

Retail For Lease



Woodward Commercial Realty, Inc.

4763 Rosebud Lane Newburgh, IN 47630 | 812-474-1900

For Lease - Bauer Building - Suite 102

621 North Main Street, Evansville, IN, 47711

Retail: Mixed Use For Lease

Prepared on January 02, 2025

1 of 1 Listings



Listing Details | Retail For Lease

Suite	-
Secondary Uses	Office
Sublease	-
Total Available Space	1,040 SF
Min Div/Max Contig	1,040 SF
Asking Rate	\$12.00 Annual/SF
Monthly Rate	\$1,040
Lease Type	Modified Gross
Expenses	\$1.18 (Tax & CAMs)
Possession	On Available Date
Lease Terms	3 years

Renewal	Yes
Annual Taxes	\$730.00 in 2024
Vacant	Yes
Vacant Date	12/31/2024
Available Date	1/01/2025
Days On Market	2 days
Date Listed	12/31/2024
Last Modified	1/02/2025
Listing ID	41694399
Parking Spaces	-

Description

- * Mixed-Use Multi-Tenant Property, consisting of 3 commercial tenants & 3 residential apartment tenants
- * Located along the N. Main Street Revitalization Corridor in the Jacobsville Redevelopment Area, recently consisting of \$15MM in improvements
- * Neighborhood consists of nice mix of retail, office and residential
- * Opportunity Zone & TIF District

Property Features

Location Details

Address	621 North Main Street, Evansville, IN, ...	Parcels	11-330-25-011-001
Zoning	C-4	Name	Bauer Building - Mixed Use Investment
County	Vanderburgh	Center/Park Name	Bauer Building

Building Details

Sub Type	Mixed Use	Floor Size	6,512 SF
Building Status	Existing	Rentable Space	6,529 SF
Building Size	6,776 SF	Number of Tenants	6
Land Size	0.08 Acres / 3,317 SF	Air Conditioned	Yes
Number of Buildings	1	Heated	Yes
Number of Floors	2	Electricity	Yes
Year Built/Renovated	1909, 2023	Water	Yes
Primary Constr. Type	Framed	Sanitary Sewer	Yes
Occupancy Type	Single Tenant	Natural Gas	Yes
Parking Spaces	6	Rail Service	No
Parking Ratio	-		

Property Listings

2 Listings | 1,040 - 6,776 SF | Negotiable

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Lease	-	Retail	-	1,040 SF	\$12.00 Annual/SF Modified Gross	1/01/2025
For Sale	-	Retail	-	6,776 SF	\$535,000	6/30/2025

Additional Photos





Contact



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