

FOR SALE

Big Box Retail

- Leased to IGA (Houchens Industries) until 08/31/2025
- Value-Add acquisition due to considerable below-market rent
- Considerably below assessed value and replacement value
- Signalized, high-traffic intersection strategically located just off of US 41

IGA - PRINCETON, IN
301 SOUTH 5TH AVENUE
PRINCETON, IN 47670

Price: \$1,200,000 (\$31/SF)

Annual Gross Rent: \$107,247



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PROPERTY SUMMARY

IGA - Princeton, IN
301 South 5th Avenue | Princeton, IN 47670

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Property Summary

Price:	\$1,200,000
Building SF:	38,494
Price / SF:	\$31.17
Annual Gross Rent	\$107,247
Lease Rate:	\$2.79
Lease Type	Modified
Occupancy:	100
Rentable SF:	38,494
Dock Doors:	3
Lot Size:	4.24 Acres
Parking:	Surface - 134 spaces
Parking Ratio:	3.48/1000
Year Built:	1984
Renovated:	Yes
Roof:	Flat - Membrane
Sprinklers:	Yes - Wet System
Zoning:	GB - General Business

Property Overview

Property is leased to an IGA (Houchens) until August 31, 2025, consisting of a 38,494 SF grocery store and fueling station with a 2,592 SF canopy and 168 SF cashier office. Total land size is 4.24 acres.

Location Overview

Located in Princeton, IN which is a submarket of the Evansville, IN MSA. This property is strategically located along the most heavily-traveled main thoroughfare (HWY 64/W. Broadway St.) in Princeton, just off of the US 41 interchange/ramp. Signalized intersection, directly adjacent to a McDonald's outlot and Rural King home improvement/farm supply store and shadowing Menard's. Conveniently located to all major shopping, dining, hospitality, residential as well as the area's hospital. Toyota is the largest employer in southwest Indiana and is located just a few miles south of this site. Consisting of 4.5M SF on 1,160 acres and employing 8,240 people, this plant produces the Grand Highlander, Highlander, Highlander Hybrid, Sienna Hybrid and Lexus TX. Due to Toyota contributing millions of dollars annually to the communities of Princeton and Gibson County, IN this area benefits greatly with upgrades/improvements to community facilities, infrastructure, local school systems and non-profit organizations.

PROPERTY PHOTOS

IGA - Princeton, IN
301 South 5th Avenue | Princeton, IN 47670

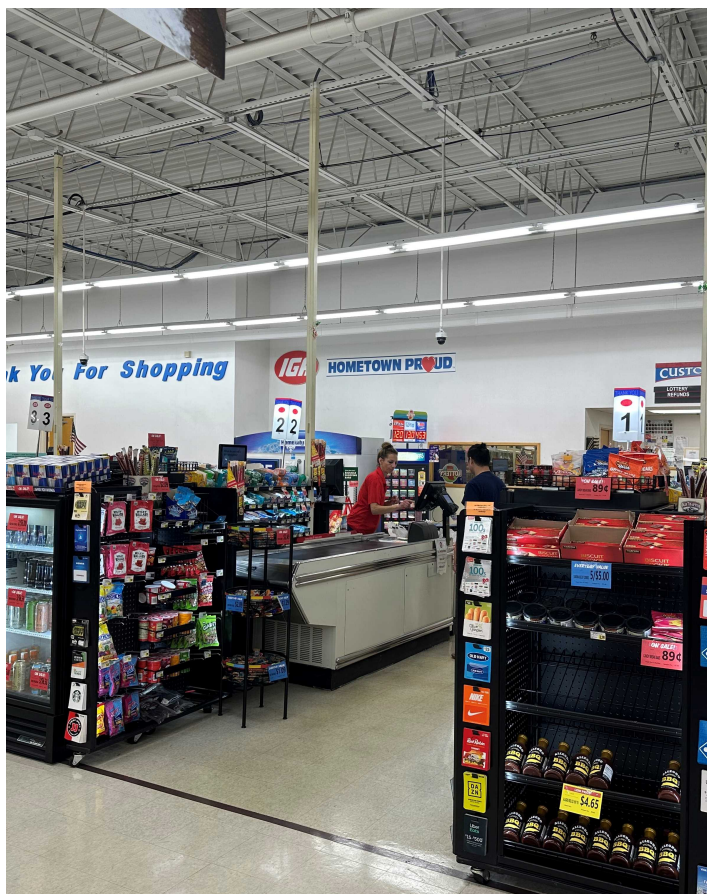
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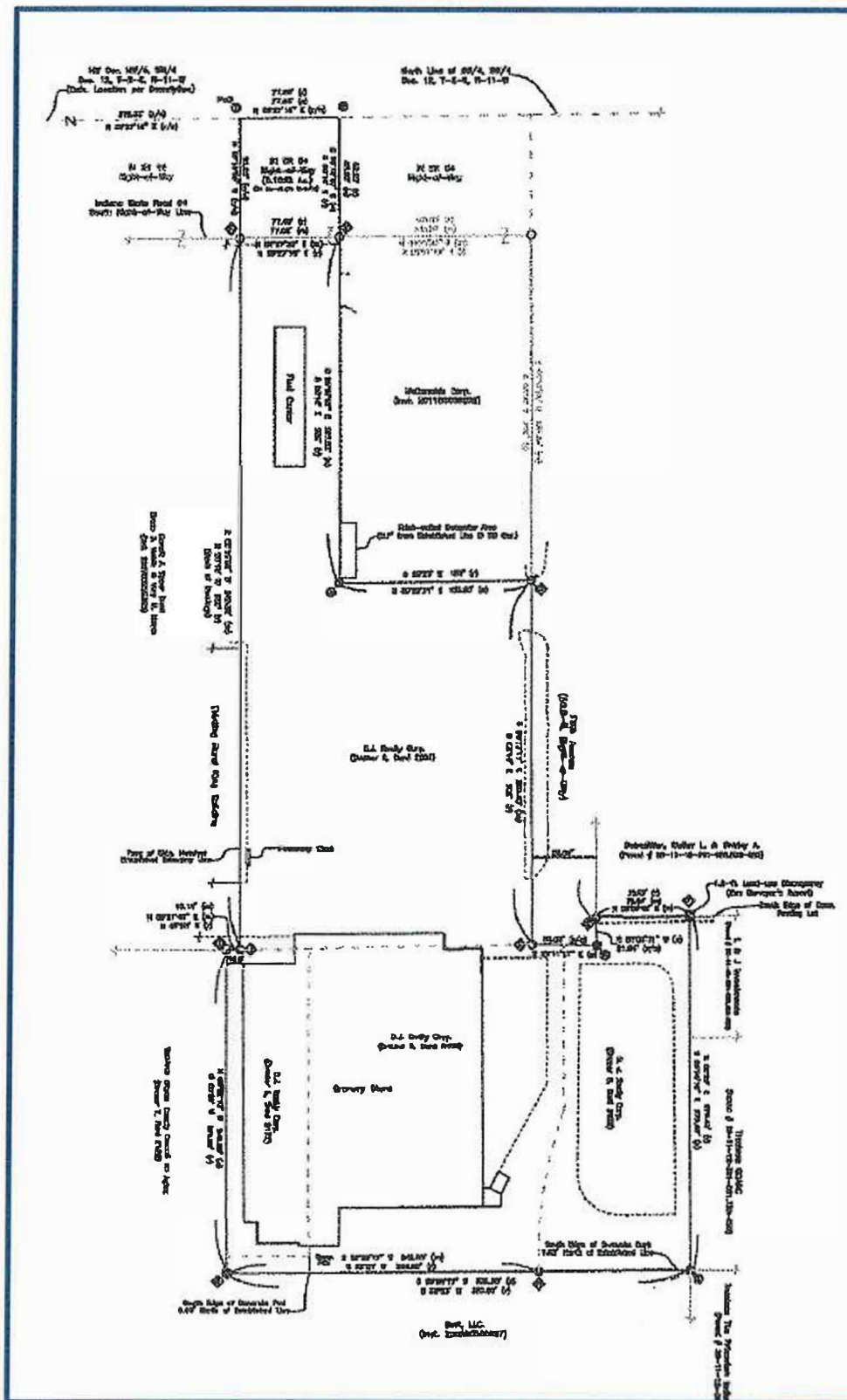
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SITE SURVEY



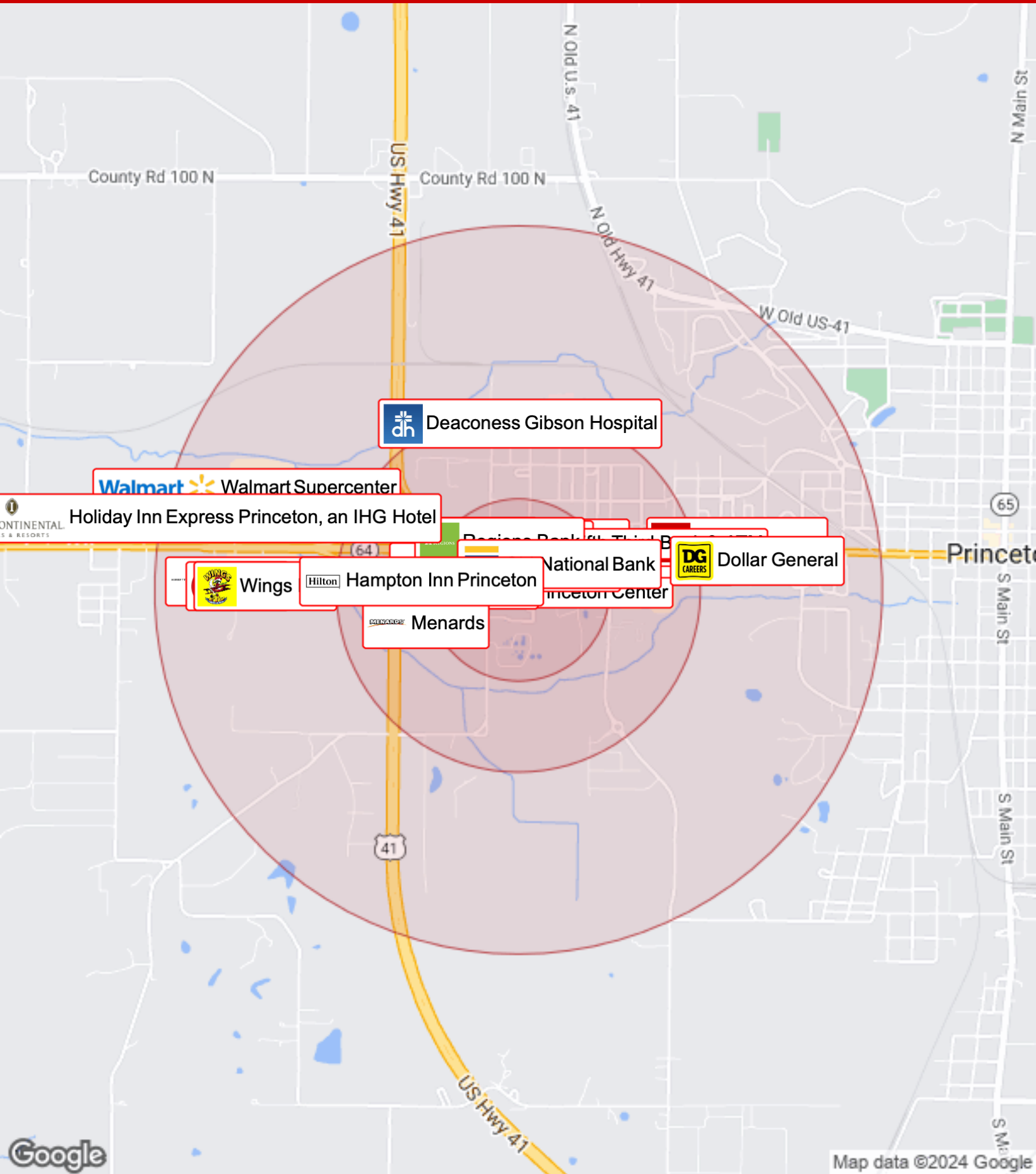
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BUSINESS MAP

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LOCATION MAPS

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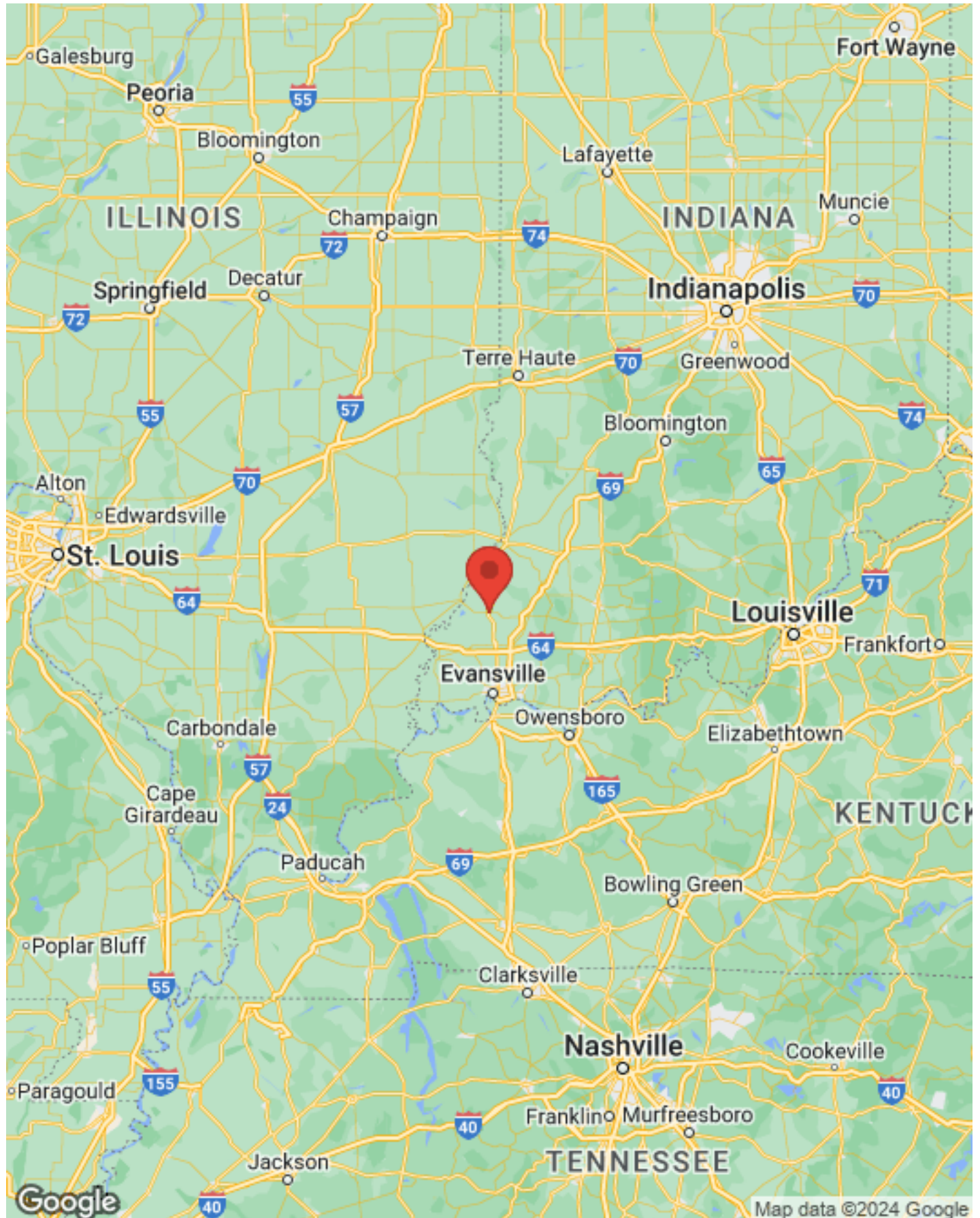
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REGIONAL MAP

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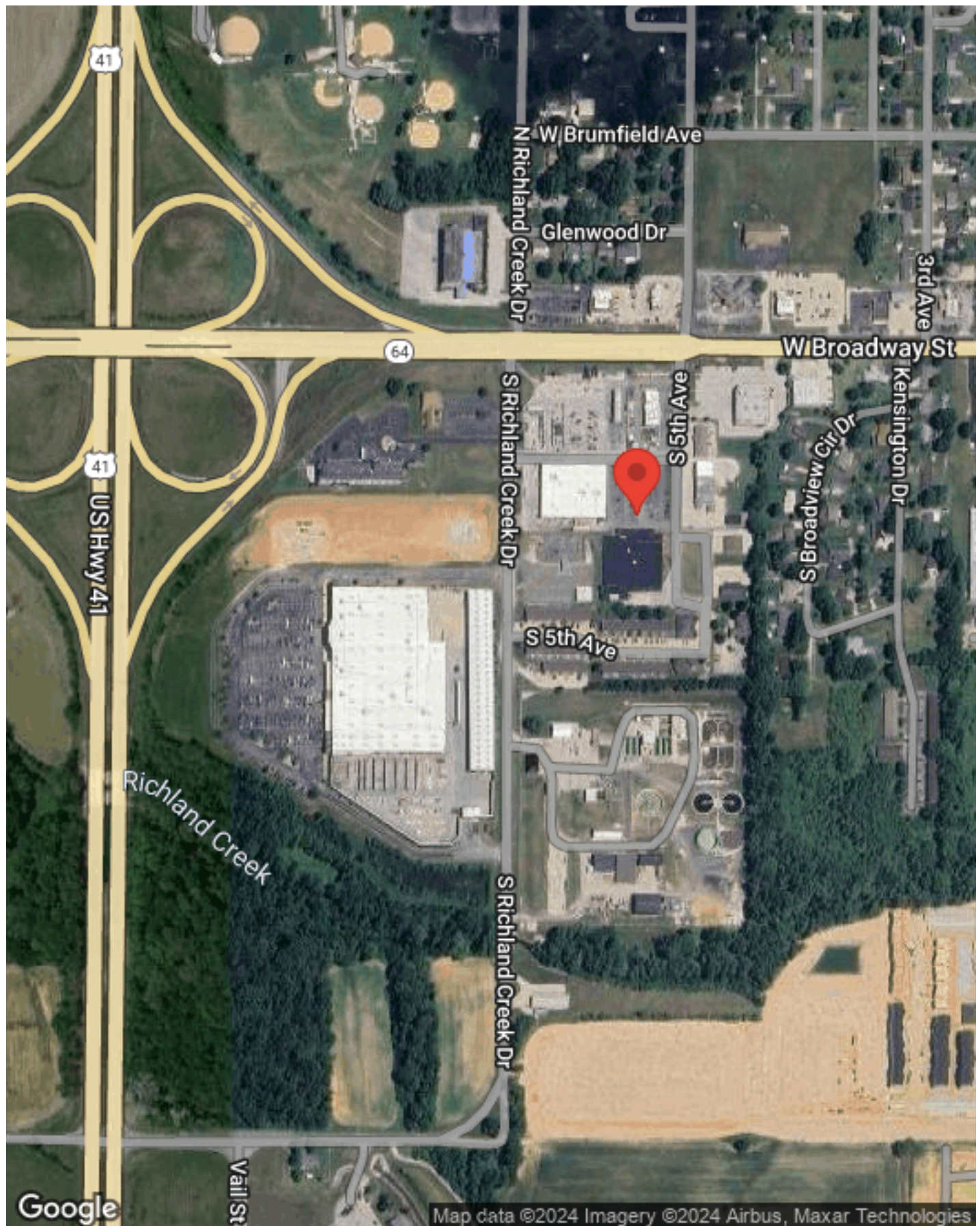
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AERIAL MAP

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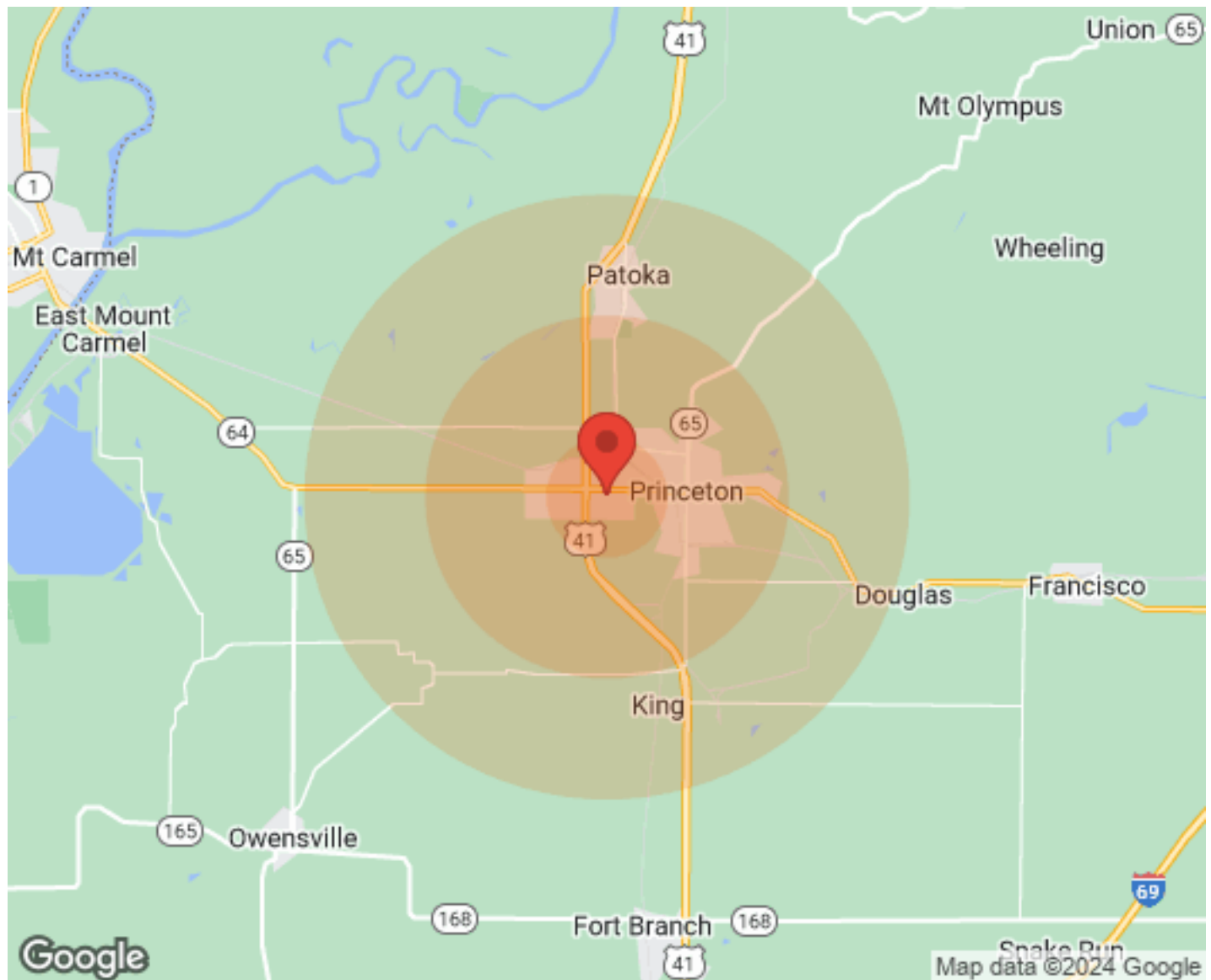
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DEMOGRAPHICS

IGA - Princeton, IN
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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	1,361	4,824	5,951	Median	\$30,235	\$31,908	\$34,588
Female	1,630	5,024	6,123	< \$15,000	324	725	788
Total Population	2,991	9,848	12,074	\$15,000-\$24,999	214	734	844
				\$25,000-\$34,999	87	475	568
				\$35,000-\$49,999	268	629	711
				\$50,000-\$74,999	145	607	796
				\$75,000-\$99,999	115	427	653
				\$100,000-\$149,999	88	266	371
				\$150,000-\$199,999	N/A	109	118
				> \$200,000	N/A	31	38
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	640	2,085	2,470	Total Units	1,333	4,525	5,634
Ages 15-24	391	1,393	1,675	Occupied	1,205	4,057	5,003
Ages 25-54	951	3,433	4,256	Owner Occupied	515	2,647	3,489
Ages 55-64	318	1,153	1,470	Renter Occupied	690	1,410	1,514
Ages 65+	691	1,784	2,203	Vacant	128	468	631
Race	1 Mile	3 Miles	5 Miles				
White	2,835	9,454	11,615				
Black	84	187	228				
Am In/AK Nat	N/A	N/A	N/A				
Hawaiian	N/A	N/A	N/A				
Hispanic	30	72	79				
Multi-Racial	132	390	438				