

| Evansville, IN

For Sale | \$842,323



SHOPPING



LIVING



BUSINESS



HOSPITALITY

## Offering Highlights

- Burkhardt Road Frontage
- Pad Ready Corner Lot
- Live-Work-Play high-end mixed use development
- Alternative Lot Sizes Available

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1501 N. Burkhardt Road • Evansville, IN 47715



## Investment Overview

Sale Price:	\$842,323
Lot Size:	0.0 Acres
APN #:	TBD
Zoning:	C-4
Market:	Evansville
Sub Market:	East Side
Cross Streets:	Vogel

## Property Overview

### Property

The Promenade is the ONLY mixed-use, full-scale lifestyle development in Southwest Indiana and the Tri-State region! It combines the key components of quality living conveniences, comfortable residential accommodations, hospitality options and the finest shopping & dining experiences...all interlaced to fit seamlessly together. The commercial functionality of the development will be embellished and enhanced by the incorporation of recreational venues and aesthetic elements such as lush landscaping, parks, water features, and a downtown streetscape atmosphere...giving it sophisticated style with hometown charm and suburban space. Set to open Fall 2014 at the Promenade is AcademySports + Outdoors sports retailer. Additions soon to follow are The Shoppes of Promenade retail shopping center and The Havens, a rental apartment space developed for residents with discerning tastes. Amenities will include such highly sought after features as attached garages, swimming pools, cabanas, fitness centers, community spaces and landscaped environments. This will be the ideal living community where every need, every indulgence is within a leisurely stroll... a promenade.

Disclosure - Members of the owning entity (seller) holds a real estate license in the State of Indiana and is the Managing Director of Sperry Van Ness/Martin Commercial Group. Part of real estate commission will be credited back to owner.

### Location

The 215 acre development is located in Evansville, Indiana's flourishing eastside commercial district along N. Burkhardt Road and I-69. The Promenade is designed to be the hub of commercial and leisure activity for Evansville and the surrounding 28 counties within a 75 mile radius.

### Presented by

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