

Shoe Carnival Towne Centre

Evansville, Indiana

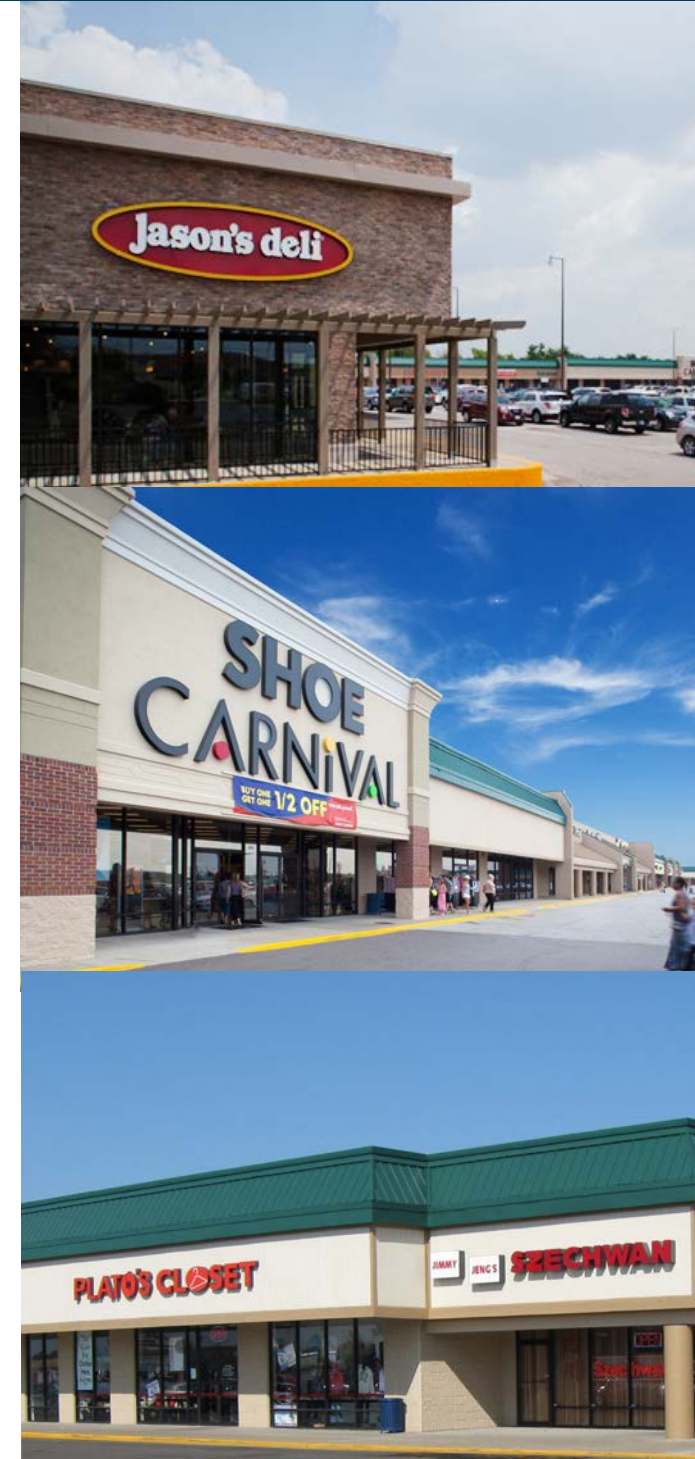
PROPERTY HIGHLIGHTS

- Shoe Carnival Towne Centre is located on Green River Road, Evansville's major north-south corridor.
- The 1,017,000 S.F. Eastland Mall is directly across Green River Road.
- The MSA has a 30-mile radius and draws shoppers from 26 counties and 3 states.
- Signalized entrances.
- Easy access to S.R. 66 / Lloyd Expressway and S.R. 62 / Morgan Avenue via Green River Road.
- Evansville is the third largest city in Indiana and is ranked in the top 10 hottest cities for young millennials.
- GLA: 202,051
- MSA: Evansville, IN
- Key Tenants are Shoe Carnival, Jason's Deli, Salon Centric, Plato's Closet, and Buffalo Wild Wings.

LEASING CONTACT:

John Beuoy
jbeuoy@broadbentco.com

317.237.2900 Office
888.664.2900 Toll Free
317.237.2953 Facsimile

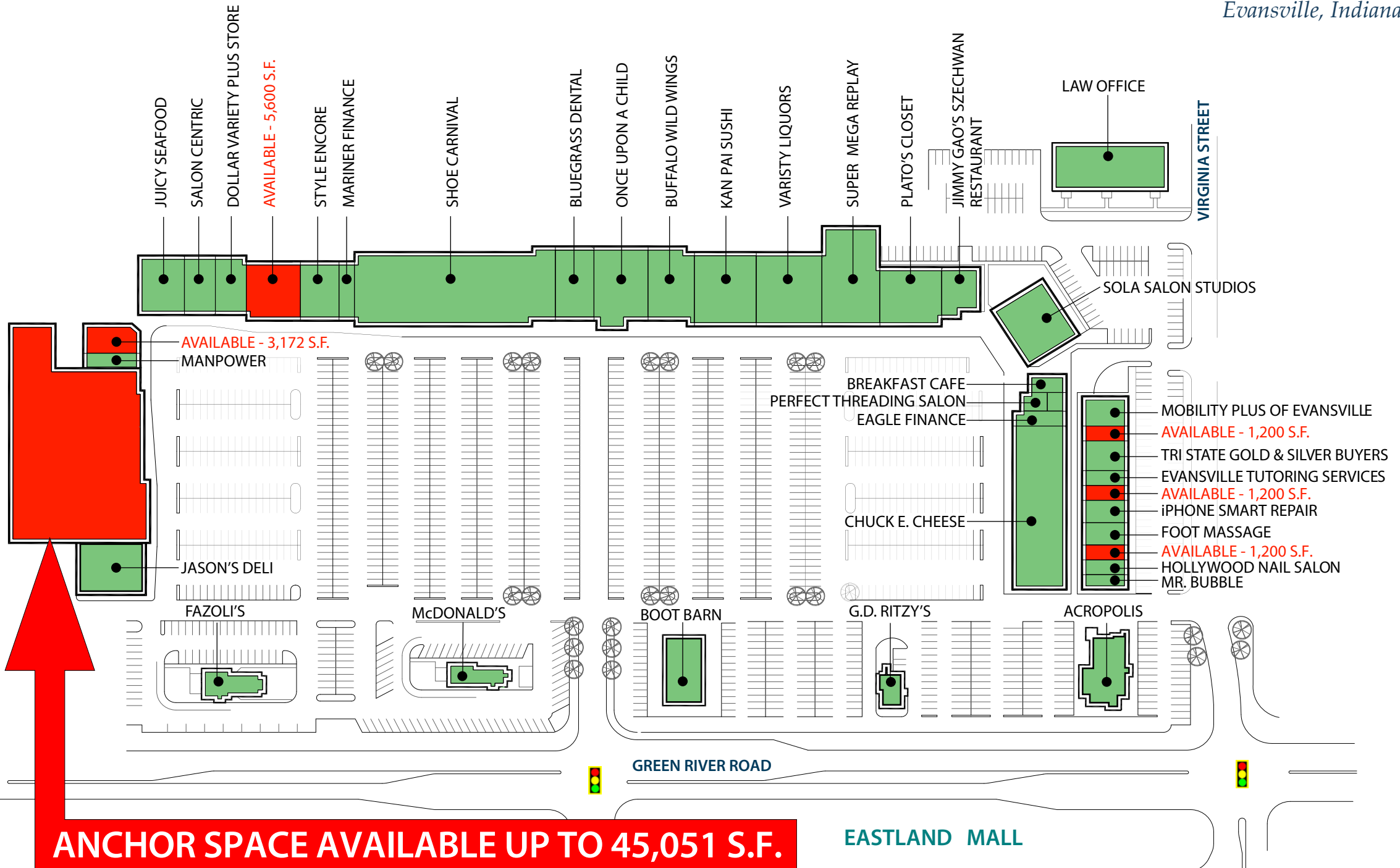


ANCHOR SPACE AVAILABLE UP TO 45,051 S.F.



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SITE DATA

TOTAL BUILDING AREA
TOTAL BUILDING AREA 202,051 S.F.

PARKING SPACES
TOTAL PARKING PROVIDED 1,292 SPACES

DISCLAIMER

THIS SITE PLAN IS SCHEMATIC AND IS PROVIDED TO SHOW APPROXIMATE ACREAGE AND LOCATION AND SIZE OF A BUILDING(S) THAT WILL FIT ON THIS SITE. CHANGES MAY BE REQUIRED ONCE A FINAL SURVEY WITH CURRENT BOUNDARIES, EASEMENTS, AND DIMENSIONS OR ZONING REVIEW IS COMPLETED.

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT AND IS OBTAINED FROM SOURCES WE DEEM AS RELIABLE. WE ASSUME NO LIABILITY FOR ERRORS OR OMISSIONS HEREIN. ALL DIMENSIONS ARE APPROXIMATE.

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Market Profile and Income Summary

	3 MILES		5 MILES		10 MILES	
	2024 Estimate	2029 Forecast	2024 Estimate	2029 Forecast	2024 Estimate	2029 Forecast
Population	65,576	64,602	123,602	122,924	231,977	231,050
Daytime Population	74,547		149,879		243,195	
Households	29,733	29,748	53,785	54,261	97,468	98,444
Average HH Size	2.14	2.10	2.22	2.19	2.30	2.27
Average HH Income	\$75,162	\$87,562	\$73,971	\$85,860	\$85,066	\$98,485
Median HH Income	\$56,752	\$64,754	\$54,373	\$61,442	\$61,873	\$72,029
Per Capita Income	\$34,103	\$40,339	\$32,329	\$38,046	\$35,879	\$42,107

Traffic Data

ACPD	Main Thoroughfare	Start Location	End Location
25,385	Green River Road	At Virginia Street	
27,118	Green River Road	At Lloyd Expressway/S.R. 66	
25,472	Green River Road	At Morgan Avenue/S.R. 62	
51,680	Lloyd's Expressway	Just East of Green River Road	
53,343	Lloyd's Expressway	Just East of Stockwell Road	

