



## The Promenade Lot 25

- **Lease Price:** \$27.50 / SF / NNN
- **Available SF:** Up to 8,000 SF  
BTS Suites C, D, E
- **Lot Size:** 1.02 Acre
- **Zoning:** C-4
- **Current Use:** Vacant
- **Showing:** Contact Listing Broker
- **Location:** NW Corner of Vogel Rd & N Cross Pointe Blvd
- **Traffic:** 34,065 combined AADT 2023  
Intersection Virginia St & N Burkhardt Rd

Coming Soon: Beautiful Class-A suites, built to suit. Great opportunity to lease a custom suite with up to 8,000 SF available on Evansville's East Side. Perfect for retail, office, or restaurant space. Conveniently located in a high-traffic area off Cross Pointe Blvd and Vogel Road, close to Costco. Contact Listing Broker for more information.

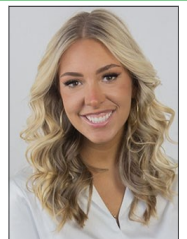
### For More Information, Contact:

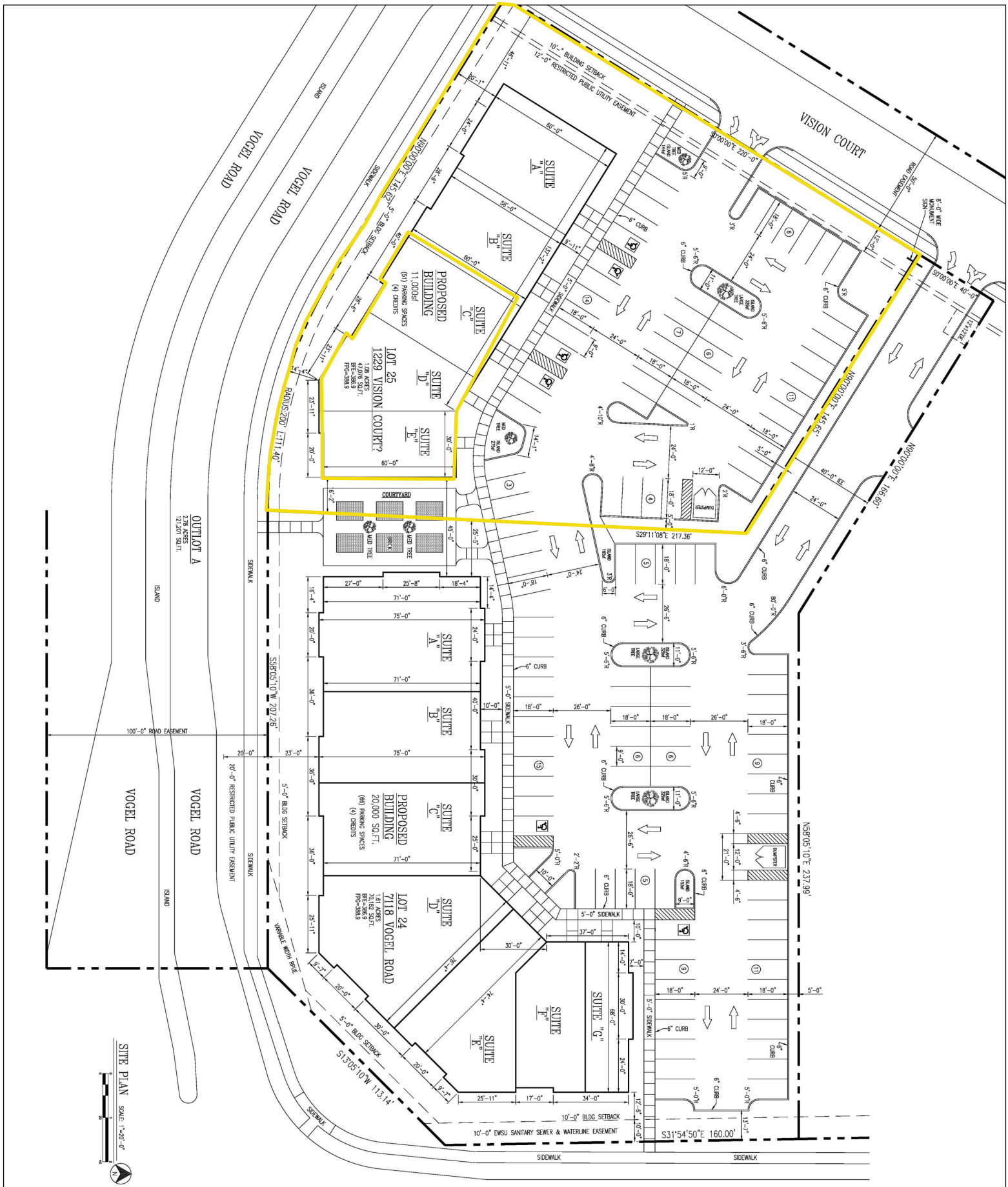
**Sinclair Sheffer**

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SITE PLAN  
SCALE: 1"=20'-0"

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