

LEASE

944 N Burkhardt Rd

944 N BURKHARDT RD

Evansville, IN 47715

PRESENTED BY:

ANDY MARTIN, CCIM

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IN #RB14043658

CHRIS STUARD

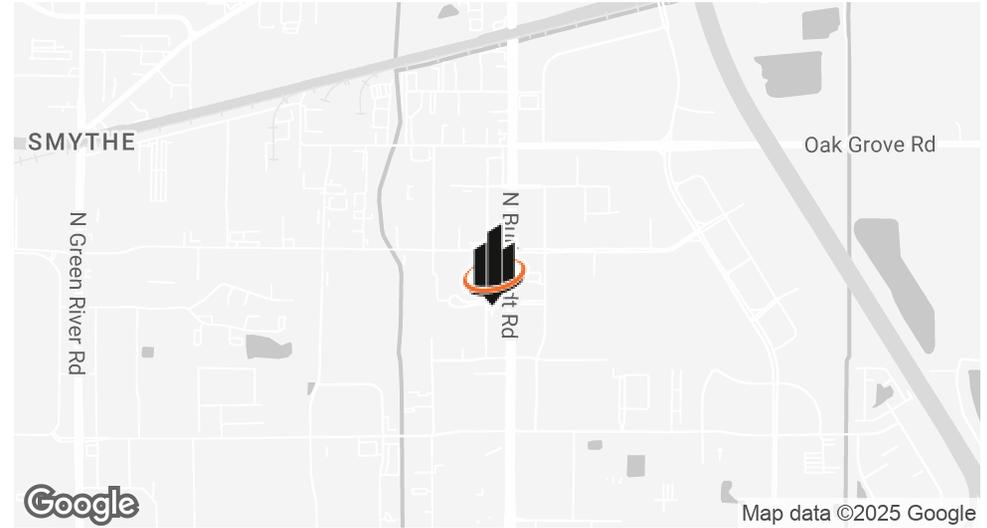
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CHERISH JEWELERS

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$16.50 SF/yr (NNN)
BUILDING SIZE:	6,612 SF
AVAILABLE SF:	6,612 SF
LOT SIZE:	0.95 Acres
ZONING:	C-2
MARKET:	East Side
SUBMARKET:	Burkhardt Rd

PROPERTY OVERVIEW

SVN | The Martin Group is pleased to present this highly visible 6,612 SF Class A retail opportunity situated at the corner of Burkhardt Rd and Waterford Blvd. The property has approximately 30,000 ADT and provides for easy access to the Lloyd Expressway to the south or Morgan Ave to the north. Directly behind the property sits the Evansville VA Clinic. Directly across the street sits Academy Sports, Marshall's, Dollar Tree, Fresh Thyme, and Sam's Club. Asking rent is quoted in AS IS condition. Property has 38 parking spaces.

PROPERTY HIGHLIGHTS

- Burkhardt Frontage
- Stand-alone retail Building
- Close proximity to Evansville VA Clinic and Deaconess Gateway Hospital
- 30,000 ADT

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EXTERIOR PHOTOS



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SVN | THE MARTIN GROUP

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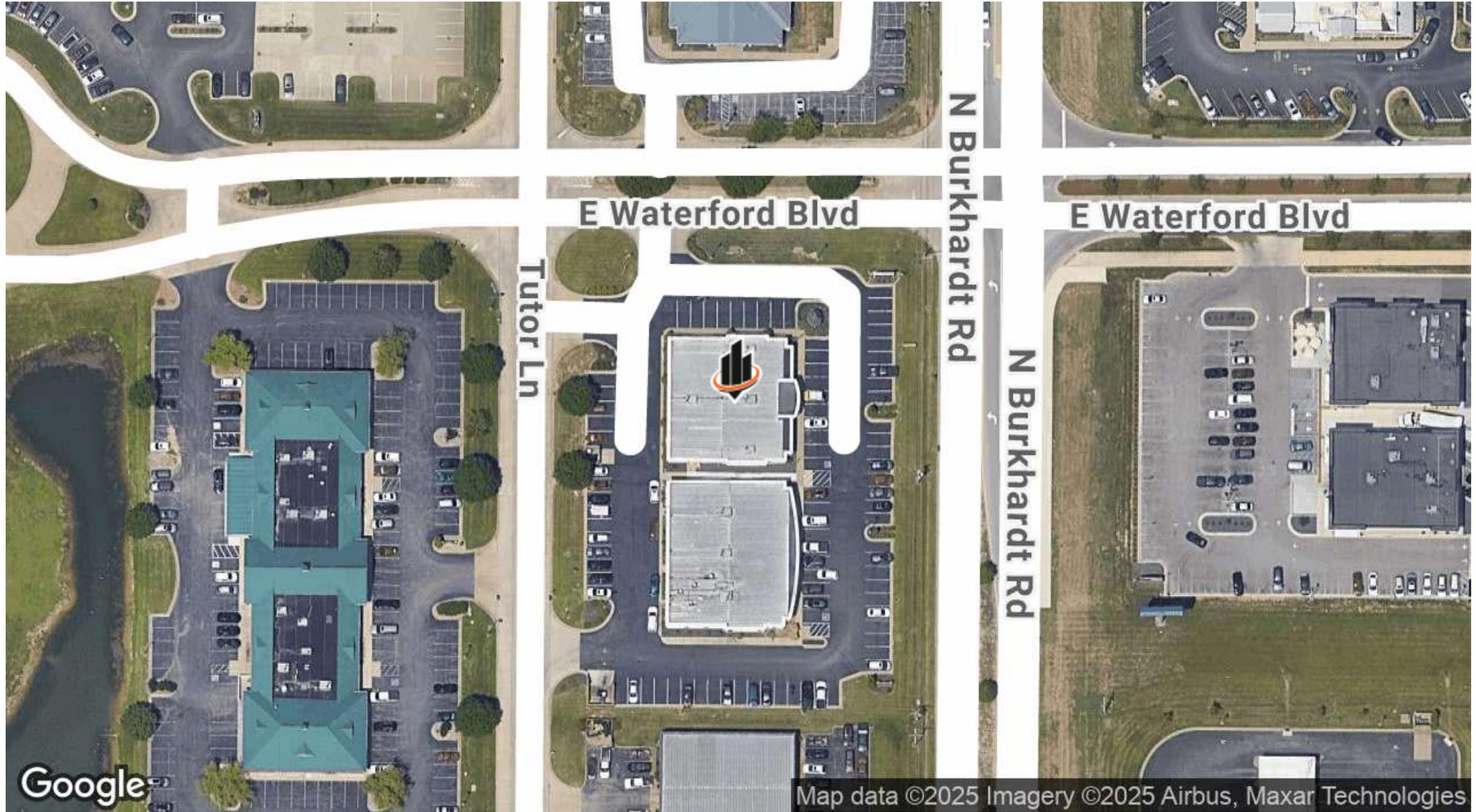
RETAILER MAP



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

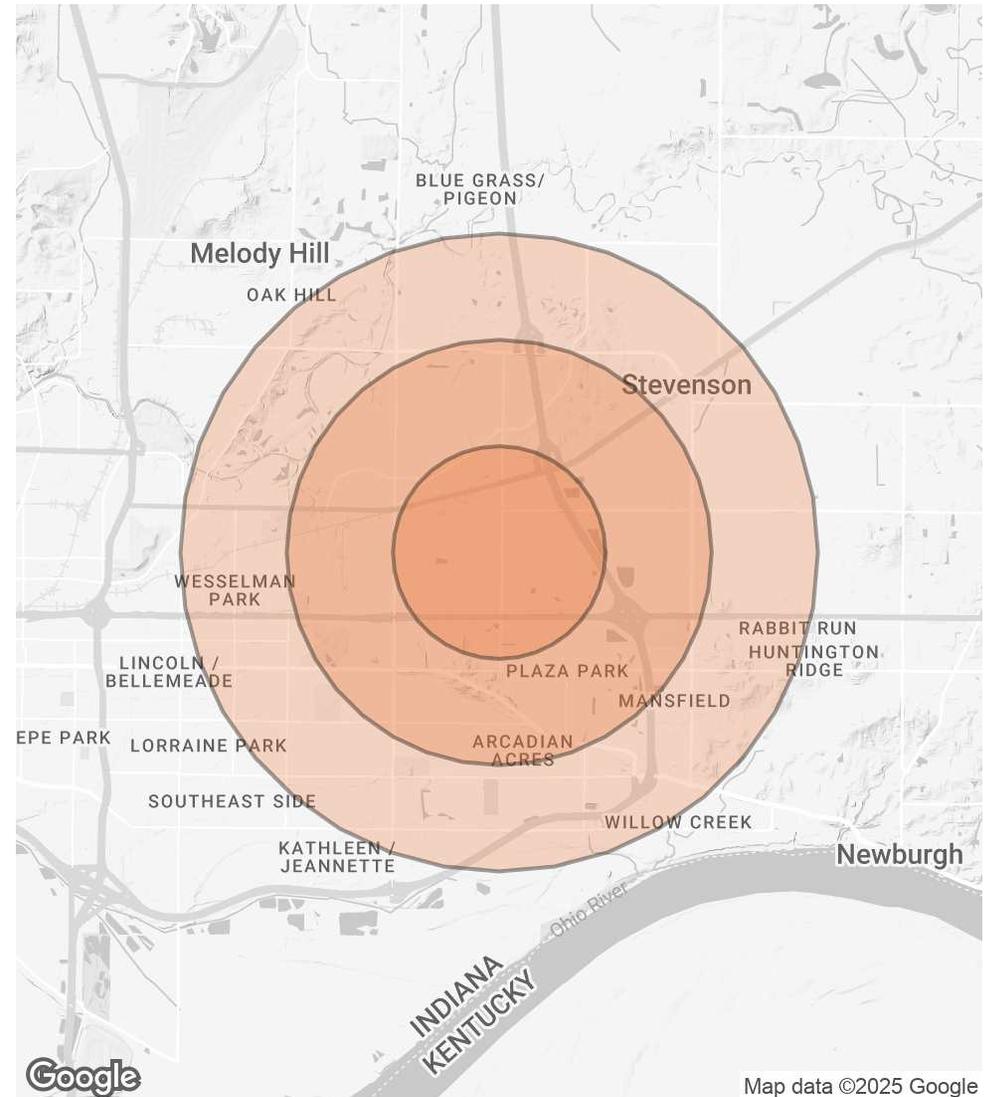
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	4,119	19,397	47,314
AVERAGE AGE	35.4	42.5	42.5
AVERAGE AGE (MALE)	35.9	40.8	40.7
AVERAGE AGE (FEMALE)	37.4	45.2	44.9

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	2,314	10,513	23,998
# OF PERSONS PER HH	1.8	1.8	2.0
AVERAGE HH INCOME	\$61,909	\$67,022	\$68,822
AVERAGE HOUSE VALUE	\$71,968	\$128,690	\$141,630

2020 American Community Survey (ACS)



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