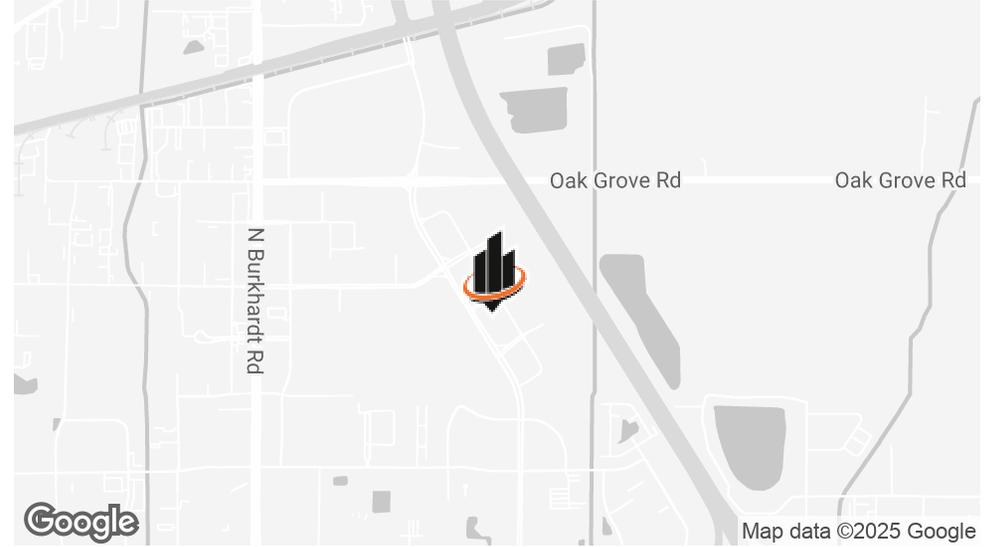


# 1100 CROSS POINTE PL



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$19.00 - 25.00 SF/yr (NNN)
<b>BUILDING SIZE:</b>	9,950 SF
<b>AVAILABLE SF:</b>	2,000 - 9,950 SF
<b>LOT SIZE:</b>	1.25 Acres
<b>YEAR BUILT:</b>	2023
<b>ZONING:</b>	C-2
<b>MARKET:</b>	Evansville
<b>SUBMARKET:</b>	Eastside

**ANDY MARTIN, CCIM**  
O: 317.849.8001  
andy.martin@svn.com  
IN #RB14043658

**CHRIS STUARD**  
O: 812.471.2500  
chris.stuard@svn.com  
IN #RB1404888

## PROPERTY OVERVIEW

SVN | The Martin Group is pleased to present this highly visible retail shopping center in front of Costco and Range USA along Cross Pointe Blvd. The new retail center sits in the middle of the region's most densely populated office, retail, and medical corridors. The center offers drive thru space as well as a pick up window for tenants. Lot has immediate access to two lighted intersections allowing excellent access to the site and nearby corridors.

## LOCATION OVERVIEW

This property is located on Evansville's east side in the of the metro's strongest retail corridor. The retail center is located within The Promenade, Evansville's only mixed-use, lifestyle development directly in front of Costco and Range USA along Cross Pointe Blvd.

Other retailers in the area are Fresh Thyme, Costco, Academy Sports, Wal-Mart, Sam's Club, Range USA, Best Buy, Home Depot, Lowe's, Aldi, AT&T, Verizon, IHOP, Chick-Fil-A, Zaxby's, Chicken Salad Chick's, Computer's Plus, Buff City Soap, Target, Dick's Sporting Goods, Biaggi's, Moe's Southwest Grill, Red Robin, PetSmart, Krispy Kreme, Qdoba Mexican Grill, Crumbl Cookies, Jiffy Lube, Jersey Mike's, Biscuit Belly, Wasabi Hibachi Grill, Spectrum, Mister P's Pizza

# PLANS



## LEGEND

Available

## LEASE INFORMATION

<b>LEASE TYPE:</b>	NNN	<b>LEASE TERM:</b>	120 months
<b>TOTAL SPACE:</b>	2,000 - 9,950 SF	<b>LEASE RATE:</b>	\$19.00 - \$25.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1	Available	2,250 - 9,950 SF	NNN	\$25.00 SF/yr	Suite is the north end cap with a drive thru. CAM is estimated at \$5/SF. Rent quoted as Cold Dark Shell.
2	Available	2,000 - 9,950 SF	NNN	\$19.00 SF/yr	CAM is estimated at \$5/SF. Rent quoted as Cold Dark Shell.
3	Available	2,000 - 9,950 SF	NNN	\$19.00 SF/yr	CAM is estimated at \$5/SF. Rent quoted as Cold Dark Shell.

### ANDY MARTIN, CCIM

O: 317.849.8001  
andy.martin@svn.com  
IN #RB14043658

### CHRIS STUARD

O: 812.471.2500  
chris.stuard@svn.com  
IN #RB1404888

# PLANS

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
4	Available	2,500 - 9,950 SF	NNN	\$24.00 SF/yr	Suite is the south end cap with a pick up window. CAM is estimated at \$5/SF. Rent quoted as Cold Dark Shell.

**ANDY MARTIN, CCIM**  
O: 317.849.8001  
andy.martin@svn.com  
IN #RB14043658

**CHRIS STUARD**  
O: 812.471.2500  
chris.stuard@svn.com  
IN #RB1404888

# RENDERINGS



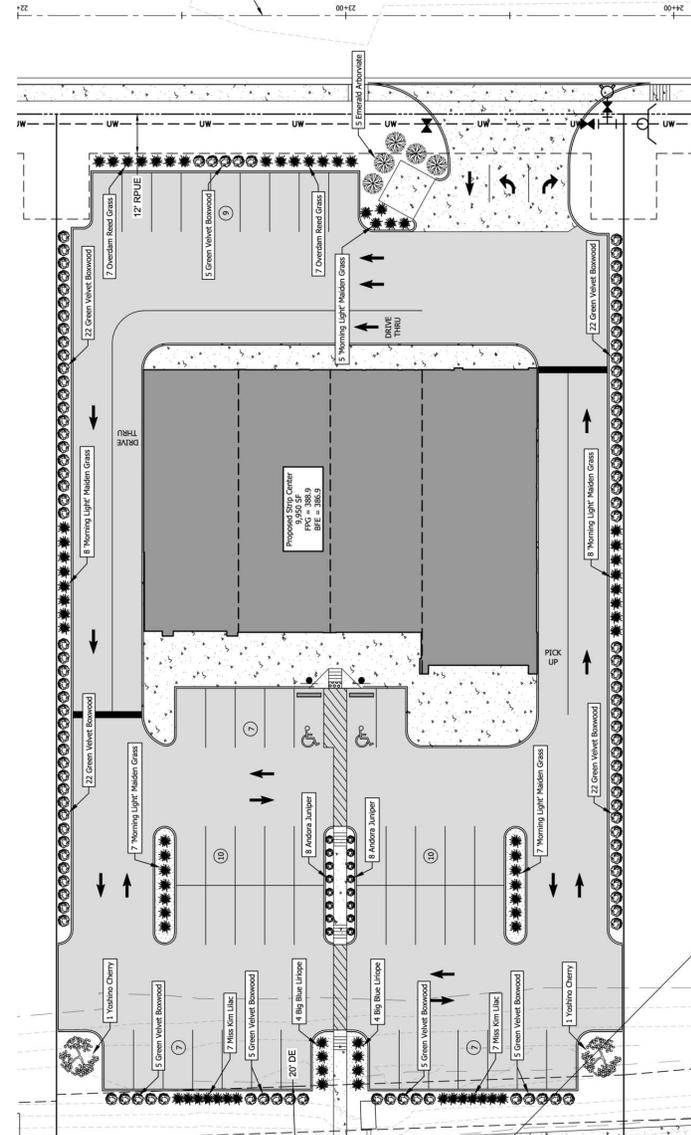
**ANDY MARTIN, CCIM**  
O: 317.849.8001  
andy.martin@svn.com  
IN #RB14043658

**CHRIS STUARD**  
O: 812.471.2500  
chris.stuard@svn.com  
IN #RB1404888

# FLOOR PLAN AND SITE PLAN



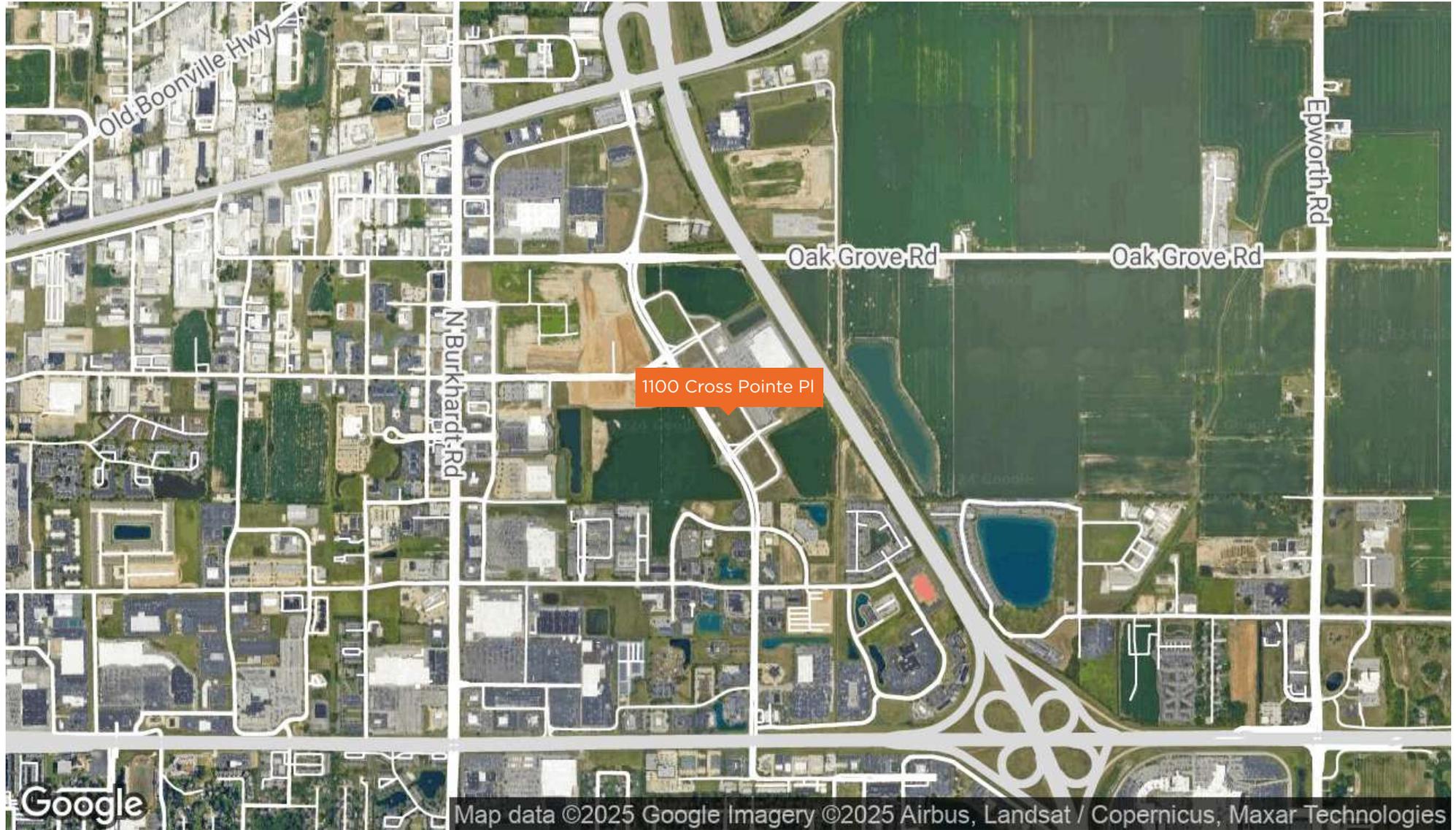
PROPOSED FLOOR PLAN



**ANDY MARTIN, CCIM**  
 O: 317.849.8001  
 andy.martin@svn.com  
 IN #RB14043658

**CHRIS STUARD**  
 O: 812.471.2500  
 chris.stuard@svn.com  
 IN #RB1404888

# REGIONAL MAP



**ANDY MARTIN, CCIM**  
O: 317.849.8001  
andy.martin@svn.com  
IN #RB14043658

**CHRIS STUARD**  
O: 812.471.2500  
chris.stuard@svn.com  
IN #RB1404888

# LOCATION MAP



**ANDY MARTIN, CCIM**  
O: 317.849.8001  
andy.martin@svn.com  
IN #RB14043658

**CHRIS STUARD**  
O: 812.471.2500  
chris.stuard@svn.com  
IN #RB1404888

# RETAILER MAP



**ANDY MARTIN, CCIM**  
 O: 317.849.8001  
 andy.martin@svn.com  
 IN #RB14043658

**CHRIS STUARD**  
 O: 812.471.2500  
 chris.stuard@svn.com  
 IN #RB1404888