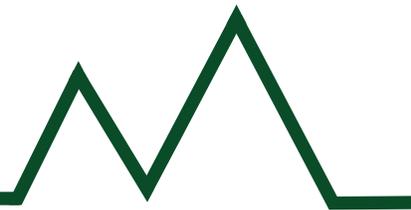


FOR SALE | COMMERCIAL LAND

111 N. RED BANK ROAD
EVANSVILLE, IN 47712



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$597,000
Price/AC:	\$56,534
Lot Size:	10.56 AC
Zoning:	C-4
Topography:	Rolling
Building Size (House):	2,610 SF Brick, 4 BR/2.5 BA
Year Built:	1969
Traffic Counts:	Lloyd: 28,509 VPD Red Bank: 11,273 VPD

PROPERTY OVERVIEW

Commercial land located on Red Bank Road, just north of the Lloyd Expressway on Evansville's desirable west side. The subject property contains three tracts of development land with rolling topography, a pond and a brick house.

PROPERTY HIGHLIGHTS

- Situated in the heart of Evansville's west side retail district with direct exposure to Red Bank Road, just north of the Lloyd Expressway and University Drive
- Consumer base extends to Mt. Vernon, IN and into Southern Illinois
- House is currently rented for \$1,200/mo. with short-term lease in place

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total population	5,194	28,561	73,091
Total households	2,583	11,467	30,091
Average HH income	\$56,494	\$67,948	\$60,423

RICHARD CLEMENTS
812.746.8569
rclements@summitrealestate.us

TYLER RABEN
812.568.7800
traben@summitrealestate.us

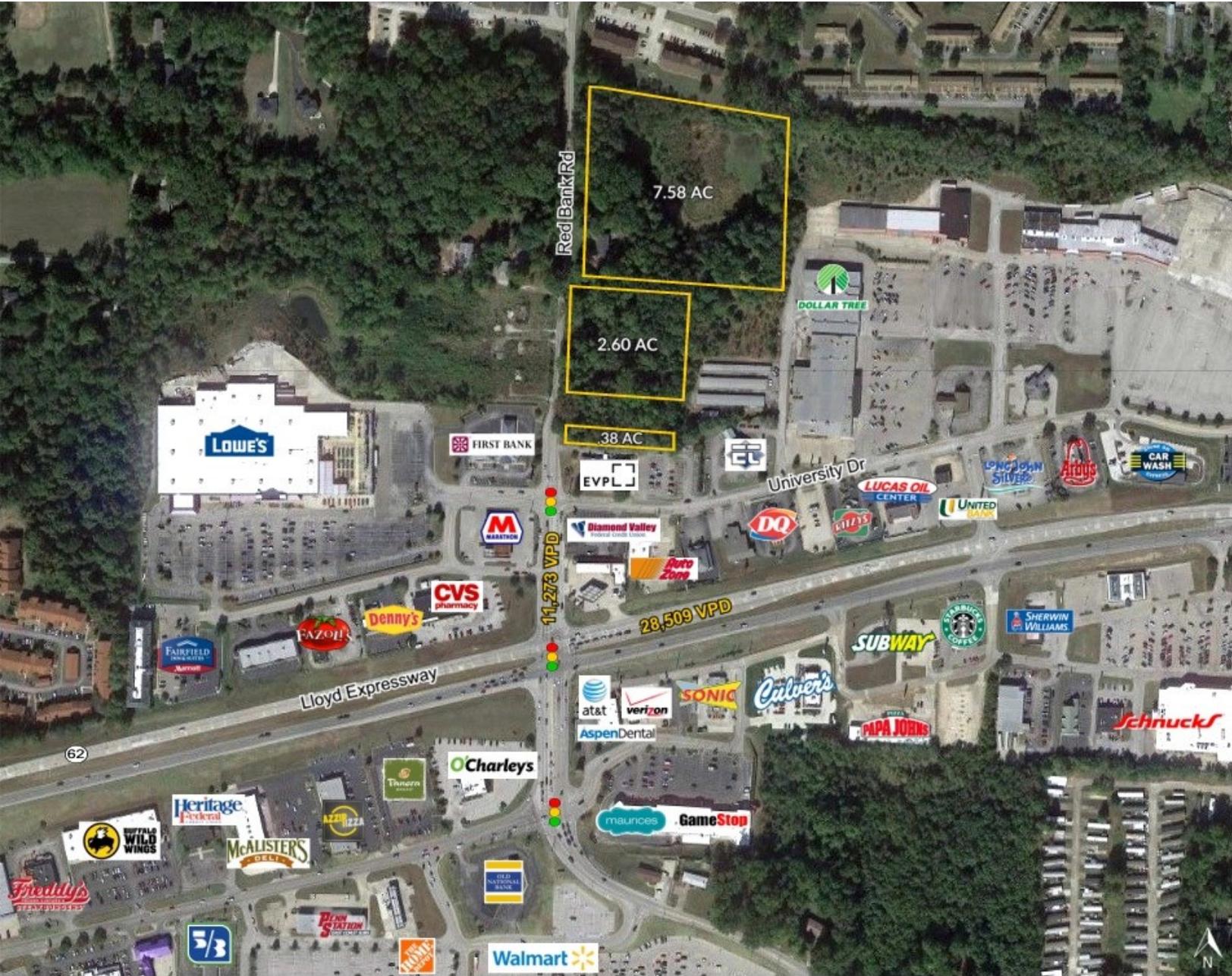
SCOTT HYATT, CCIM
812.430.4989
shyatt@summitrealestate.us



FOR SALE | COMMERCIAL LAND

111 N. RED BANK ROAD
EVANSVILLE, IN 47712

PROPERTY AERIAL



RICHARD CLEMENTS
812.746.8569
rclements@summitrealestate.us

TYLER RABEN
812.568.7800
traben@summitrealestate.us

SCOTT HYATT, CCIM
812.430.4989
shyatt@summitrealestate.us

SUMMIT
REAL ESTATE SERVICES
THE PEAK OF PROFESSIONALISM.