

FOR SALE

# 630 BOONVILLE NEW HARMONY RD

HWY 41 GROCERY OUTPARCEL

Evansville, IN 47725

PRESENTED BY:

ANDY MARTIN, CCIM

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IN #RB14043658

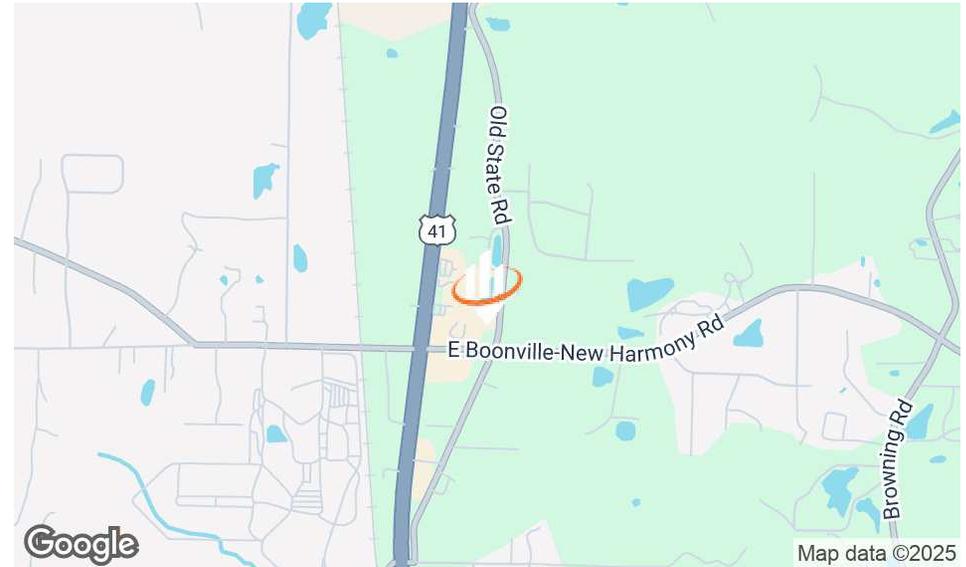
CHRIS STUARD

O: 812.471.2500

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<b>SALE PRICE</b>	<b>\$230,000</b>
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### OFFERING SUMMARY

<b>LOT SIZE:</b>	0.41 Acres
<b>PRICE / ACRE:</b>	\$560,976
<b>ZONING:</b>	C-4
<b>MARKET:</b>	Evansville

### PROPERTY OVERVIEW

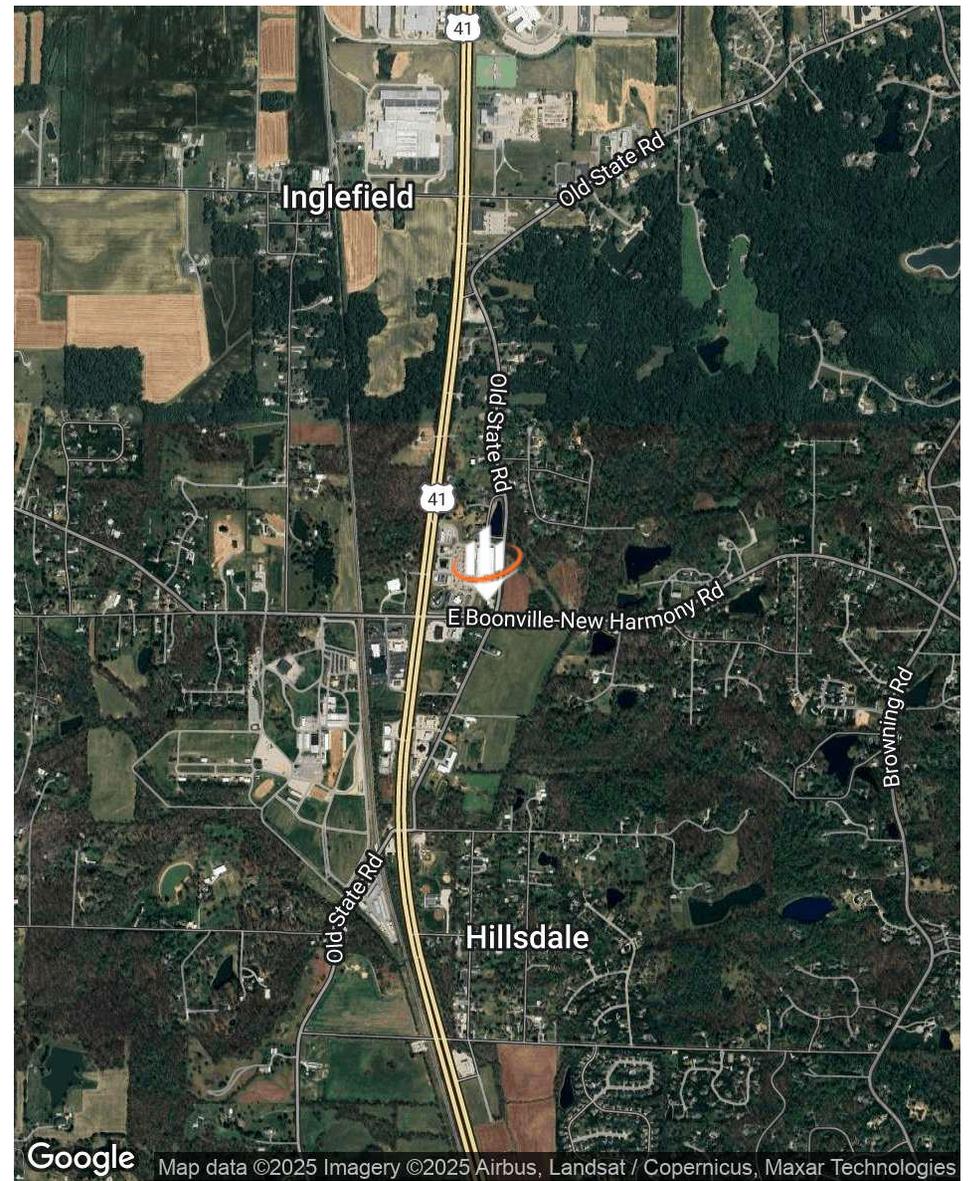
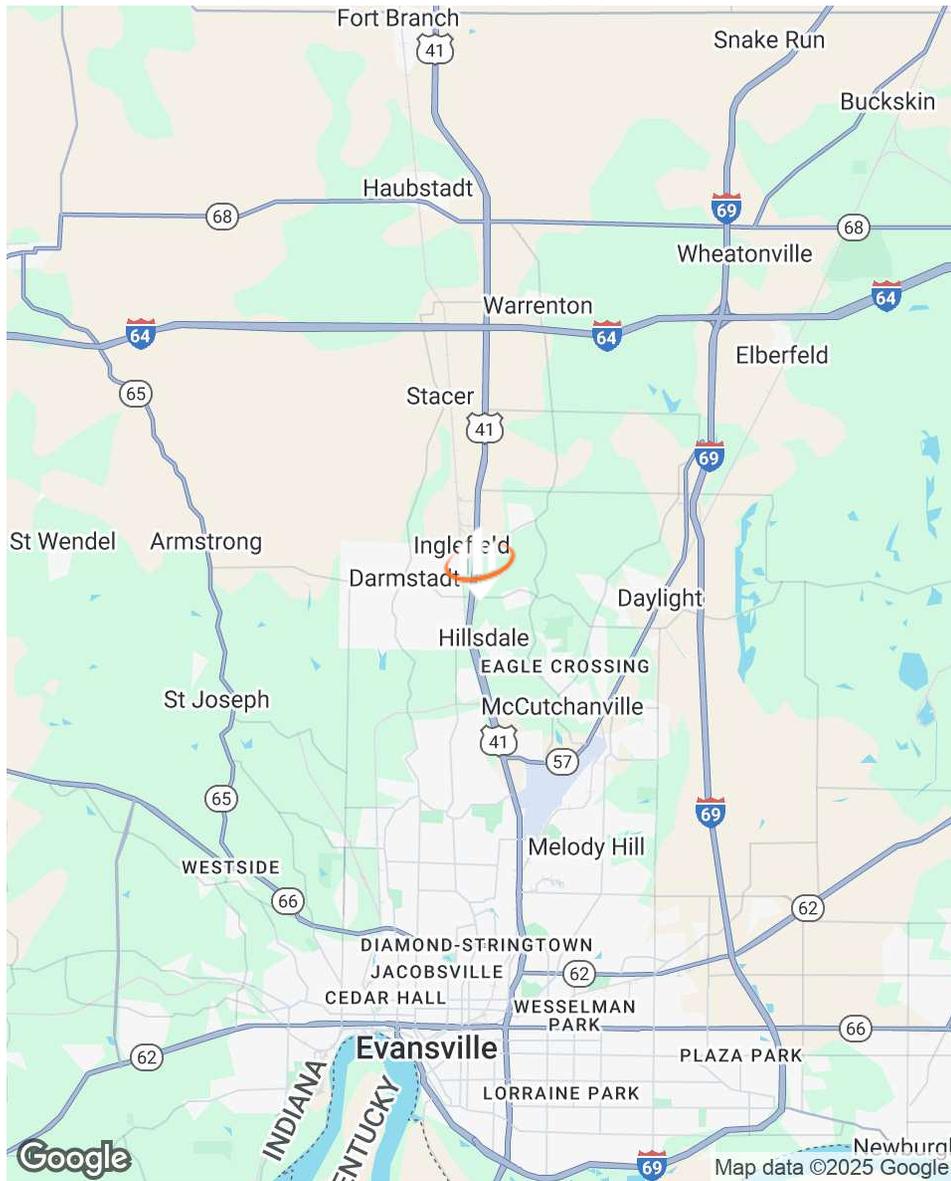
This outparcel is a +/- .41 acre site located just east of the signalized intersection of Hwy 41 [25,000 ADT] and Boonville New Harmony Rd [5,000+] on the north side of Evansville. This opportunity is located adjacent to Schnuck's Grocery, Old National Bank, German American Bank, Valvoline Oil Change, and The Philly Grill Restaurant. Across Boonville New Harmony Rd is CVS and Wendy's. Across Hwy 41 is the Vanderburgh 4-H Center, Heritage Federal Credit Union, Subway, Papa Johns, 5/3 Bank, and First Financial Bank. The 5-mile population is 34,000+/- with an average household income of \$107,844.

### LOCATION OVERVIEW

This opportunity is located at the lighted intersection of Highway 41 and Boonville New Harmony Rd on the north side of Evansville. The Evansville Regional Airport is located 5 miles south of this property. North High School is located just 2 miles to the north on Highway 41. The intersection of I-64 and Highway 41 is located just 5 miles to the north of this property.

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