

COMMERCIAL FOR LEASE

8301 EAGLE LAKE DR

8301 EAGLE LAKE DR, EVANSVILLE, IN 47715

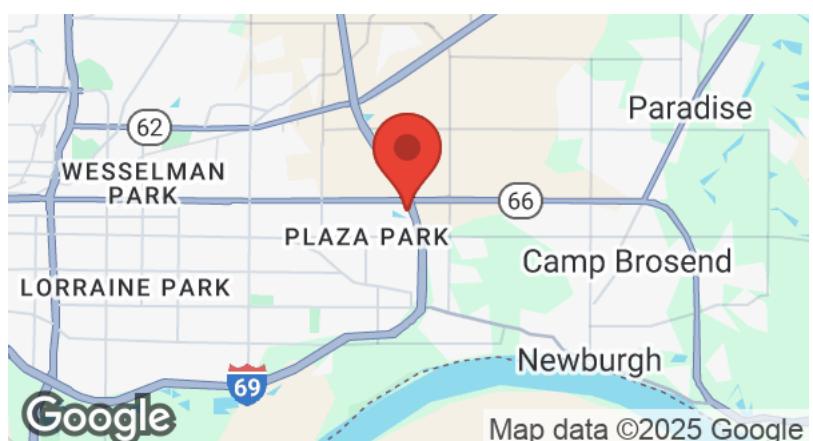


PROPERTY OVERVIEW

- 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

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



HAHN KIEFER REAL ESTATE SERVICES

1352 E Division St
Evansville, IN 47711



JOE KIEFER

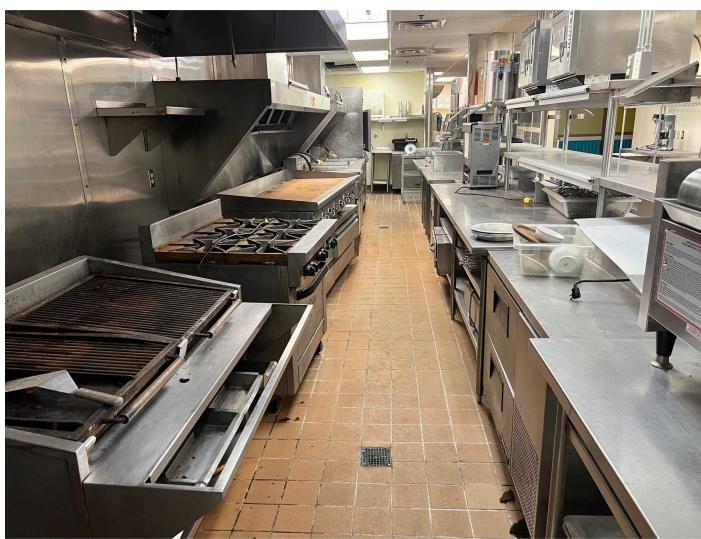
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PHOTOS

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