

FOR LEASE | WOODLAND CENTER

1320 N. GREEN RIVER ROAD
EVANSVILLE, IN 47715



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	2,000 SF
Lease Rate:	\$11.00 SF/yr (NNN)
NNN Expenses:	\$2.91 SF/yr
Gross Building Area:	54,960 SF
Built/Renovated:	1983/2010
Traffic Counts:	Green River: 25,873 VPD Vogel: 9,033 VPD

PROPERTY OVERVIEW

Situated directly across from Eastland Mall with over 1 million square feet of retail space anchored by Macy's, JC Penney and Dillard's. Co-tenants include: The United States Postal Service, Safelite AutoGlass, Bowles Mattress Company, Active Nutrition & Supplements, Musician's Den, Vietnamese Cuisine, Craftastic Vinyl, China Lu Market, Evans Nails and others.

PROPERTY HIGHLIGHTS

- High traffic area - 35,000 VPD!
- Situated in the heart of Evansville's Eastside retail district
- Excellent visibility and easy access from Green River Road and Vogel Road

TYLER RABEN
812.568.7800
traben@summitrealestate.us

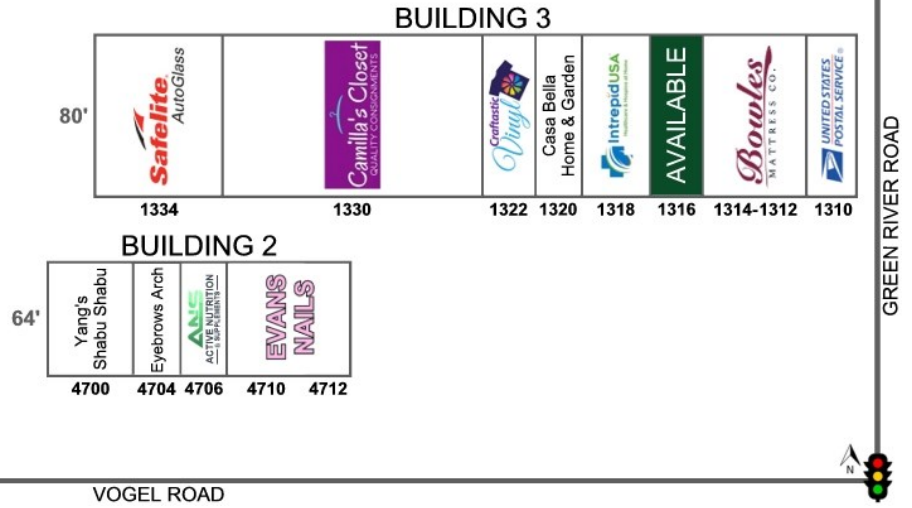
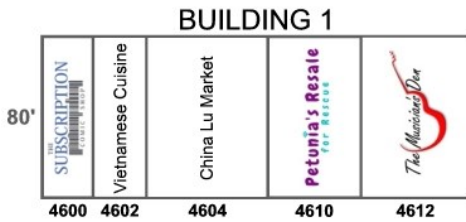


FOR LEASE | WOODLAND CENTER

1320 N. GREEN RIVER ROAD
EVANSVILLE, IN 47715

AVAILABLE SPACE

WOODLAND CENTER SITE PLAN



SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 1316	2,000 SF	NNN	\$11.00 SF/yr	Retail

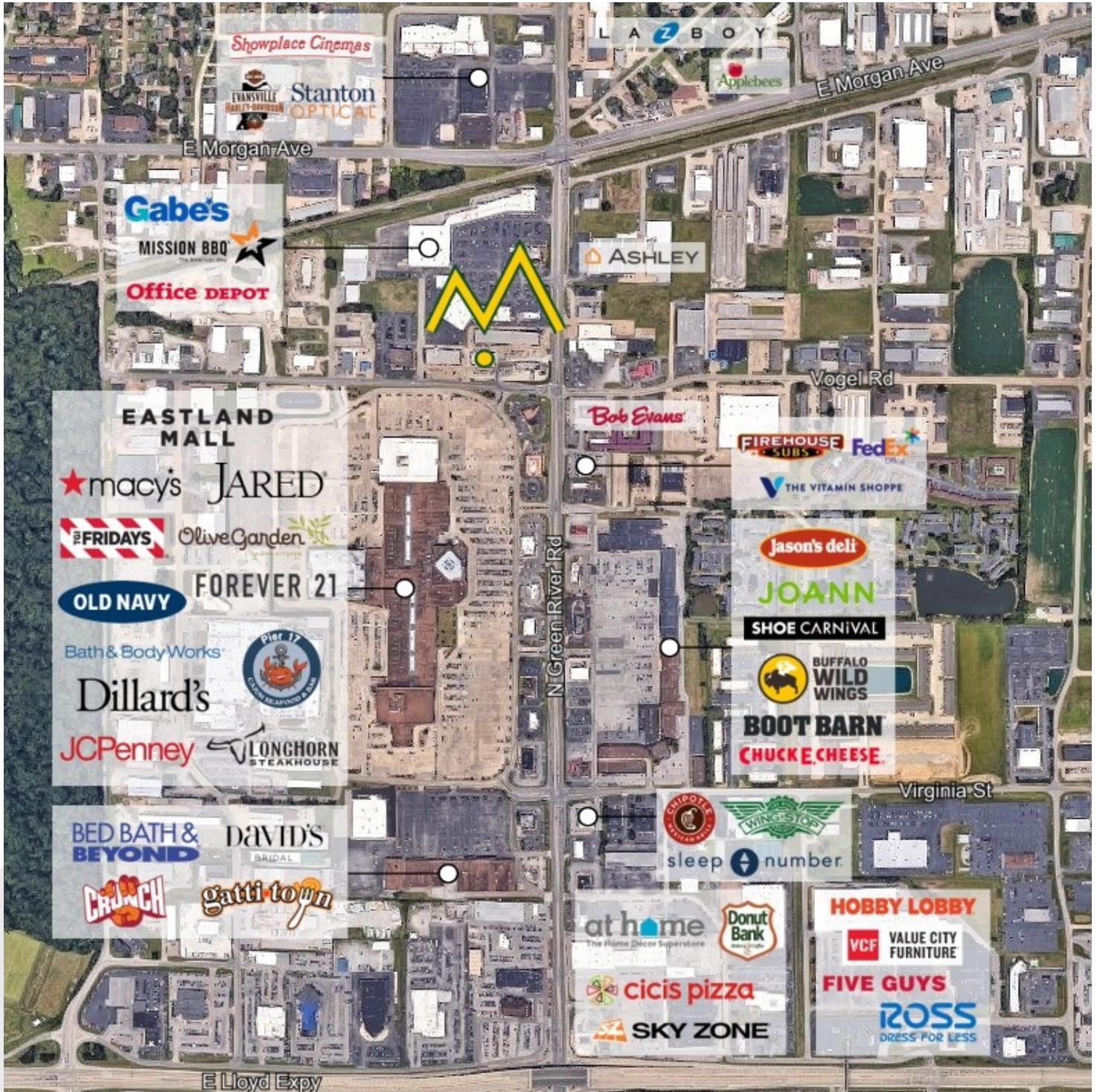
TYLER RABEN
812.568.7800
traben@summitrealestate.us



FOR LEASE | WOODLAND CENTER

1320 N. GREEN RIVER ROAD
EVANSVILLE, IN 47715

RETAILER MAP



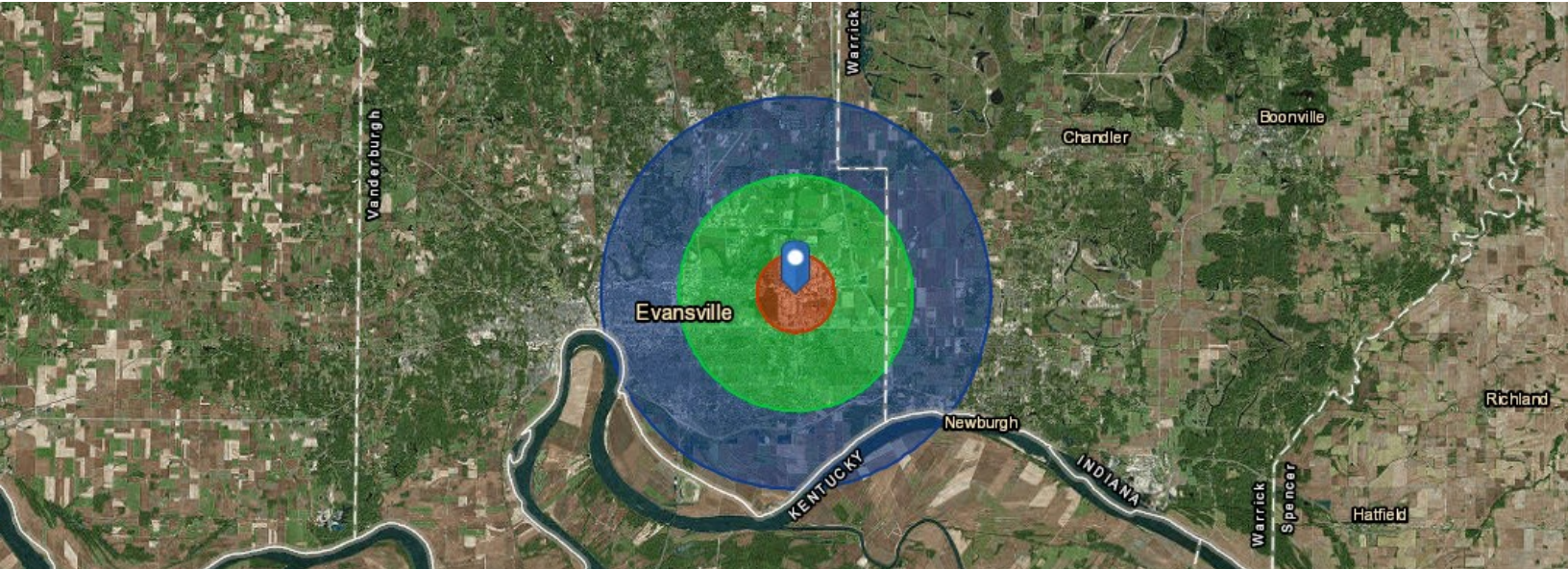
TYLER RABEN
812.568.7800
traben@summitrealestate.us

SUMMIT
REAL ESTATE SERVICES
THE PEAK OF PROFESSIONALISM

FOR LEASE | WOODLAND CENTER

1320 N. GREEN RIVER ROAD
EVANSVILLE, IN 47715

DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	4,419	60,079	124,680
Daytime population	15,024	73,156	155,342
Median age	35.8	39.2	39.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,352	27,280	54,082
# of persons per HH	1.86	2.13	2.23
Average HH income	\$56,175	\$74,744	\$72,972
Average house value	\$178,816	\$185,596	\$187,141

* Demographic data derived from 2010-2023 US Census

TYLER RABEN
812.568.7800
traben@summitrealestate.us

