

**Vic Hopkins
Agency**

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Suite A
Washington, IN 47501

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FOR SALE

\$1,600,000

Southside Plaza
Highway 57 South
Washington, IN

7,200 square feet available
Can be divided

Building is 60' x 120' = 7,200 sf

Newly constructed
Paved parking lot

Near Walmart

High traffic area

High visibility

Visible from Hwy 57 South

Visible from Hwy 50 Bypass

Victor L. Hopkins, Managing Broker
Tim J. Wagner, Broker
Merle Callahan, Broker
Barbara Sapp, Broker
Janell Graber, Broker
Ben Hopkins, Broker



*Tenant Exclusions: Hair Salon, Telephone Sales & Service, Chinese Restaurant.



Leasing Data:
\$18.00 per sf
\$3.80 per sf CAM



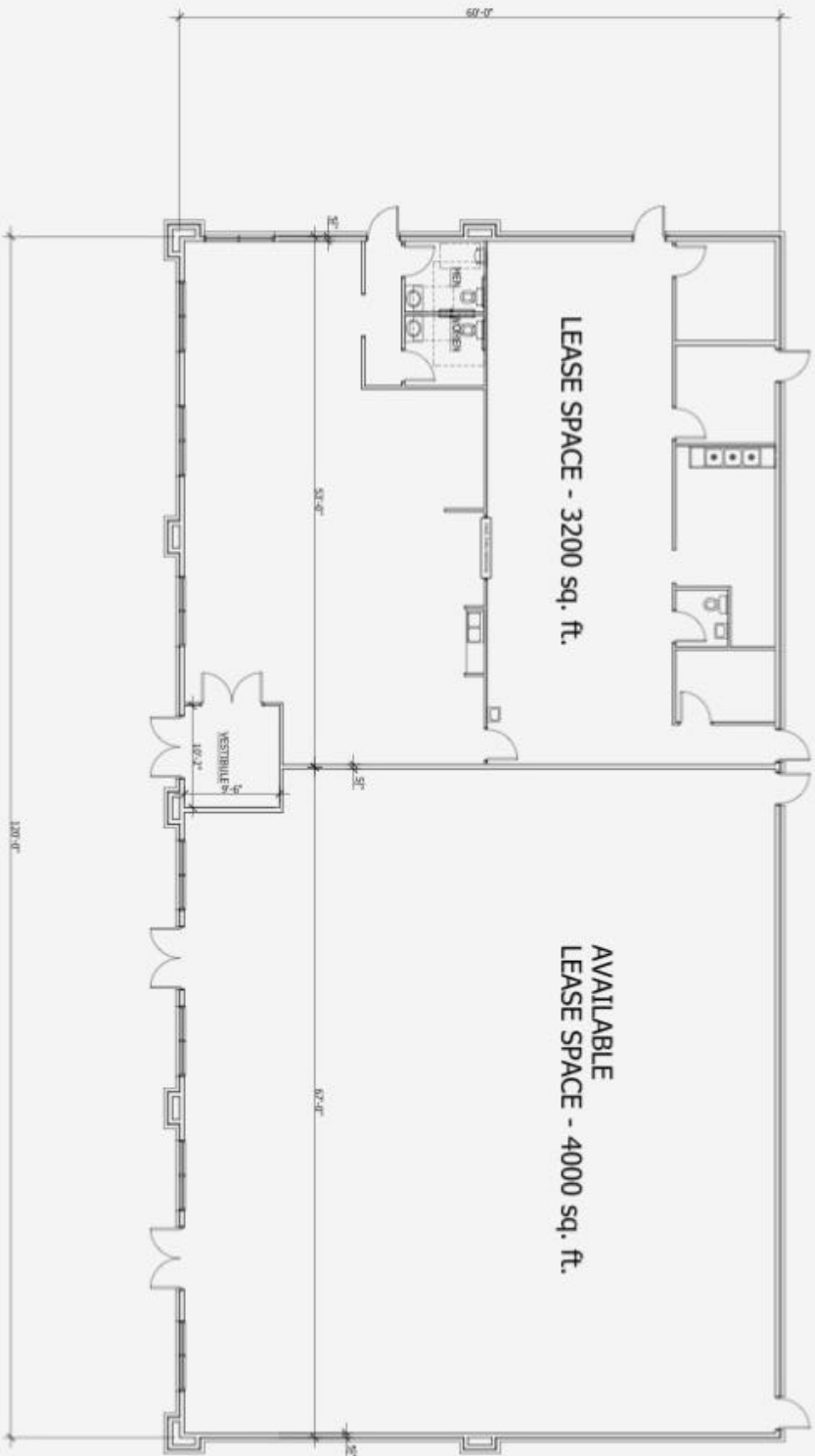
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Printed
06/18/2024

The purpose of this map is to display the geographic location of a variety of data sources frequently updated from local government and other agencies. Neither WTH Technology nor the agencies providing this data make any warranty concerning its accuracy or merchantability. And no part of it should be used as a legal description or document.

Surrounding Businesses:

Walmart
Papa Johns
Tokyo Japanese Steakhouse
AT & T
World Finance Loan and Tax Service
812 Smoke Shop
Cost Cutters
Cato Fashions
H & R Block
Dollar Tree
Verizon
Great Wall Chinese
Shoe Sensation
Springs Valley Bank and Trust
Burger King
Amazon Distribution Center
A & R Homecenter
Baymont Inn
Putters Bay Putt Putt Golf
Chuckles Gas Station
Daviess Community Hospital QuickCare
S & S Pools
Casey's General Store
Impressed Coffee Shop
Jumpin Jax Family Center



OVERALL FLOOR PLAN A

SCALE: 1/8"=1'-0"

DONOVAN + DONOVAN
 architecture • engineering • interior design

427 Main Street • Post Office Box 976 • Vincennes, Indiana 47591
 Tel: 812.282.0415 • Fax: 812.282.4888 • Email: donovananddovann@comcast.net

Checked by: [Signature]
Date: 10/27/17
Reviewed by: [Signature]
Date: 10/27/17

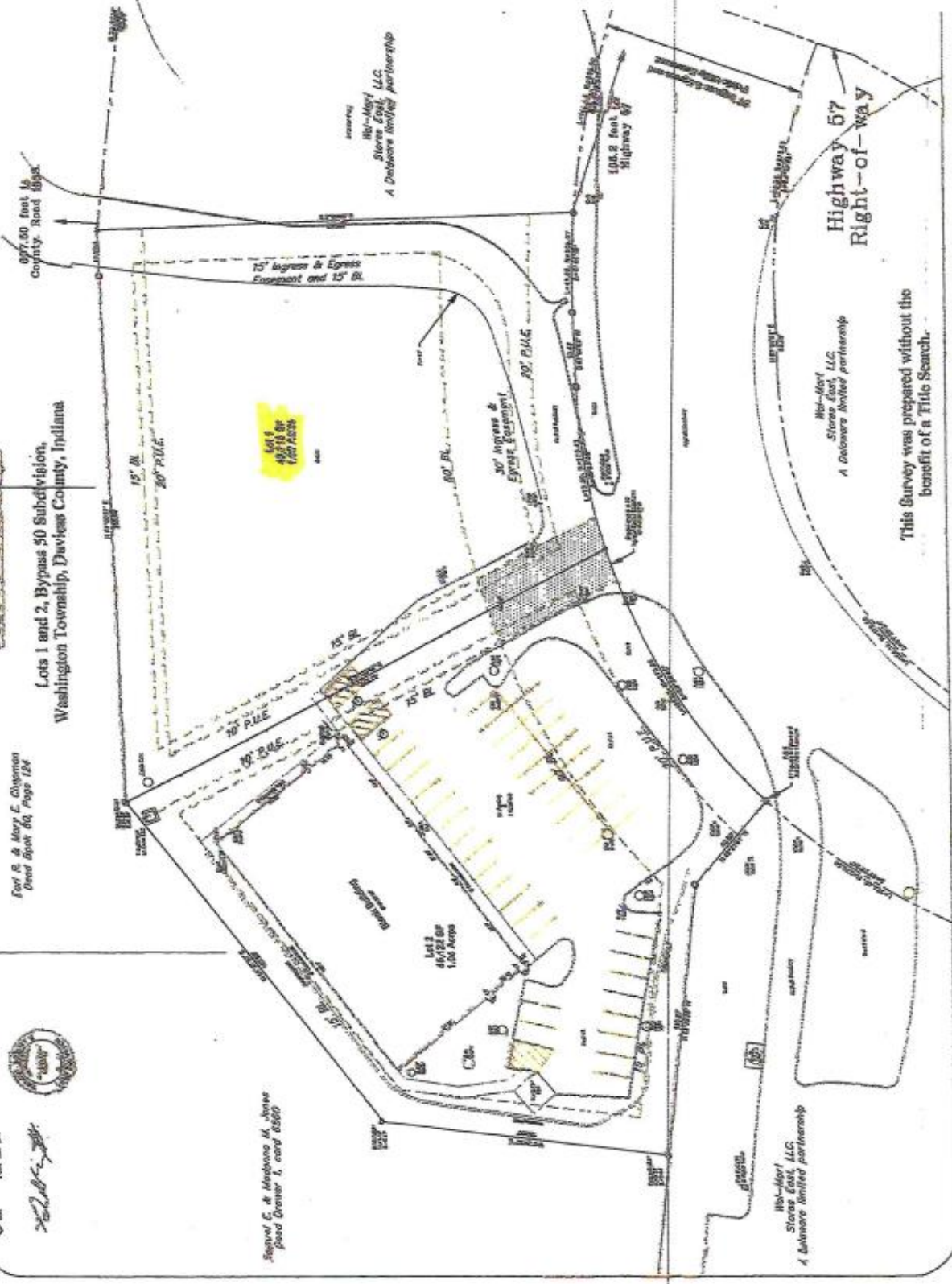
ATA SURVEY

Lots 1 and 2, Bypass 50 Subdivision,
Washington Township, Daviess County, Indiana

Earl B. & Mary E. Chason
Deed Book 60, Page 104



Robert C. & Madeline M. Jones
Lead Drawer 1, card 6560



This Survey was prepared without the
benefit of a Title Search.

Parcel B

Part of the Southwest Quarter of Section 3, Township 2 North, Range 7 West in Daviess County, Indiana, more particularly described as follows:

Commencing at the Northwest Corner of the Southwest Quarter of said Section 3; thence along the west line thereof, South 00 degrees 21 minutes 43 seconds West 624.41 feet; thence South 83 degrees 35 minutes 28 seconds East 589.03 feet to a point on the west line of a tract of land conveyed to Samuel E. Jones in Deed Book 118, page 722 in the office of the Recorder of Daviess County, Indiana; thence along the west line of said Jones tract, South 00 degrees 45 minutes 50 seconds East 142.91 feet; thence North 89 degrees 12 minutes 31 seconds East 136.66 feet; thence South 83 degrees 35 minutes 28 seconds East 227.53 feet; thence South 49 degrees 21 minutes 51 seconds East 49.80 feet to the beginning of a non-tangent curve to the left, having a central angle of 37 degrees 24 minutes 21 seconds and a radius of 270.50 feet, from which the chord bears South 25 degrees 06 minutes 43 seconds West 173.48 feet; thence along the arc of said curve 176.60 feet; thence South 06 degrees 24 minutes 32 seconds West 156.51 feet; thence South 83 degrees 35 minutes 28 seconds East 91.00 feet to the point of beginning; thence North 06 degrees 24 minutes 32 seconds East 156.51 feet to the beginning of a tangent curve to the right, having a central angle of 12 degrees 16 minutes 06 seconds and a radius of 179.50 feet, from which the chord bears North 12 degrees 35 minutes 35 seconds East 38.36 feet; thence along the arc of said curve 38.44 feet; thence South 83 degrees 35 minutes 28 seconds East 234.69 feet; thence South 01 degree 08 minutes 07 seconds West 20.09 feet to a point on the west Limited Access Right-of-Way of State Road 57; thence along said Right-of-Way, South 13 degrees 28 minutes 06 seconds West 175.98 feet; thence North 83 degrees 35 minutes 28 seconds West 219.00 feet to the point of beginning and containing a gross area of 1.030 Acres.

Also, a 91-foot Ingress & Egress and Public Utility Easement

Part of the Southwest Quarter of Section 3, Township 2 North, Range 7 West in Daviess County, Indiana, more particularly described as follows:

Commencing at the Northwest Corner of the Southwest Quarter of said Section 3; thence along the west line thereof, South 00 degrees 21 minutes 43 seconds West 624.41 feet; thence South 83 degrees 35 minutes 28 seconds East 589.03 feet to a point on the west line of a tract of land conveyed to Samuel E. Jones in Deed Book 118, page 722 in the office of the Recorder of Daviess County, Indiana; thence along the west line of said Jones tract, South 00 degrees 45 minutes 50 seconds East 142.91 feet; thence North 89 degrees 12 minutes 31 seconds East 136.66 feet; thence South 83 degrees 35 minutes 28 seconds East 227.53 feet; thence South 49 degrees 21 minutes 51 seconds East 49.80 feet to the point of beginning and also being the beginning of a non-tangent curve to the right, having a central angle of 44 degrees 01 minute 58 seconds and a radius of 270.50 feet, from which the chord bears North 65 degrees 49 minutes 52 seconds East 202.81 feet; thence along the arc of said curve 207.88 feet; thence North 87 degrees 50 minutes 52 seconds East 33.43 feet to the beginning of a tangent curve to the right, having a central angle of 23 degrees 12 minutes 06 seconds and a radius of 369.50 feet, from which the chord bears South 80 degrees 33 minutes 05 seconds East 148.61 feet; thence along the arc of said curve 149.63 feet to a point on the west 70-foot right-of-way of State Road 57; thence along said 70-foot-right-of-way line, South 17 degrees 45 minutes 27 seconds West 91.20 feet to the beginning of a non-tangent curve to the left, having a central angle of 24 degrees 16 minutes 45 seconds and a radius of 278.50 feet, from which the chord bears North 80 degrees 00 minutes 46 seconds West 117.13 feet; thence along the arc of said curve 118.01 feet; thence South 87 degrees 50 minutes 52 seconds West 33.43 feet to the beginning of a tangent curve to the left, having a central angle of 81 degrees 26 minutes 20 seconds and a radius of 179.50 feet, from which the chord bears South 47 degrees 07 minutes 42 seconds West 234.20 feet; thence along the arc of said curve 255.14 feet; thence South 06 degrees 24 minutes 32 seconds West 156.51 feet; thence North 83 degrees 35 minutes 28 seconds West 91.00 feet; thence North 06 degrees 24 minutes 32 seconds East 156.51 feet to the beginning of a tangent curve to the right, having a central angle of 37 degrees 24 minutes 21 seconds and a radius of 270.50 feet, from which the chord bears North 25 degrees 06 minutes 43 seconds East 173.48 feet; thence along the arc of said curve 176.60 feet to the point of beginning.



Interior Space



Interior Space



Electrical Panel



Walmart



Papa Johns, Tokyo Japanese Steakhouse, AT & T, Cost Cutters



Springs Valley Bank, Cato, Dollar Tree



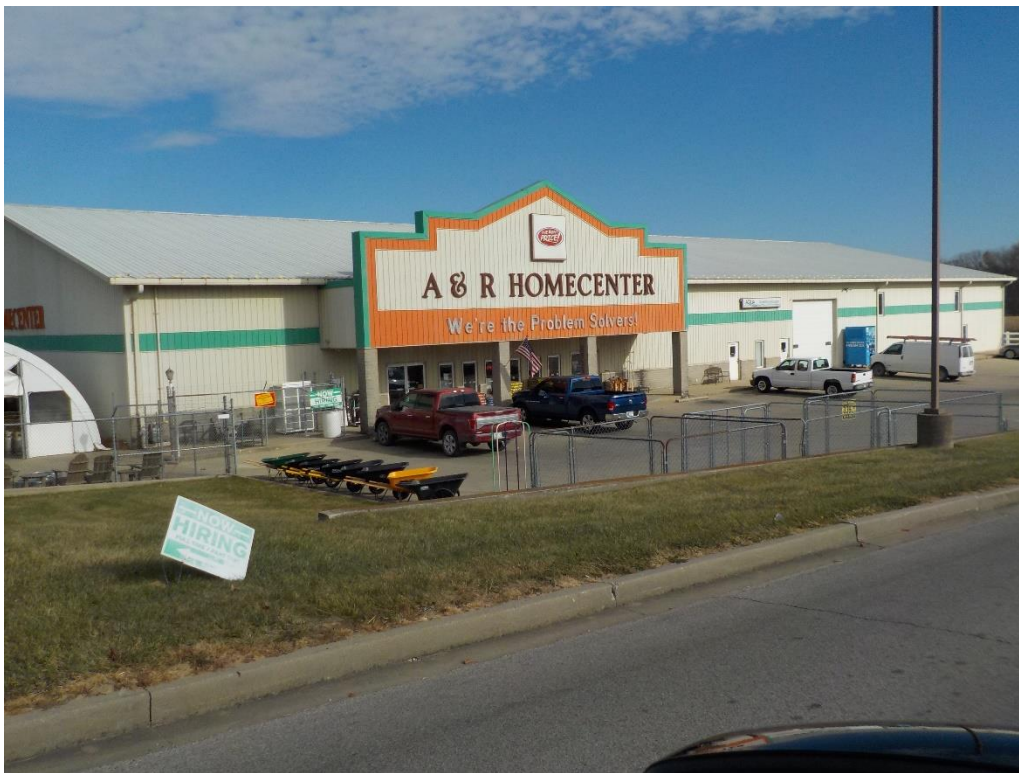
Cato Fashions, H & R Block, Dollar Tree, Verizon, Great Wall Buffet, Shoe Sensation, Springs Valley Bank.



Burger King



Amazon Distribution Center



A & R Home Center



Baymont Inn



Putter's Bay – Putt Putt Golf



Chuckles Gas Station



Davies Community Hospital Quick Care



S & S Pools



Impressed Coffee Shop



Casey's General Store



Jump-N-Jax Family Center



Subject