

AVAILABLE FOR SUBLEASE

2301 Saint George Road, Evansville, IN 47711

Industrial Property | **130,000 SF**



PROPERTY OUTLINE

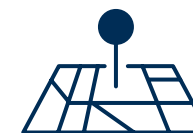


PROPERTY HIGHLIGHTS



AVAILABLE AREA

130,000 SF for Sublease



ZONING

Industrial



CONSTRUCTION DATE

1967



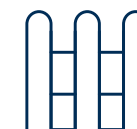
CEILING HEIGHTS

32'



LOADING DOCKS

10 docks, 1 drive-in door



COLUMN SPACING

40' x 45'

PROPERTY DETAILS

OCCUPANCY:

- May 1st, 2026

FLOORS:

- 6" concrete floors

LIGHTING:

- T-8 lighting

HVAC:

- Gas Forced

UTILITIES:

- Supplied by CenterPointe

FIRE PROTECTION:

- 100% Wet Sprinkler System

PARKING:

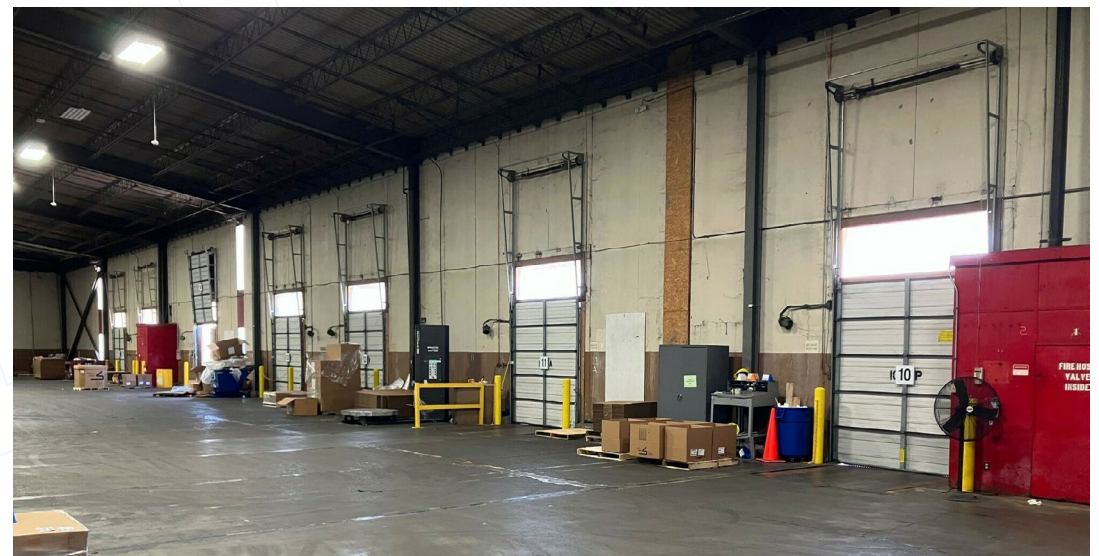
- Concrete and Asphalt
- 40 Employee Spaces

PID #:

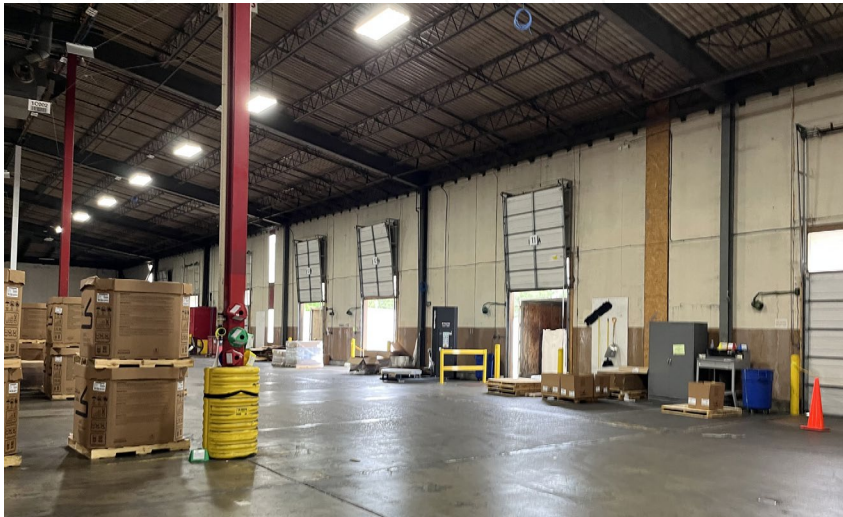
- 82-06-03-034-296.005-020

OPEX:

- \$0.62/SF



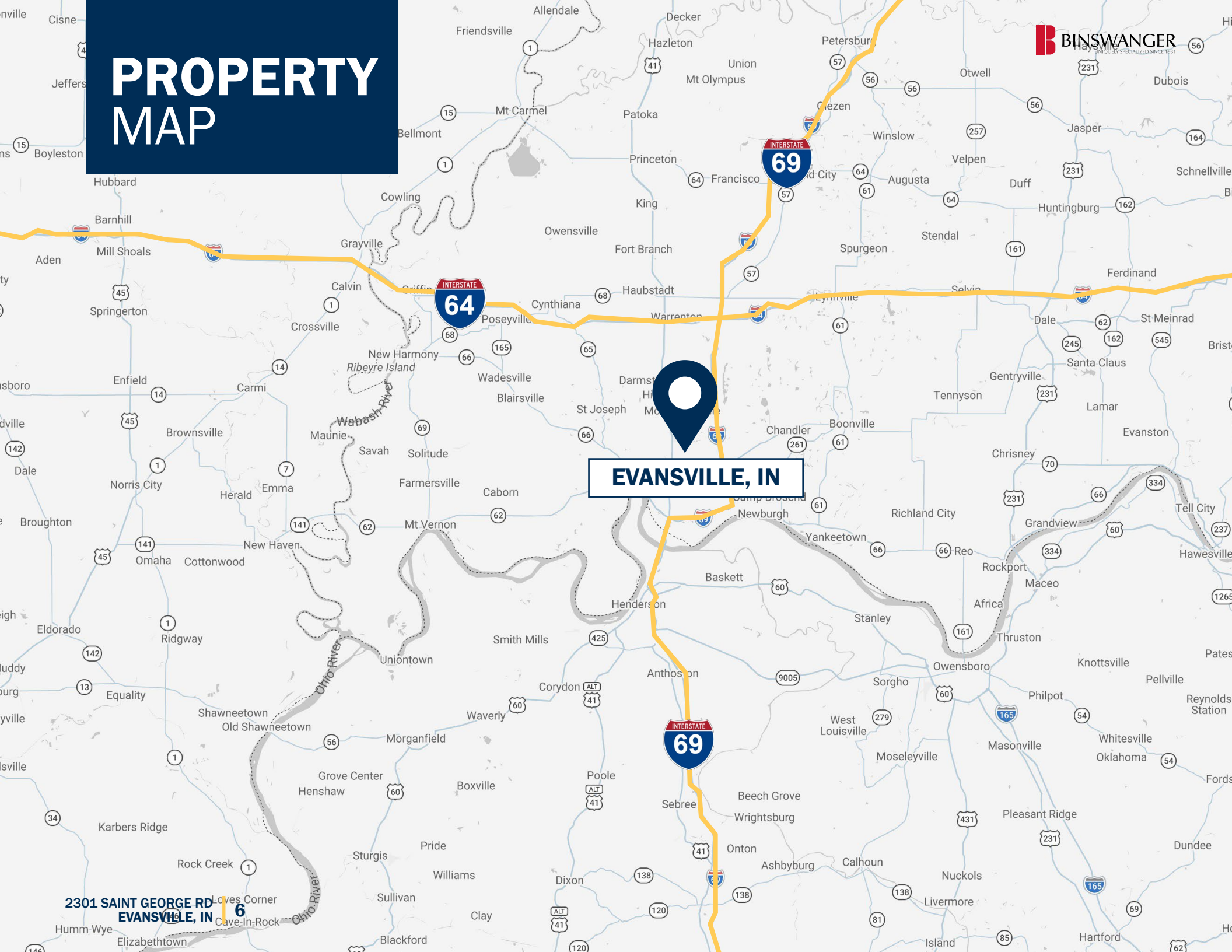
ADDITIONAL IMAGES



PROPERTY MAP

EVANSVILLE, IN

2301 SAINT GEORGE RD
EVANSVILLE, IN 47716



FLOOR PLAN

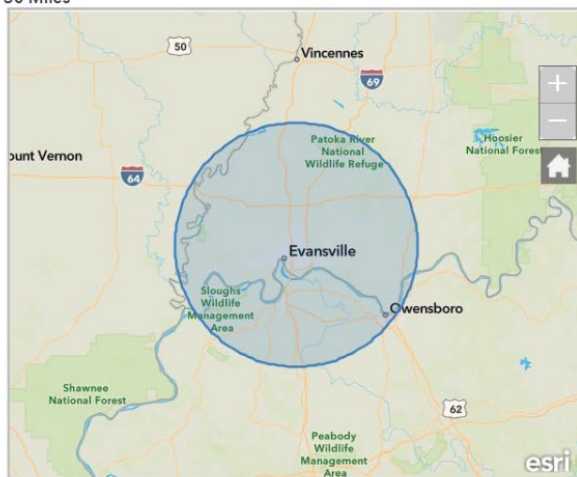


10-MILE DEMOGRAPHIC

Market Insights for Real Estate

2301 Saint George Rd, Evansville, Indiana, 47711

30 Miles



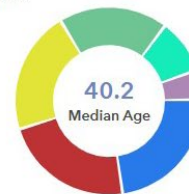
429,987
Total Population
(Current year)

-0.08%
Population Growth
(Projected 5-yr)

\$63,843
Household Income
(Median)

Generational Predominance

- GenZ (Ages 6 - 23)
- Millennial (Ages 24 - 41)
- Baby Boomer (Ages 58 - 76)
- Gen X (Ages 42 - 57)
- Gen Alpha (Ages <6)
- Silent / Greatest Gen (77+)

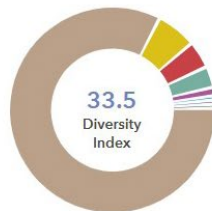


\$206,406
Home Value
(Median)

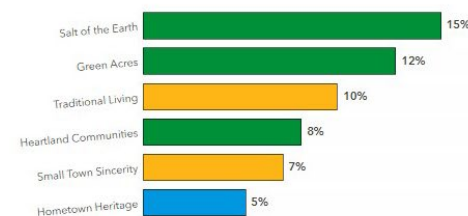
\$52,849
Disposable Income
(Median)

Race and Ethnicity

- White Pop
- Black/ African American
- Multiple Races
- Hispanic
- Asian Pop
- Other Race
- Pacific Islander
- American Indian



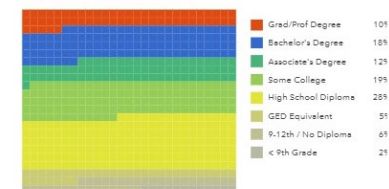
Top Lifestyle Segments



177,319
Households
(Total)

2.4
Household Size
(Average)

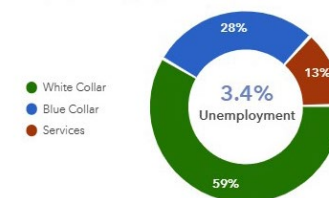
Educational Attainment



46,128
Residents
Who Commute
30+ Minutes

715
Schools

Employment Type (Residents)



15,402
Businesses

Household Expenditures



This index compares the average household expenditures for this market compared to the US. The US average is 100. An index of 120 is 20 percent higher than the US average and an index of 80 is 20 percent lower.



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