

**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

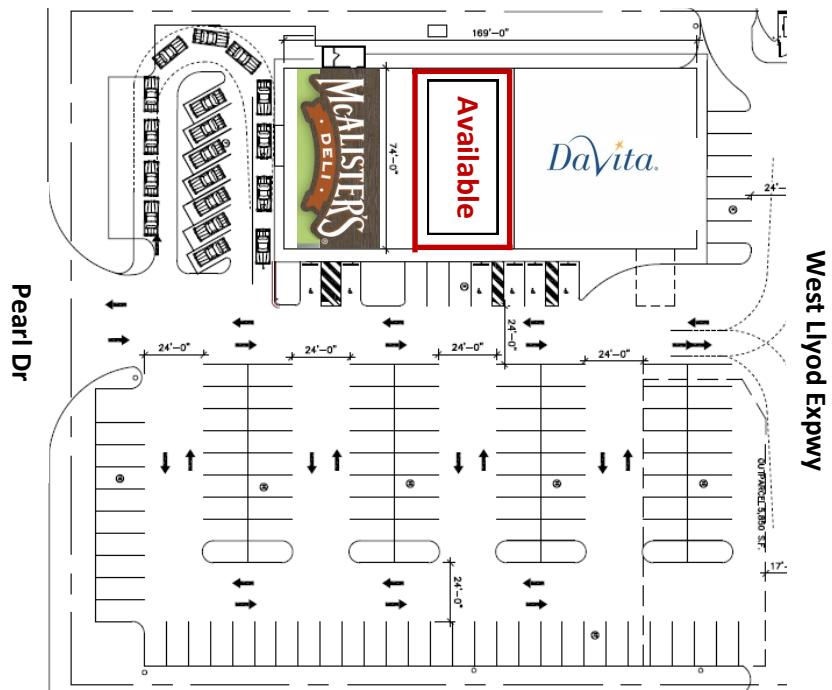
on W Lloyd Expwy

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

Hahn Kiefer Real Estate Services

jkiefer@hahnkiefer.com

(O): 812-477-6980, (C): 812-604-5973

Josey McLaughlin, Broker

jmclaughlin@hahnkiefer.com

(C): 812-549-9114



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.

