

FOR LEASE | GROUND LEASE OR B-T-S

1620 N GREEN RIVER RD
EVANSVILLE, IN 47715

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lot Size:	1.0 Acres
Lease Rate:	\$1.20 SF/yr (Ground) or \$4,356/month
Frontage:	257' along Green River Rd.
Easements:	Cross Access
Zoning:	C-4

PROPERTY OVERVIEW

Prime commercial lot located on busy North Green River Road, just north of the intersection at Morgan Avenue, next to Showplace Cinemas East!

PROPERTY HIGHLIGHTS

- Excellent exposure to traffic on Green River Road and Morgan Avenue
- Multiple access points
- Owner will build to suit for qualified tenant
- Contiguous to Showplace Cinemas East, Rally's, Stanton Optical and Bud's Harley Davidson
- Additional retail located nearby includes: Meijer, Menards, Lowe's, Ashley Furniture, Fed Ex Office, Office Depot, Mission BBQ and numerous other national retailers

PRESENTED BY:

TYLER RABEN

812.568.7800

traben@summitrealestate.us

JAN MEEKS

812.483.1255

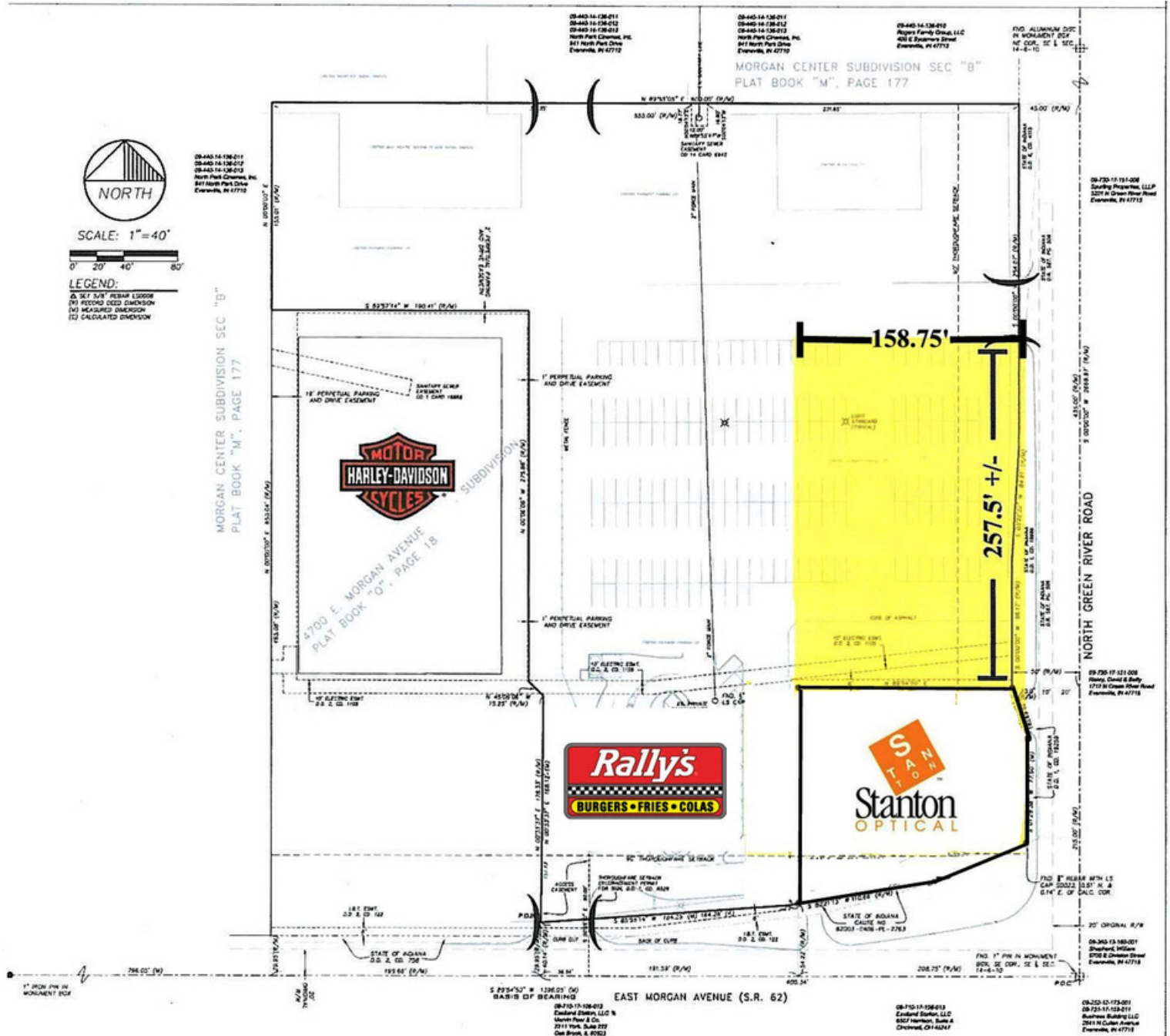
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SITE PLAN



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RETAILER MAP



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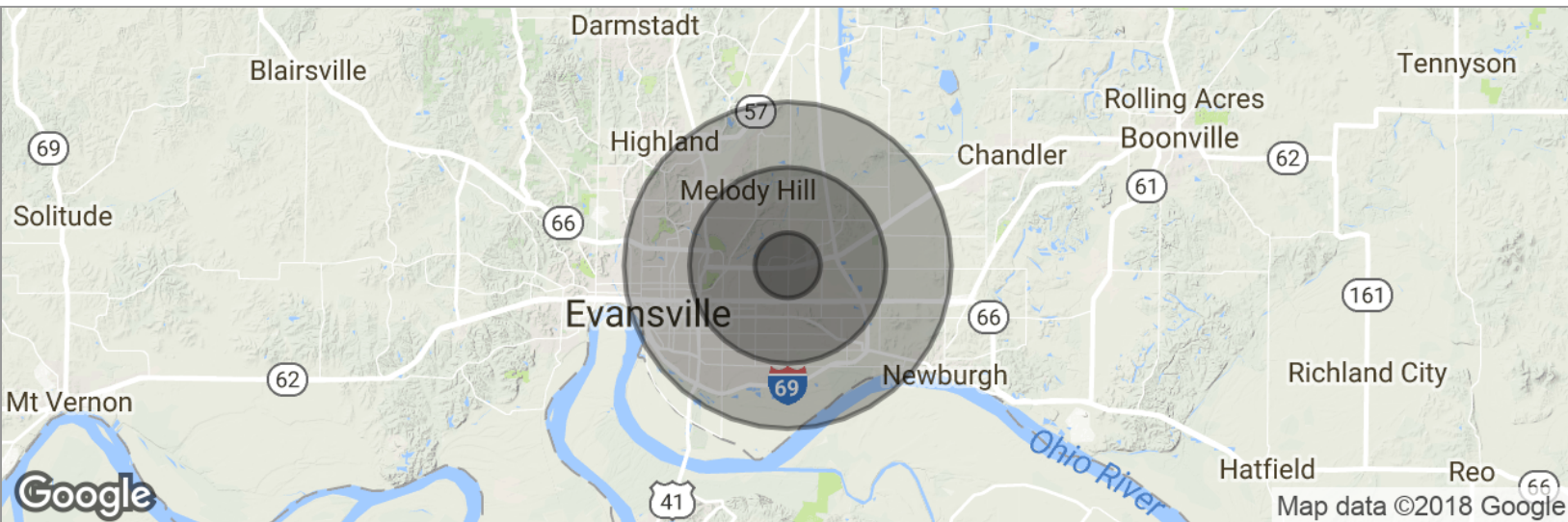
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DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	4,982	58,648	129,535
Median age	39.8	38.4	37.1
Median age (male)	35.0	35.6	34.8
Median age (Female)	42.9	40.6	39.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,624	26,051	54,667
# of persons per HH	2.1	2.3	2.4
Average HH income	\$42,289	\$60,566	\$58,896
Average house value		\$168,591	\$149,845

* Demographic data derived from 2010-2017 US Census

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