

# COMMERCIAL FOR LEASE

## 8301 EAGLE LAKE DR

8301 EAGLE LAKE DR, EVANSVILLE, IN 47715

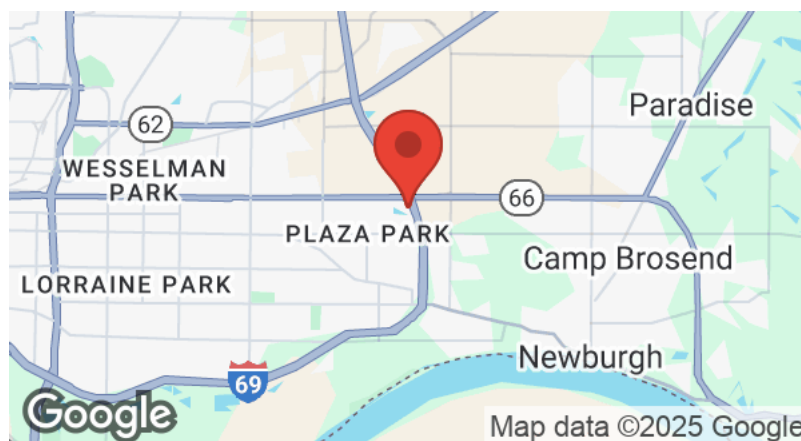


### PROPERTY OVERVIEW

- Lease Price: \$16/SF/YR/NNN
- Immediate availability
- Excellent visibility from Interstate 69
- Scenic lake close by for guests to enjoy
- Ample amount of parking to accommodate any size crowd
- Nearby businesses include several hotels, Texas Roadhouse, Cracker Barrel, and much more

### OFFERING SUMMARY

<b>BUILDING SF:</b>	6,365
<b>LEASE RATE:</b>	\$16.00 /SF /YR
<b>PARKING:</b>	Ample
<b>LEASE TYPE:</b>	Triple Net (NNN)
<b>TRAFFIC COUNT:</b>	23,449 AADT on I-69
<b>YEAR BUILT:</b>	2006
<b>ZONING:</b>	C-4



#### HAHN KIEFER REAL ESTATE SERVICES

1352 E Division St  
Evansville, IN 47711



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# PHOTOS

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