

RETAIL FOR LEASE

2060 E Morgan Avenue, Evansville, IN 47711

OFFERING MEMORANDUM



Kyle Bernhardt, Broker

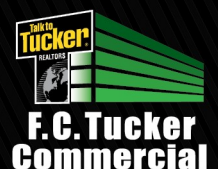
Direct: 812.455.7577

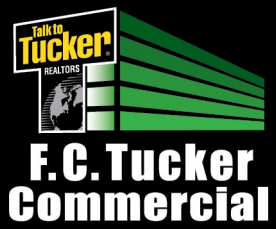
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2060 E Morgan Avenue
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Proposed Façade Update

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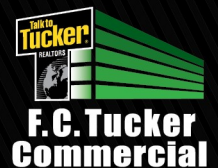
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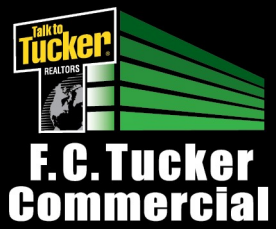
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Current Façade

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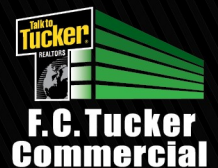
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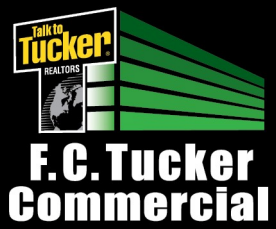
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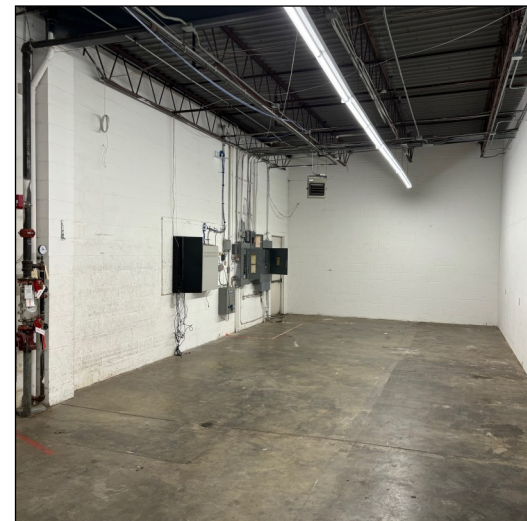
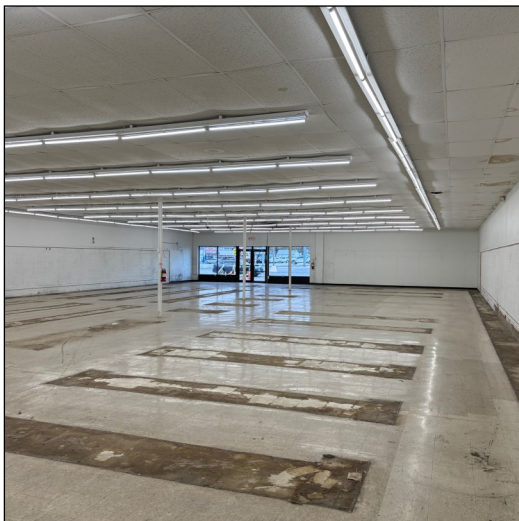




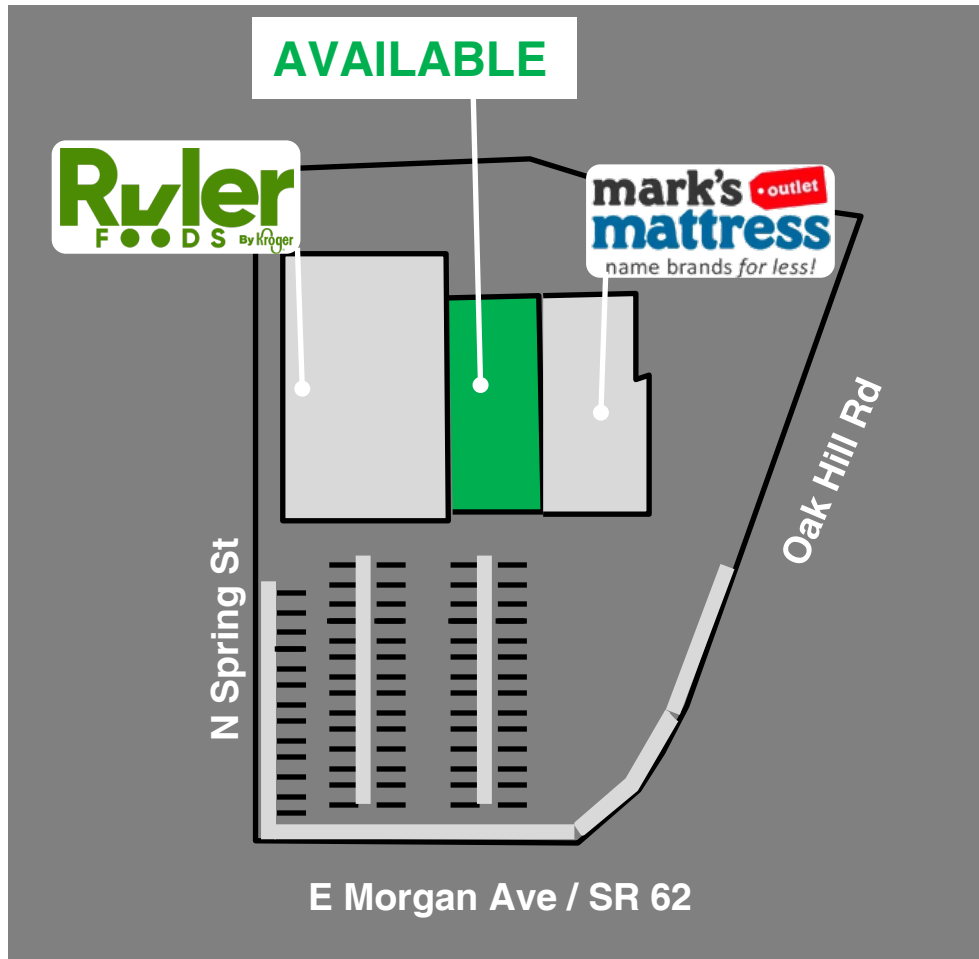
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Interior Photos

OFFERING MEMORANDUM



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- **Lease Price:** \$10 / SF / NNN
- **NNN Price:** \$1.95 / SF
- **Total SF:** +/- 7,500 SF
- **Year Built:** 1980
- **Zoning:** C-2
- **Ext. Construction:** Brick
- **Interior Walls:** Drywall
- **Sprinkled:** Partial, at Storage
- **# of Restrooms:** 2
- **Water/Sewer:** City
- **Previous Use:** Family Dollar
- **Current Use:** Vacant, January 2025
- **Showing:** Contact Listing Broker
- **Location:** 0.7 mile from US 41
- **AADT:** 24,815 (2024) Morgan Ave

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DISTANCE TO

- **IN-66:** 1.3 mi
- **Univ. of Evansville** 1.6 mi
- **Interstate 69:** 3.4 mi
- **Downtown** 3.8 mi
- **Airport** 6.0 mi



ADJACENT TENANTS

- **Ruler**
- **Mark's Mattress**
- **Dollar Tree**
- **CVS**
- **Marathon**
- **Frontier Liquors**

DEMOGRAPHICS

1 MILE

- **Population:** 4,003
- **Med HH Income:** \$43,810
- **# Households:** 3,950

3 MILE

- **Population:** 46,883
- **Med HH Income:** \$38,137
- **# Households:** 25,944

5 MILE

- **Population:** 114,050
- **Med HH Income:** \$39,476
- **# Households:** 56,736

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