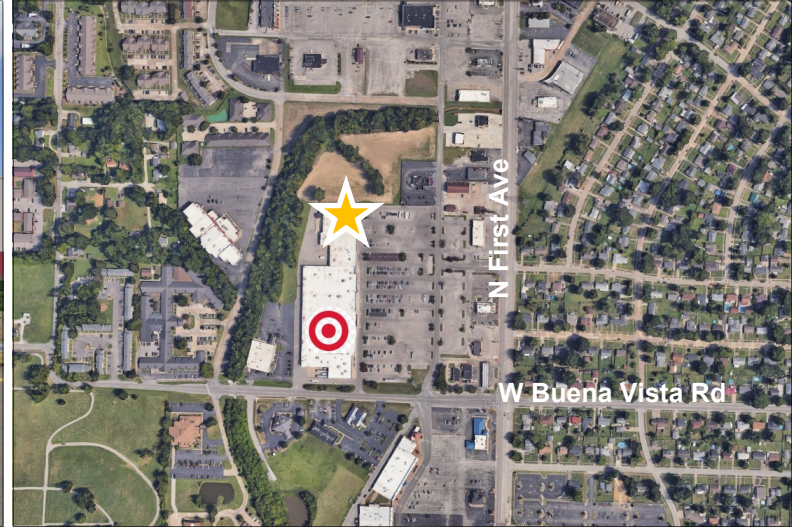


**AVAILABLE**

**4036 N First Avenue**  
**EVANSVILLE, IN 47710**



## RETAIL SUB LEASE

- |                        |                  |                   |                  |
|------------------------|------------------|-------------------|------------------|
| • Lease Price:         | \$10,500/Month   | • Floor:          | Concrete         |
| • Total SF:            | 14,955           | • Sprinkler:      | Yes              |
| • Zoning:              | C-4              | • # of Restrooms: | Two              |
| • Ceiling Height:      | 16'              | • Previous Use:   | Pet Supply Store |
| • # of Parking Spaces: | Shared Large Lot | • Showing:        | Contact Broker   |
| • Ext. Construction:   | Block/Brick      | • Location:       | 12, 284 AADT     |

Ideal location for Northside retail. Large open suite in the Target Center. Great exposure. Additional signage on First Avenue. Competitive lease rate. High traffic mixed use location surrounded by retail, office, schools, and rooftops. Landlord will participate in build out for new user, and possible subdivide of suite.

**For more information, contact:**

**Kristin Dannheiser, Broker**

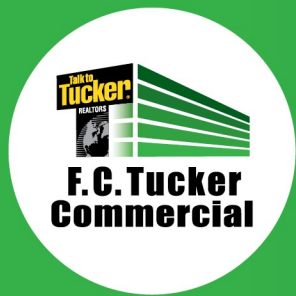
**Direct:** 812-455-0001 • KristinD@FCTuckerCommercial.com



**812-473-6677 • FCTuckerCommercial.com**

7820 EAGLE CREST BLVD., SUITE 200 • EVANSVILLE, IN 47715





**AVAILABLE**

**4036 N First Avenue**  
**EVANSVILLE, IN 47710**



**812-473-6677 • FCTuckerCommercial.com**

7820 EAGLE CREST BLVD., SUITE 200 • EVANSVILLE, IN 47715



The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sale, and withdrawal from the market or change in price.