

FOR SALE | UNIVERSITY VILLAGE SHOPPING CENTER

4500 UNIVERSITY DRIVE | EVANSVILLE, IN 47712

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Rare redevelopment opportunity on Evansville's desirable west side where supply of developmental land is limited – Over 30 acres available at University Village Shopping Center, located between Rosenberger Avenue and Red Bank Road, with frontage on West Lloyd Expressway.

PROPERTY HIGHLIGHTS

- Situated in the heart of Evansville's west side retail district with direct exposure to the Lloyd Expressway
- Infrastructure and in-line shops in place
- Consumer base extends to Mt. Vernon, IN and into Southern Illinois

OFFERING SUMMARY

Sale Price: \$7,800,000

Price/AC: \$249,680

Lot Size: 31.24 AC

Building Size: 105,352 SF

Zoning: C-4, C-2

Traffic Counts (VPD):
Lloyd Expy: 28,509
Red Bank: 11,273
Rosenberger: 9,503



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PROPERTY AERIAL



SUMMIT

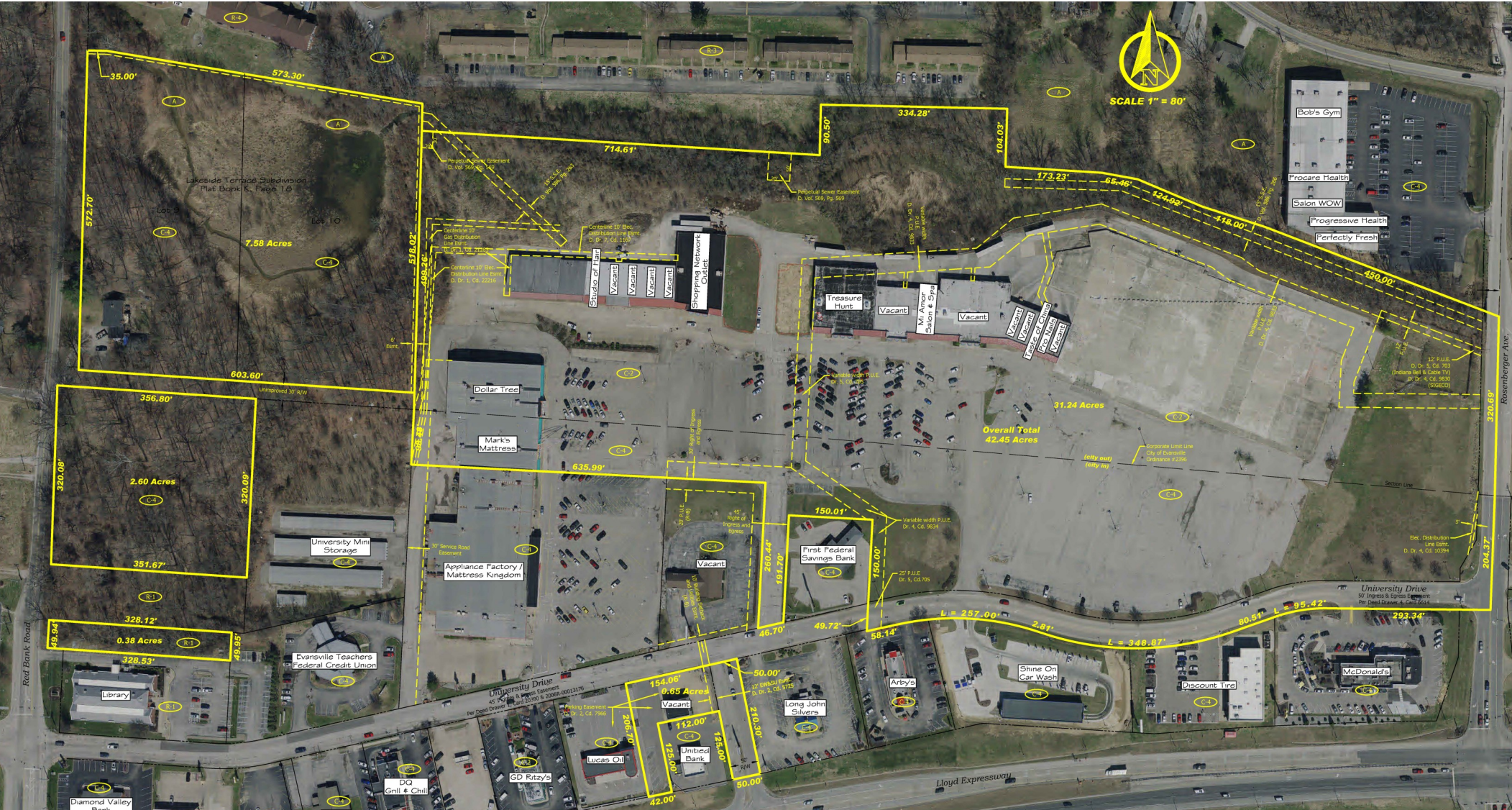
REAL ESTATE SERVICES

THE PEAK OF PROFESSIONALISM.

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PROPERTY SURVEY



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AREA RETAILERS



SUMMIT

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EVANSVILLE RETAIL AREA



Evansville's west side offers expansion opportunity to merchants already located on the heavily retailed east side of Evansville, as well as retailers desiring a distinctive market niche comprised of over 130,000 customers within a 15-minute drive, along with direct access to consumers in south-eastern Illinois and southwestern Indiana.



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ABOUT EVANSVILLE

Situated alongside the Ohio River in Southwest Indiana, Evansville is the third largest city in Indiana and the county seat for Vanderburgh County. Evansville serves as the commercial, medical and cultural hub of Southwestern Indiana and the Illinois/Indiana/Kentucky tristate area.

EMPLOYMENT

The region's broad economic base yields a strong,

stable and diverse economy. Major employers in the area include Toyota, Deaconess Health System, Evansville-Vanderburgh School Corp., St. Vincent Healthcare, Berry Global, University of Southern Indiana, Koch Enterprises, TJ Maxx Distribution Center, Alcoa, SKANSKA, OneMain Financial, SABIC Innovative Plastics, CenterPoint Energy and Old National Bank.

EDUCATION

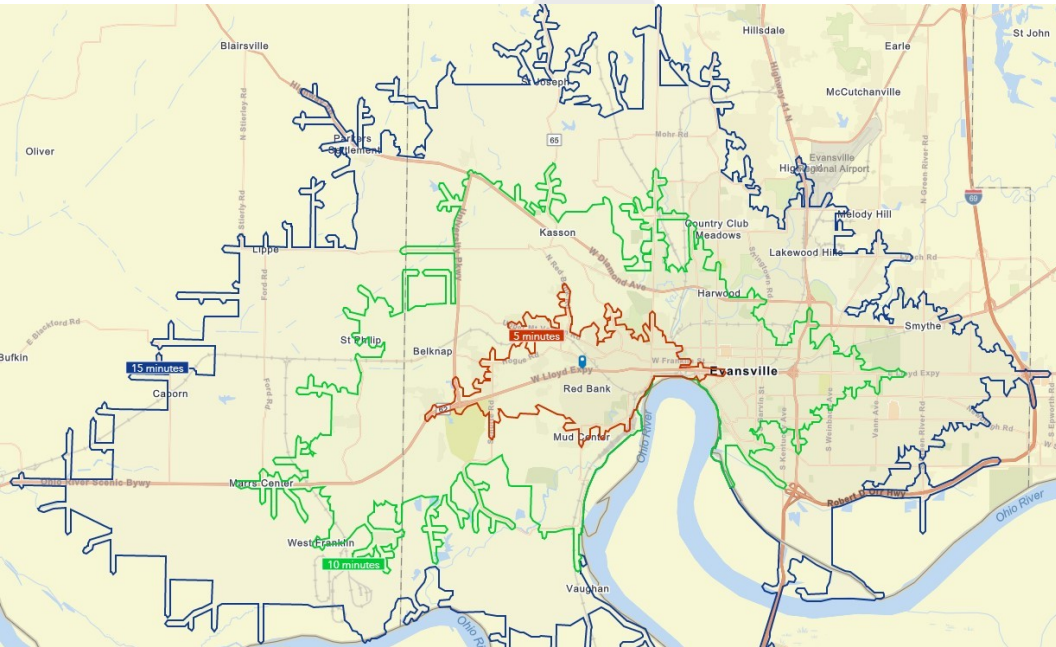
Evansville is home to several well-known educational institutions. Located two miles west of University Village Shopping Center is the University of

EVANSVILLE MARKET & DEMOGRAPHICS

Southern Indiana, a large public institution with over 10,000 students. The University of Evansville (2,300+ students) is a smaller private institution on the city's east side. Other institutions include Ivy Tech and Downtown Evansville's IU School of Medicine. Also located downtown is Signature School, a nationally ranked charter school.

HEALTH CARE

Hospitals in Evansville include Deaconess Health System, Ascension St. Vincent Health Care, Select Specialty Hospital, Evansville State Hospital and Evansville Psychiatric Children's Center.



DEMOGRAPHICS	5-MINUTE DRIVE	10-MINUTE DRIVE	15-MINUTE DRIVE
Total population	14,917	65,701	132,946
Daytime population	16,331	79,392	151,630
Median age	33.9	36.9	38.7
Total households	6,369	26,596	55,492
Persons per HH	2.17	2.26	2.27
Avg. HH income	\$56,936	\$59,676	\$61,886
Avg. house value	\$174,706	\$174,255	\$175,767

