

FOR LEASE | THE CROSSING

701 N. WEINBACH AVENUE
EVANSVILLE, IN 47711



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	1,071 - 2,500 SF
Lease Rate:	\$5.25 - \$7.25 SF/yr (NNN)
NNN Expenses:	\$3.12 SF/yr
Center Size:	35,000 SF
Year Built:	1989
Access Points:	2
Zoning:	M-1

RICHARD CLEMENTS
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PROPERTY OVERVIEW

Multi-tenant complex located on Evansville’s northeast side on N. Weinbach Ave., a four-lane thoroughfare with convenient access to the Lloyd Expressway (SR 66), Morgan Ave. (SR 62) and US Hwy. 41.

PROPERTY HIGHLIGHTS

- Ideal location for office/service/retail uses
- Ample and convenient parking with two (2) points of access
- Suites may be re-configured – Owner will demo as necessary for qualified tenants
- Professionally managed and maintained

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	10,491	84,280	135,896
Daytime Population	9,348	109,325	161,325
Total Households	4,221	36,192	58,575
Average HH Income	\$55,226	\$53,851	\$60,282



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AVAILABLE SPACE



SUITE	SIZE (SF)	LEASE RATE	MONTHLY RENT	MONTHLY NNN
Suite 210	2,500 SF	\$5.25 SF/yr (2 months free rent at Commencement)	\$1,094.00	\$ 650.00
Suite 510	1,071 SF	\$7.25 SF/yr	\$ 647.00	\$ 278.00
Suite 650B	2,000 SF	\$6.75 SF/yr	\$1,125.00	\$ 520.00
Suite 750	2,000 SF	\$6.00 SF/yr	\$1,000.00	\$ 520.00
Suite 920	2,125 SF	\$6.00 SF/yr	\$1,063.00	\$ 553.00

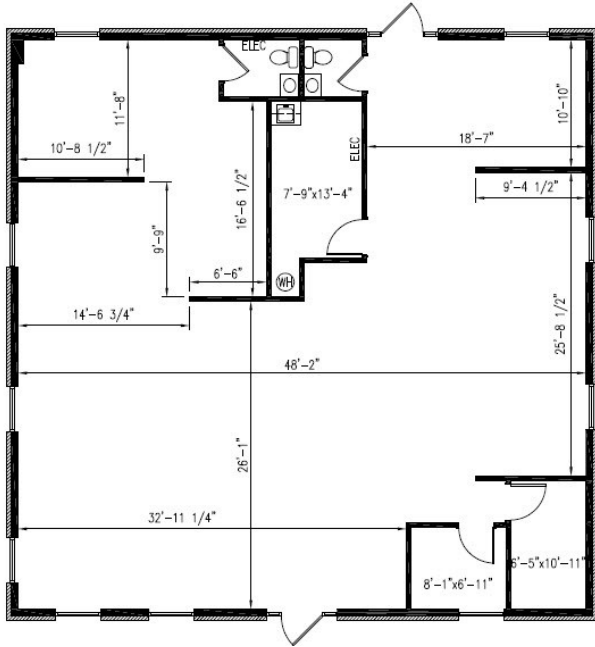
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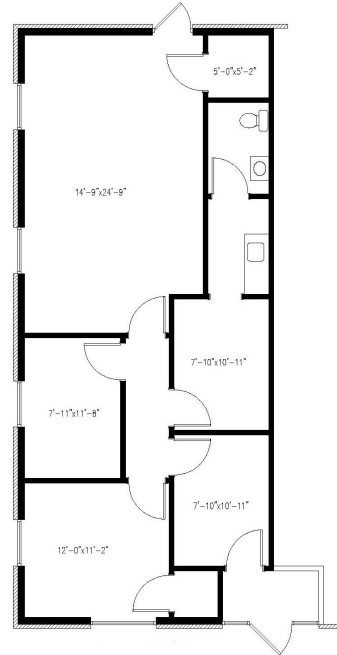
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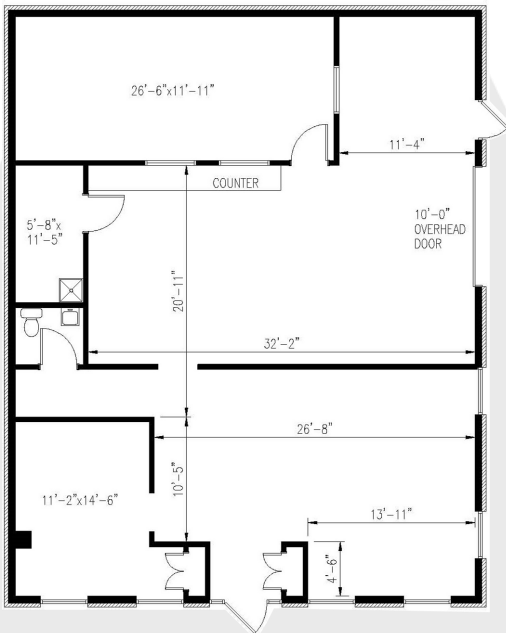
FLOOR PLANS



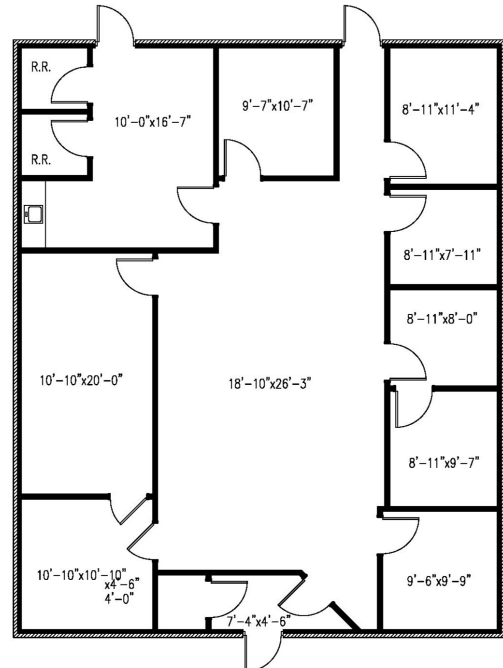
1 SUITE 210
2,500 SF



2 SUITE 510
1,071 SF



3 SUITE 650B
2,000 SF



4 SUITE 750
2,000 SF

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[illegible]

5 SUITE 920
2,125 SF

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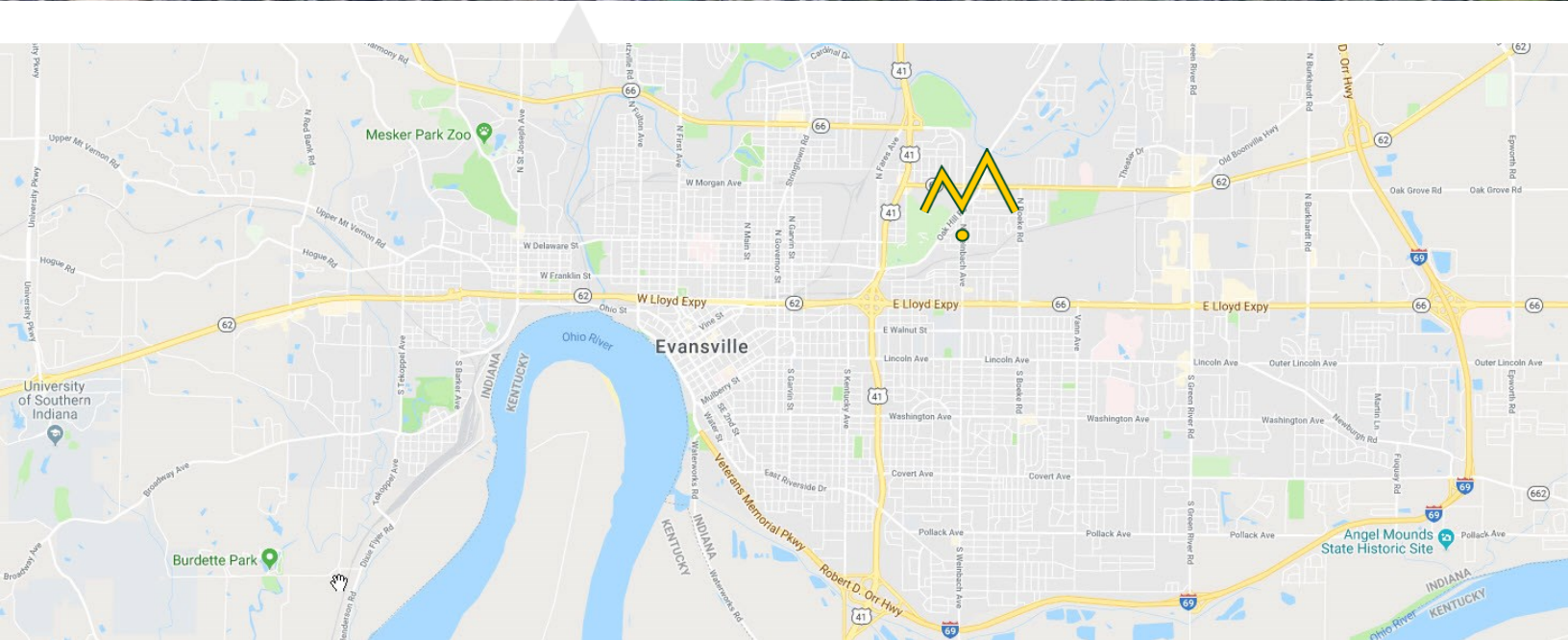


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LOCATION



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