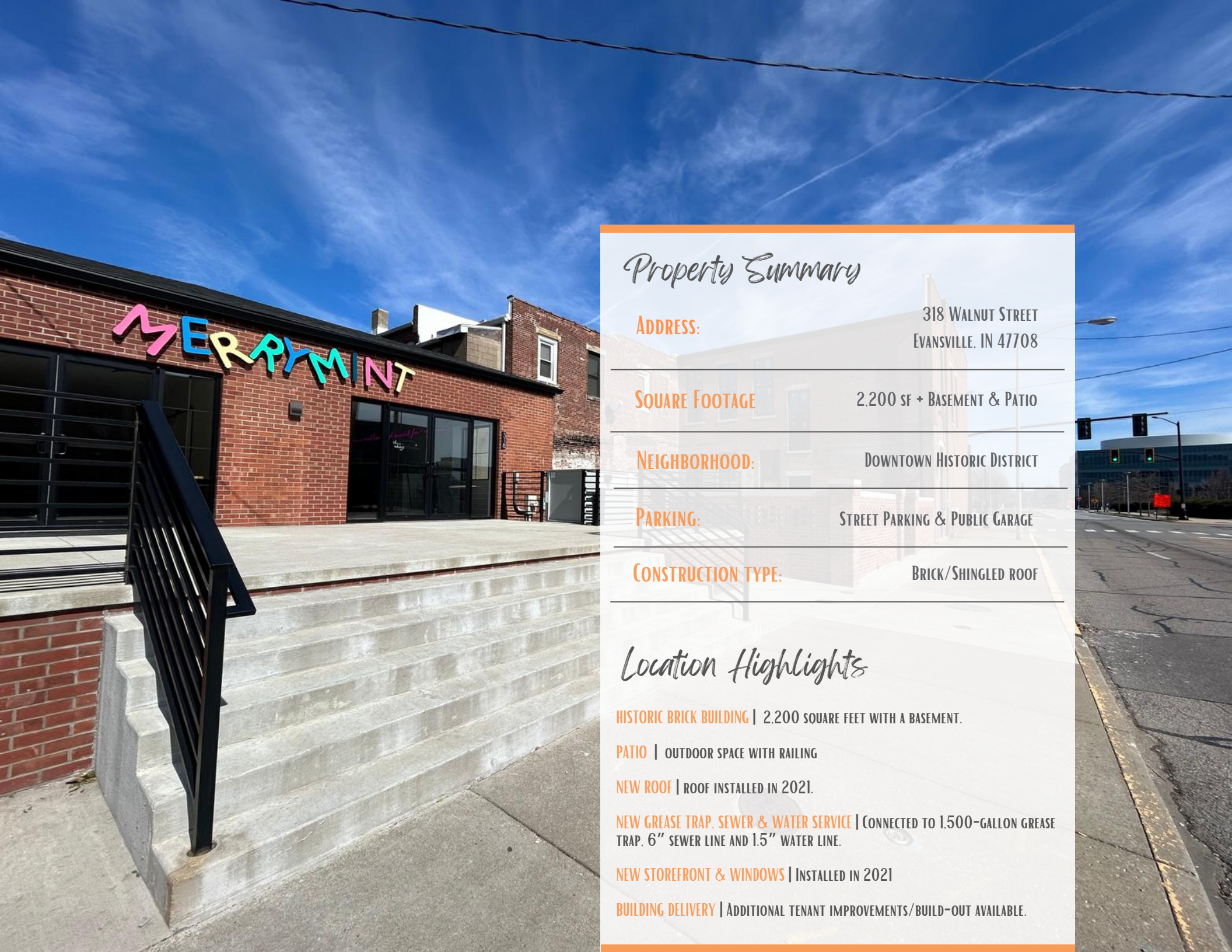
**318  
WALNUT  
STREET**



SPACE FOR  
LEASE  
CALL  
615.791.4074

**SPACE AVAILABLE  
FOR LEASE**





## Property Summary

**ADDRESS:**

318 WALNUT STREET  
EVANSVILLE, IN 47708

**SQUARE FOOTAGE**

2,200 SF + BASEMENT & PATIO

**NEIGHBORHOOD:**

DOWNTOWN HISTORIC DISTRICT

**PARKING:**

STREET PARKING & PUBLIC GARAGE

**CONSTRUCTION TYPE:**

BRICK/SHINGLED ROOF

## Location Highlights

**HISTORIC BRICK BUILDING** | 2,200 SQUARE FEET WITH A BASEMENT.

**PATIO** | OUTDOOR SPACE WITH RAILING

**NEW ROOF** | ROOF INSTALLED IN 2021.

**NEW GREASE TRAP, SEWER & WATER SERVICE** | CONNECTED TO 1,500-GALLON GREASE TRAP, 6" SEWER LINE AND 1.5" WATER LINE.

**NEW STOREFRONT & WINDOWS** | INSTALLED IN 2021

**BUILDING DELIVERY** | ADDITIONAL TENANT IMPROVEMENTS/BUILD-OUT AVAILABLE.

**318**  
**WALNUT**  
**STREET**



**318**  
WALNUT  
STREET



historic curb appeal.

# 318 WALNUT STREET



**318  
WALNUT  
STREET**



**a gateway into downtown.**



a charming  
historical block.

318  
WALNUT  
STREET

90,000 different individuals  
walked by in the last 12-  
months.

public parking

pedestrian friendly  
with excellent event  
foot traffic.



318  
WALNUT  
STREET



# Downtown Highlights

**750,000 annual event attendees just steps away.**

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**19,000 downtown employees.**

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**over 7,000 public & private parking spaces downtown.**

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

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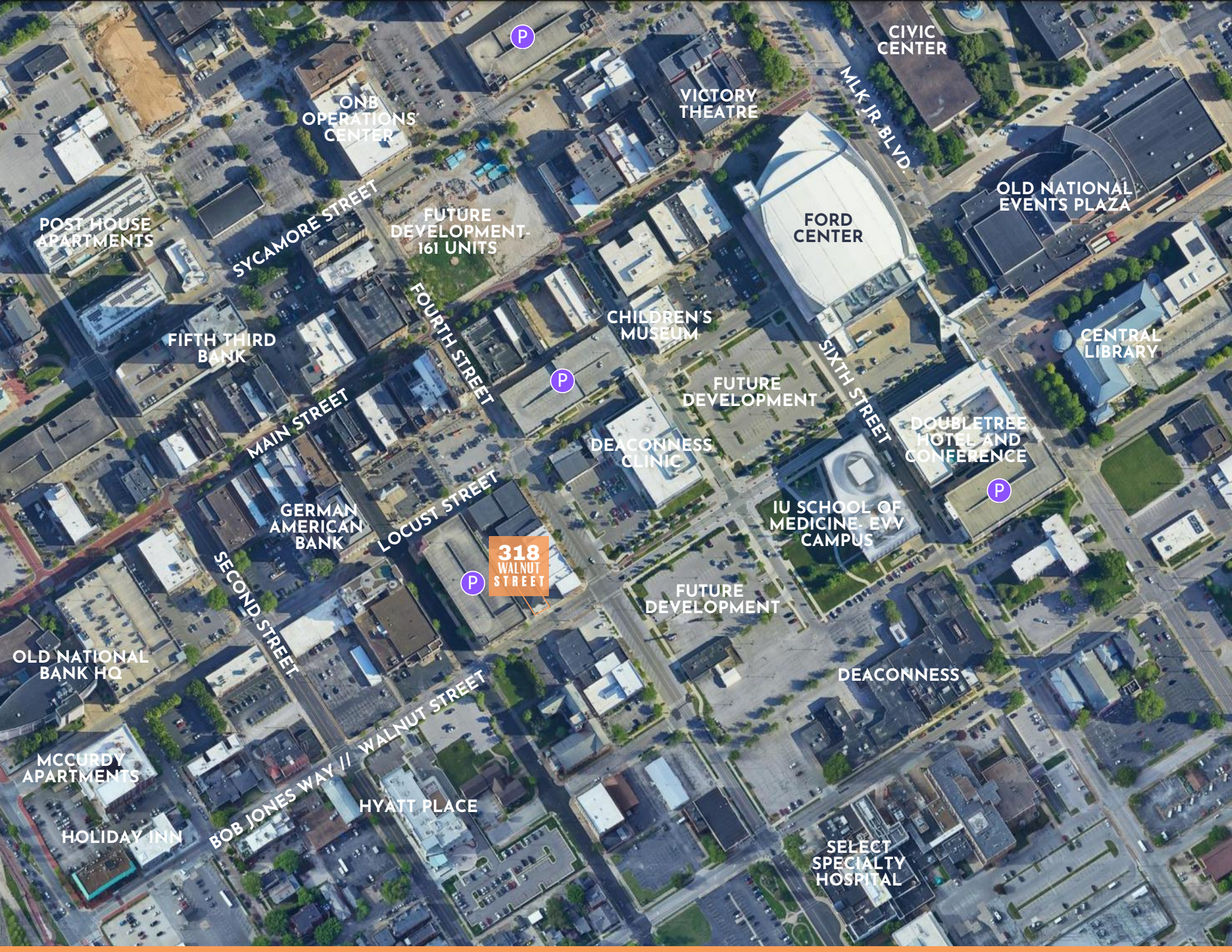
**750 hotel rooms within a 5-minute walk.**

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**Placer.ai counted 90,000 different individuals walking by this building in the last 12 months.**

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CIVIC CENTER

VICTORY THEATRE

MLK JR. BLVD.

ONB OPERATIONS CENTER

OLD NATIONAL EVENTS PLAZA

POST HOUSE APARTMENTS

FUTURE DEVELOPMENT - 161 UNITS

FORD CENTER

SYCAMORE STREET

CHILDREN'S MUSEUM

FIFTH THIRD BANK

FOURTH STREET

FUTURE DEVELOPMENT

CENTRAL LIBRARY

MAIN STREET

DEACONESS CLINIC

SIXTH STREET

DOUBLETREE HOTEL AND CONFERENCE

GERMAN AMERICAN BANK

LOCUST STREET

IU SCHOOL OF MEDICINE - EVV CAMPUS

318 WALNUT STREET

FUTURE DEVELOPMENT

SECOND STREET

OLD NATIONAL BANK HQ

DEACONESS

MCCURDY APARTMENTS

BOB JONES WAY // WALNUT STREET

HYATT PLACE

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)

FORD CENTER (11,000 SEATS)

DEACONNESS DOWNTOWN

318 WALNUT STREET

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P

PUBLIC PARKING

FOURTH STREET

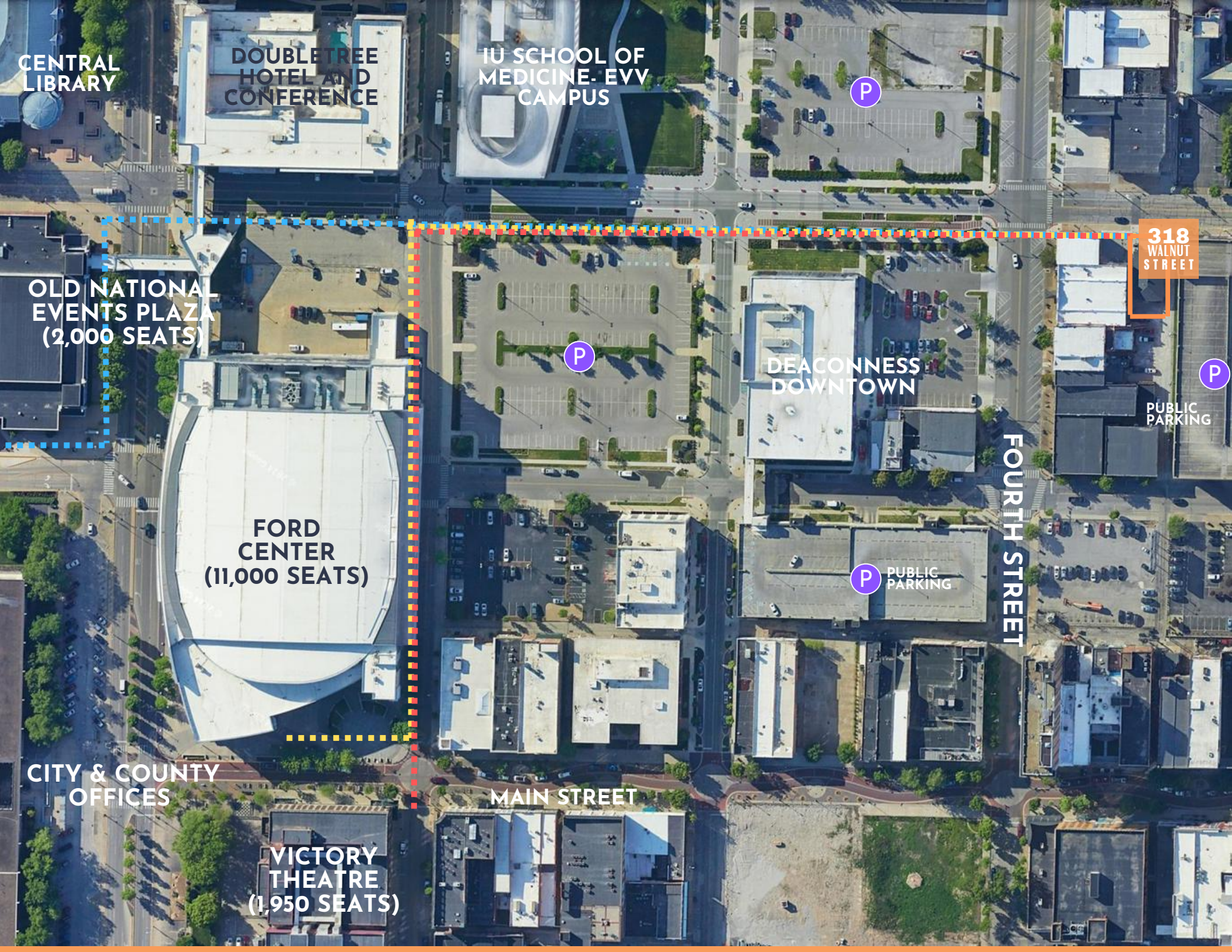
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PUBLIC PARKING

CITY & COUNTY OFFICES

MAIN STREET

VICTORY THEATRE (1,950 SEATS)





**318  
WALNUT  
STREET**

**129  
SOUTHEAST  
FOURTH  
STREET**

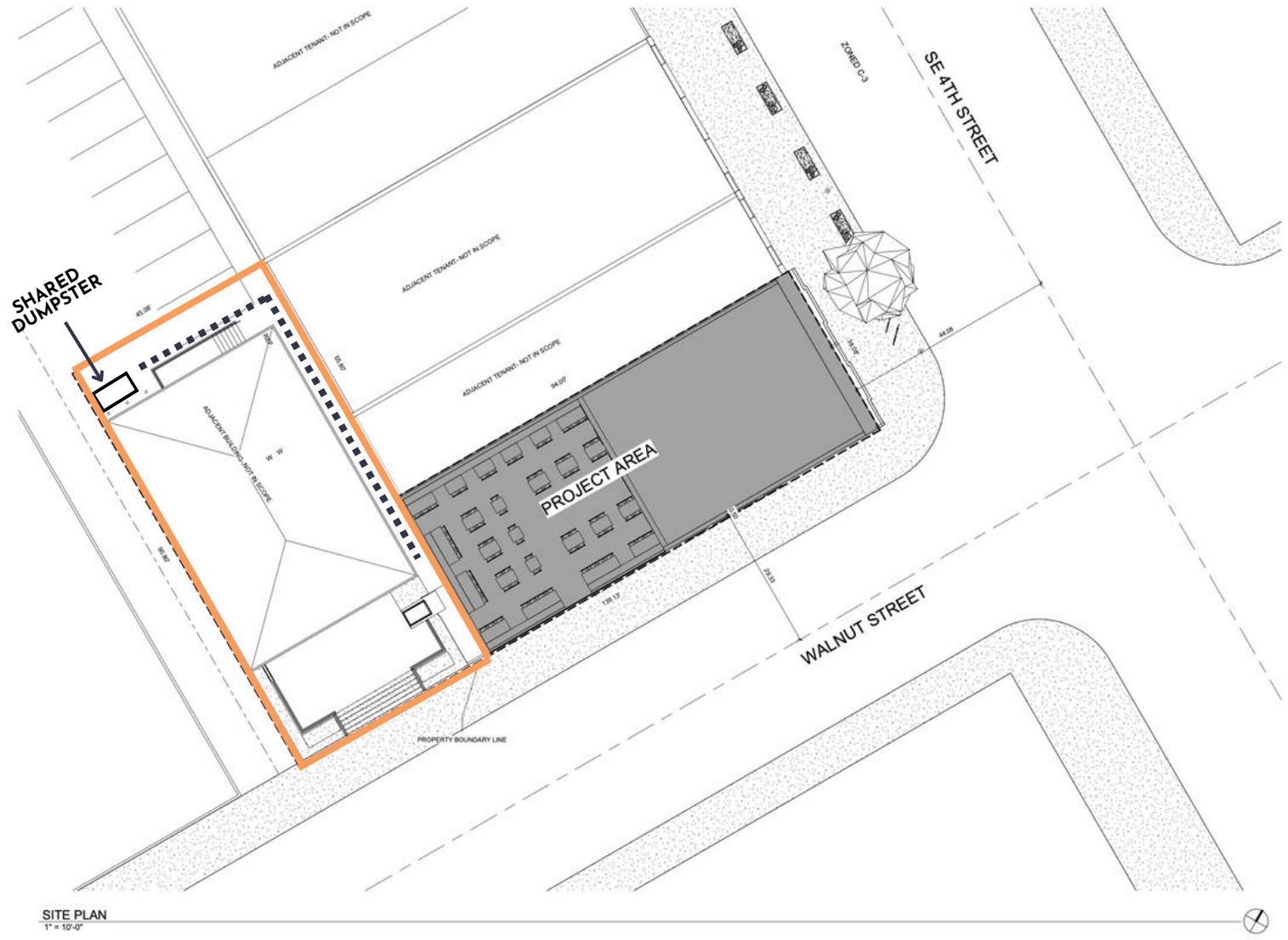
**PUBLIC  
PARKING**



**FOURTH STREET**

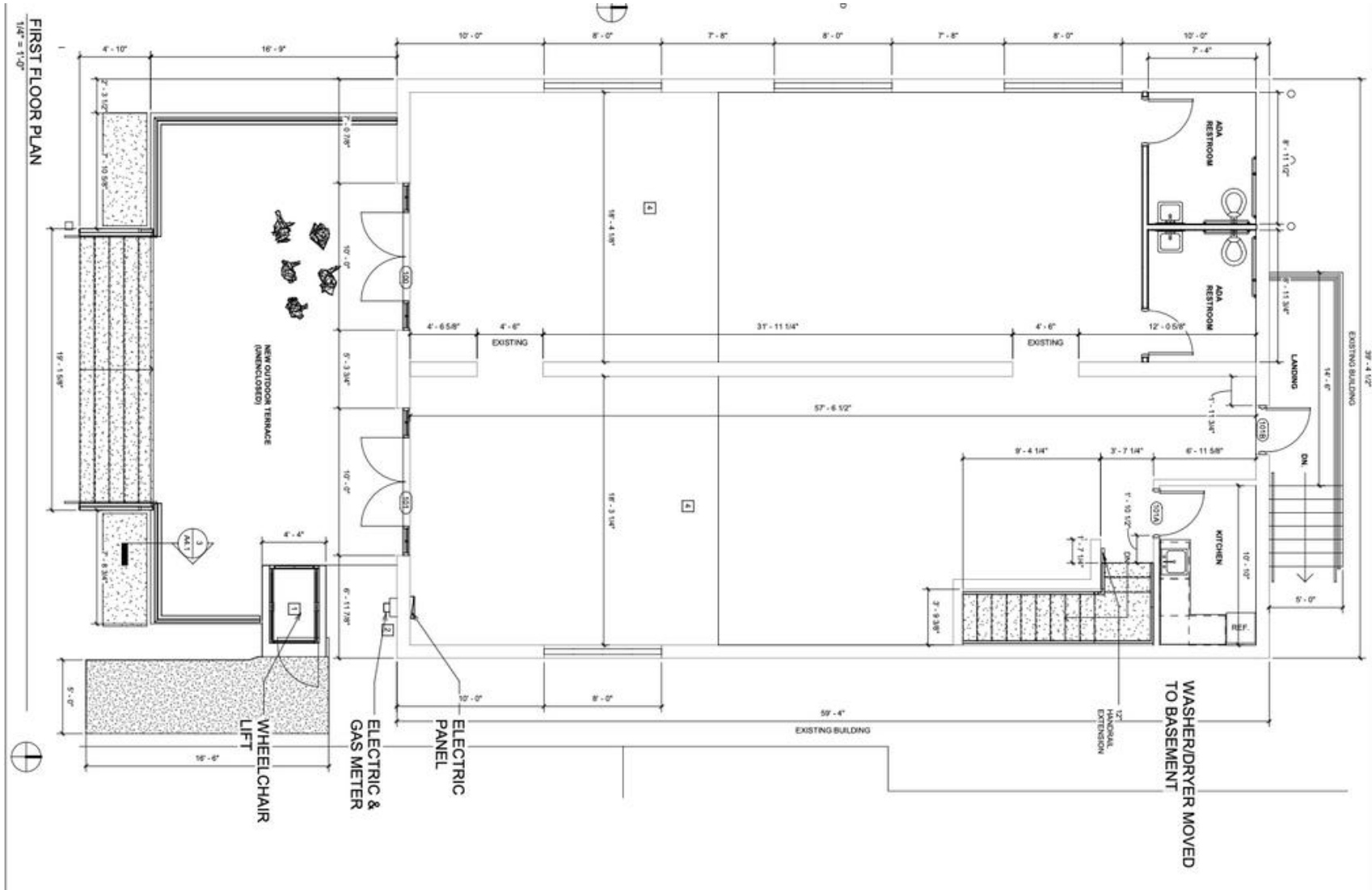
**BOB JONES WAY // WALNUT STREET**

# site plan



2,200 square feet.

floor  
plan





**KEVIN FULTON**

615.796.4076

KFULTON@MARKETRETAILPARTNERS.COM

# the city of evansville.

north.

INTERSTATE 69

LLOYD EXPRESSWAY

U.S. HWY 41

east.

LINCOLN AVENUE

WASHINGTON AVENUE

west.

ohio river

FULTON AVENUE

RIVERSIDE DRIVE

downtown.



Market  
Retail  
Partners  
real estate  
group

RELATIONSHIPS. REPUTATION. RESULTS.