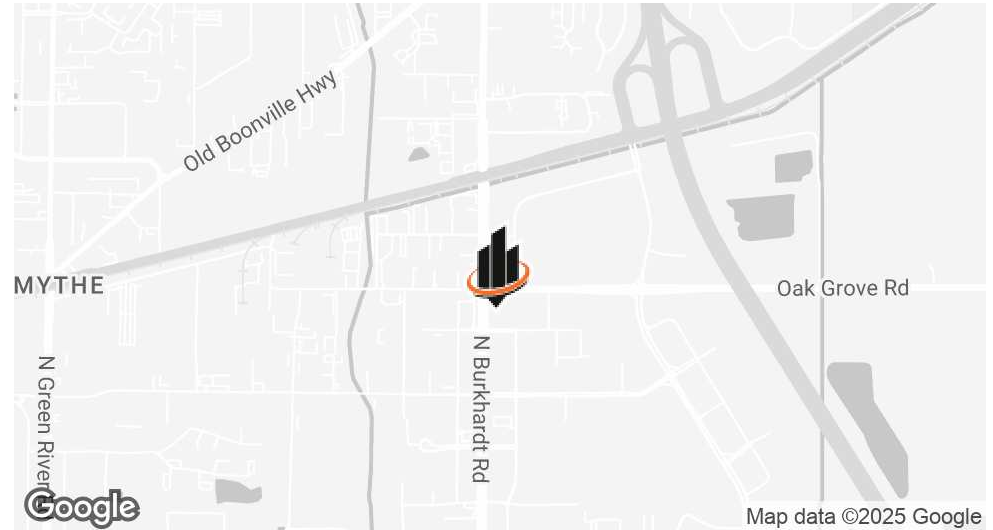


PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$28.50 SF/yr (NNN)
BUILDING SIZE:	26,000 SF
AVAILABLE SF:	2,500 SF
LOT SIZE:	2.78 Acres
ZONING:	C4
MARKET:	Evansville
SUBMARKET:	Promenade

PROPERTY OVERVIEW

SVN | The Martin Group is pleased to present for sublease this ±2,500 SF retail/fitness space is located in the Louis Pointe Shopping Center within The Promenade, one of Evansville's premier mixed-use developments. Formerly occupied by Rumble Boxing, the space is ideal for fitness, boutique retail, wellness, or service-based businesses. Delivered AS IS with C-4 zoning, the space is ready for quick occupancy and offers excellent signage opportunities on both the building and the high-visibility Burkhardt Road monument sign. The Landlord is open to a new lease vs a sub-lease.

Positioned along the heavily trafficked Burkhardt Road corridor, this site benefits from exceptional exposure and draws from an affluent and growing customer base. Nearby national and regional co-tenants include Fresh Thyme, Aldi, Costco, Marshall's, Drake's, Nothing Bundt Cakes, Heritage Federal Credit Union, and many others. Ample shared parking is available throughout the center.

Co-tenants include Stretch Lab, Lovesac, Heritage Federal Credit Union, Nothing Bundt Cake, and Eyemart. This center is perfect for retailers, restaurants, medical users, or anyone looking to take advantage of the

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EXTERIOR PHOTOS



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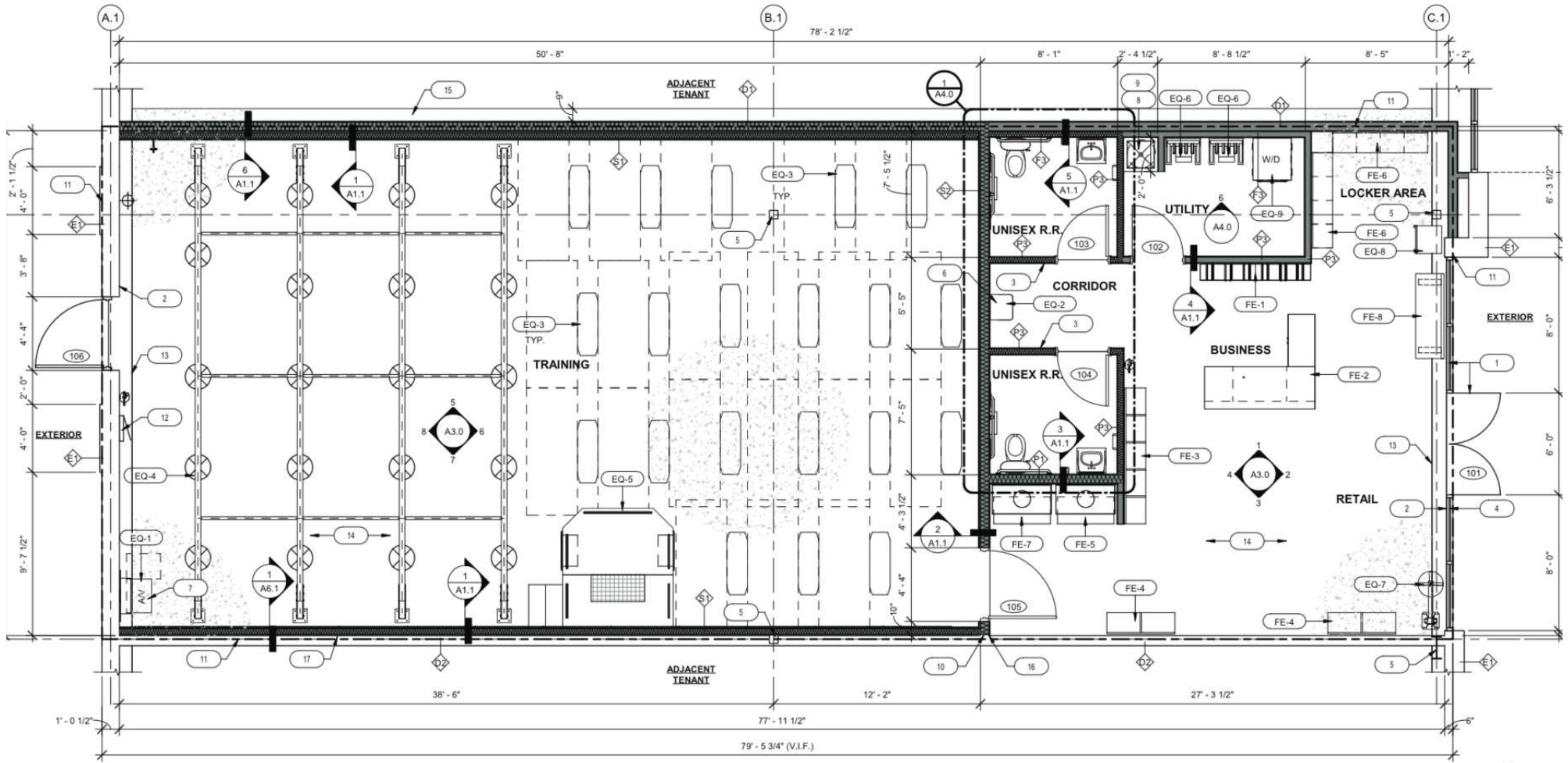
INTERIOR PHOTOS



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FLOOR PLAN



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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

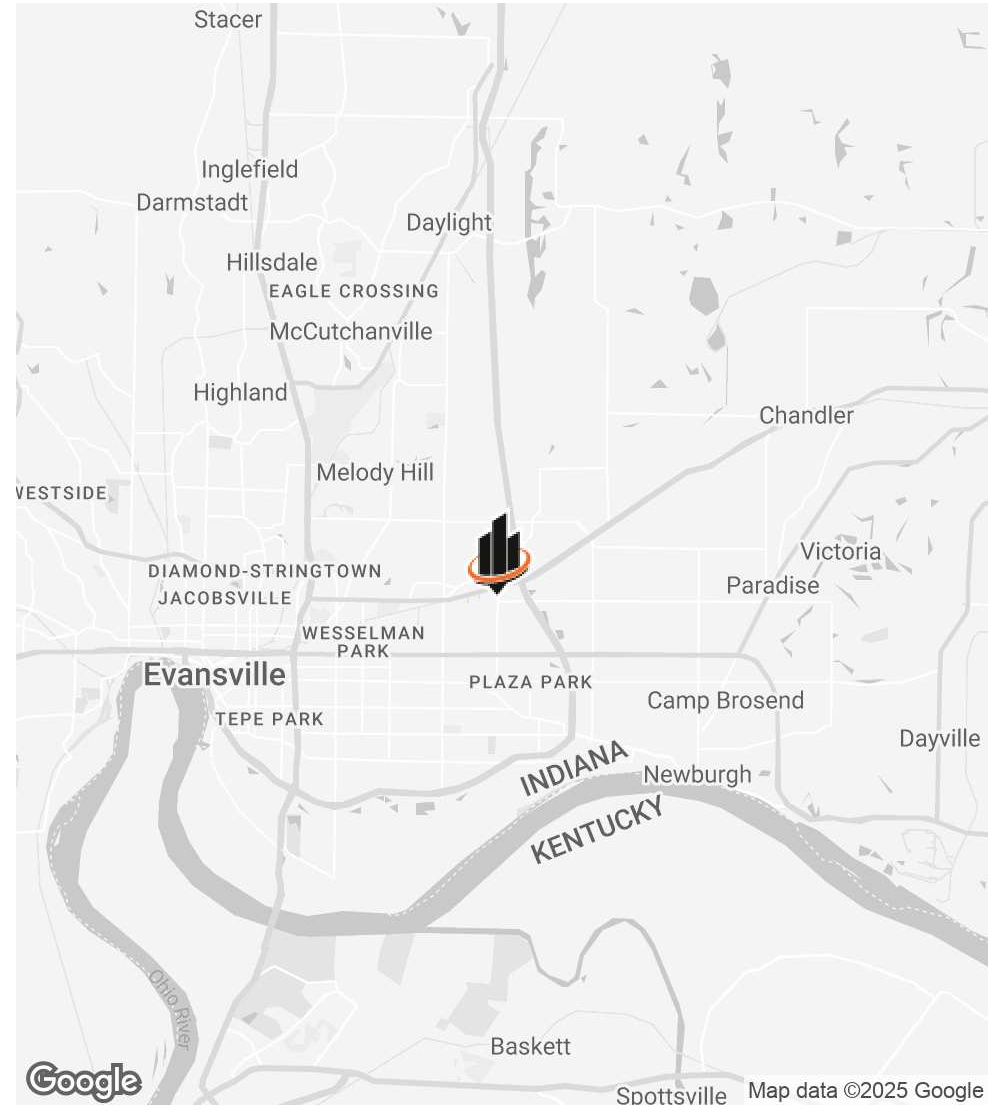
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,209	46,141	121,002
AVERAGE AGE	40	42	41
AVERAGE AGE (MALE)	37	41	40
AVERAGE AGE (FEMALE)	42	44	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,657	21,125	51,822
# OF PERSONS PER HH	1.9	2.2	2.3
AVERAGE HH INCOME	\$59,317	\$87,044	\$88,447
AVERAGE HOUSE VALUE	\$321,308	\$229,789	\$216,126

* Demographic data derived from 2020 ACS - US Census



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