

# COMMERCIAL FOR LEASE

## 1340 E DIVISION ST

1340 EAST DIVISION STREET, EVANSVILLE, IN 47711



### PROPERTY OVERVIEW

- Lease Rate: \$12/SF/YR + \$2.60 NNN charges
- Located off of the Lloyd Expressway in close vicinity to Highway 41
- Excellent visibility from the Lloyd Expressway with 65,926 AADT
- Newly paved parking lot with on street parking available
- Open floor plan with two restrooms and kitchenette

### OFFERING SUMMARY

**LEASE RATE:** \$12/ SF/ YR

**LEASE TYPE:** Triple Net (NNN)

**AVAILABLE SF:** +/- 2,100

**PARKING:** Newly paved lot

**TRAFFIC COUNT:** 65,926 AADT

**ZONING:** C-4



### HAHN KIEFER REAL ESTATE SERVICES

1352 E Division St  
Evansville, IN 47711



### JOE KIEFER

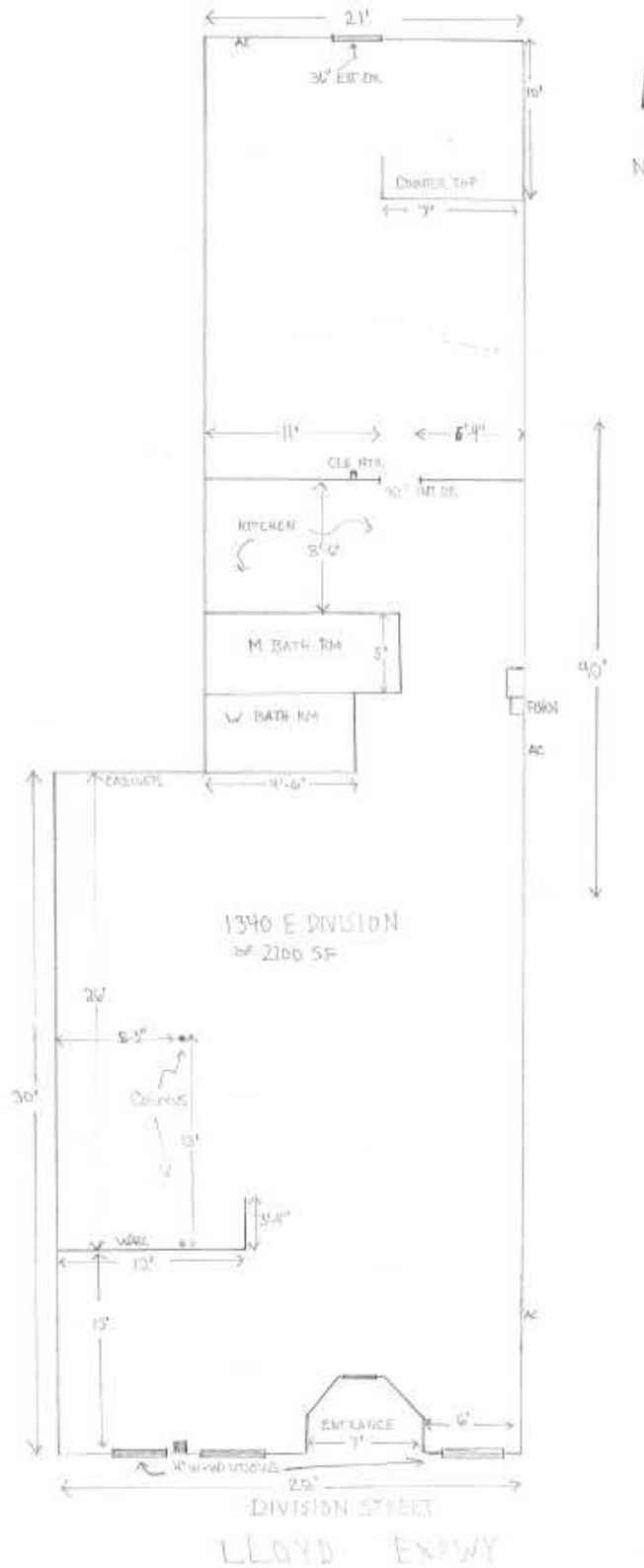
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### TROY TORNATTA

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# FLOOR PLAN

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