

COMMERCIAL FOR LEASE

2314 W FRANKLIN ST

2314 W FRANKLIN ST, EVANSVILLE, IN 47712

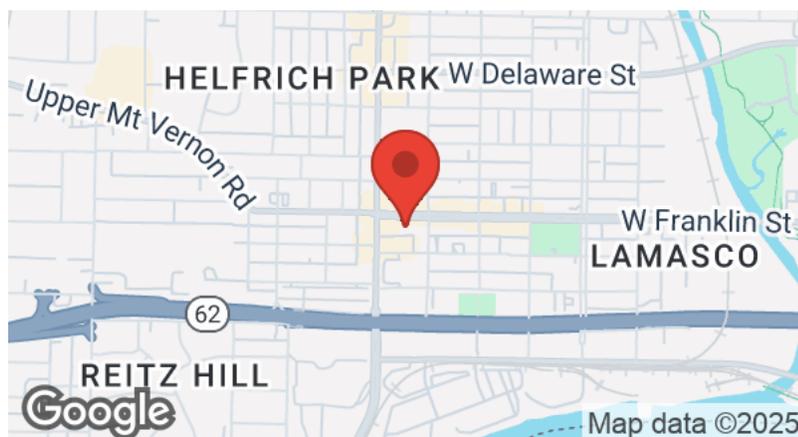


PROPERTY OVERVIEW

- Lease Rate: \$12.75/SF/YR/Modified Gross
- Located on the bustling W Franklin St
- Lower level available as retail space for lease
- On-street parking with a few spaces in rear of building
- Nearby businesses include Pet Food Center, Hardee's, Kite & Key Cafe, Sportsman's Grille & Billiards, Donut Bank, and many more

OFFERING SUMMARY

AVAILABLE SF:	1,500
LEASE RATE:	\$12.75/SF/YR
LEASE TYPE:	Modified Gross
LOT SIZE:	0.07 Acres
PARKING:	On-Street Parking
TRAFFIC COUNT:	4,866 AADT
YEAR BUILT:	1936



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