

**5301 Pearl Dr (off West Lloyd Expressway)**  
**Evansville, IN 47712**



**Lease Price: \$15/SF/YR**

**3034 SF**

**Estimated NNN: \$4.65/SF/YR**

**Traffic Count: 33,581 AADT**

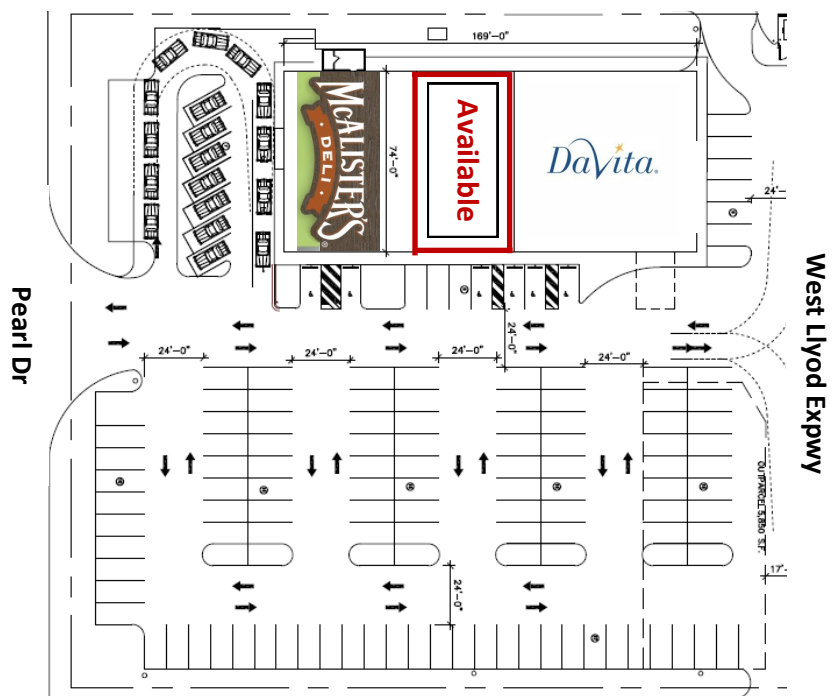
**on W Lloyd Expwy**

**Zoned C-4**

**Includes:**

- Double Door, Glass Store Front
- Reception/Lobby Area, 2 Restrooms, Kitchenette, HVAC
- 8 Office Spaces, Conference Room
- Office Space Equipped with TV's, Computers, Desks, Chairs
- Option available to add grease trap for restaurant tenant

*Perfect for retail, office, or restaurant. Great Lloyd Expressway visibility and high traffic counts! Located on Evansville's west side, near major retailers, restaurants, banks, and gas stations.*



**For more information contact: Joe Kiefer, Managing Broker**  
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*This information was obtained from sources we consider reliable. We cannot be responsible however, for errors, omissions, prior sales or leases, withdrawal from the market or change in price.*

