



BUILDING

- SIZE: 3,200 SF
- DIMENSIONS: 80' x 40'
- CEILING HEIGHT: 16' to 14' Slope

LEASE OVERVIEW

- LEASE TYPE: Gross (includes utilities)
- RENT/SF: \$12.00
- RENT MONTHLY: \$3,200.00

TRADE AREA (5 MILE RADIUS - 2015)

- POPULATION: 103,129
- # OF HOUSEHOLDS (HH) : 43,531
- AVG. HH INCOME: \$63,209

TRAFFIC COUNTS

- MORGAN AVE. VPD: 12,914
- I-69 VPD: 25,239

TODD EISSLER, BROKER

Office: 812.426.1070

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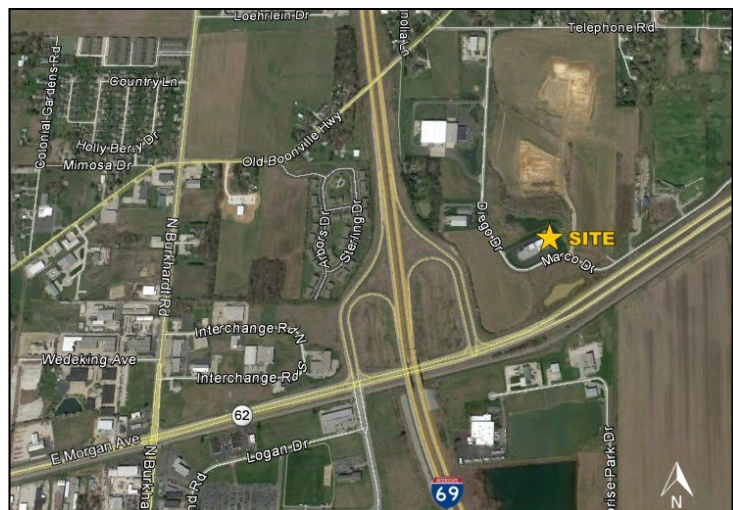
EM: tjeissler@summitrealestate.us



Member of
International
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Shopping Centers

PRIME COMMERCIAL LOCATION WITH EXCELLENT ACCESS TO I-69

- Located on one of the city's major thoroughfares, S.R. 62 (Morgan Avenue)
- Easy access from I-69 and all major thoroughfares serving the city
- Ample on-site parking
- Utilities included in rent
- Zoned C-4



7450 Marco Drive
Evansville, IN

