

1317 N Main Street, Evansville, IN 47711 | Offering Memorandum

# DUAL TENANT NET LEASED INVESTMENT



**Kristin Dannheiser, Broker**

Direct: 812-455-0001 • [KristinDannheiser@FCTuckerCommercial.com](mailto:KristinDannheiser@FCTuckerCommercial.com)

**812-473-6677 • [FCTuckerCommercial.com](http://FCTuckerCommercial.com)**

7820 EAGLE CREST BLVD., SUITE 200 • EVANSVILLE, IN 47715



The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sale, and withdrawal from the market or change in price.

## EXECUTIVE SUMMARY

Unique opportunity with this commercial building located on a city block in the heart of the Jacobsville Revitalization Project. Situated between W Florida and Tennessee streets, the property optimizes access to the \$1.7 million North Main Streetscape Project which included; new paving, gutters, sidewalks, dedicated bike paths, and improved signage and landscaping.

Ideal frontage on Main Street which acts as the thoroughfare for local and regional traffic to beautiful Downtown Evansville and the \$30 million Deaconess Aquatics Center located in Garvin Park.

### Capital Improvements:

- 2025- New Roof
- 2024- Concrete surfacing in warehouse
- 2021- Building completely rehabbed in with updates and renovations for new daycare.

<b>SALE PRICE:</b>	<b>\$965,000</b>
<b>LAND SIZE:</b>	<b>0.83 Acre</b>
<b>TOTAL SF:</b>	<b>10,928 SF</b>
<b>ZONING:</b>	<b>C-4</b>
<b>PARKING:</b>	<b>Large parking lot</b>
<b>TENANTS:</b>	<b>2 Tenants</b>
	<b>Tenant 1 - Daycare Facility 10 year lease</b>
	<b>Tenant 2 - Warehouse User 3 year lease</b>
<b>FINANCIALS:</b>	<b>\$63,028.44 Annual Income</b>
	<b>NN Leases - Taxes/insurance prorated by square foot between Tenants</b>
	<b>Landlord responsible for snow removal &amp; lawn care</b>
	<b>More financial information available upon request</b>



**Kristin Dannheiser, Broker**

Direct: 812-455-0001 • KristinDannheiser@FCTuckerCommercial.com

**812-473-6677 • FCTuckerCommercial.com**

7820 EAGLE CREST BLVD., SUITE 200 • EVANSVILLE, IN 47715

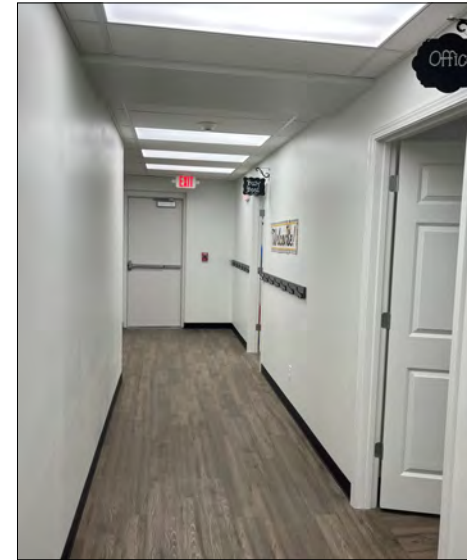
The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sale, and withdrawal from the market or change in price.



## DAYCARE UPGRADES

New flooring  
All new drywall & insulation  
All new and updated electrical  
Lighting upgraded to LED  
Entire interior painted and sealed  
Installed all new bathrooms  
Kitchen completely updated; new tile  
added along with added seal of existing  
tile  
New guttering outside

\*The roof has 20 years left on warranty  
that is transferable.



**Kristin Dannheiser, Broker**

Direct: 812-455-0001 • [KristinDannheiser@FCTuckerCommercial.com](mailto:KristinDannheiser@FCTuckerCommercial.com)

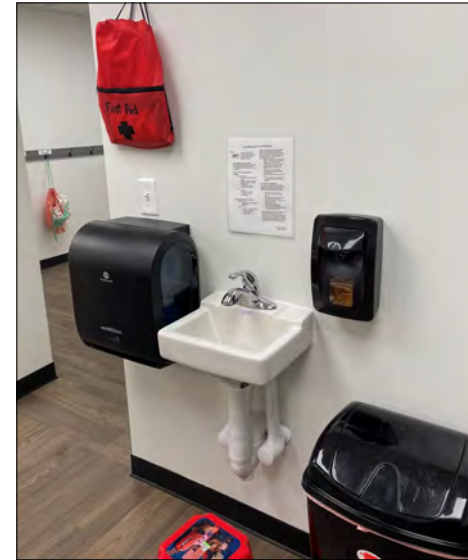
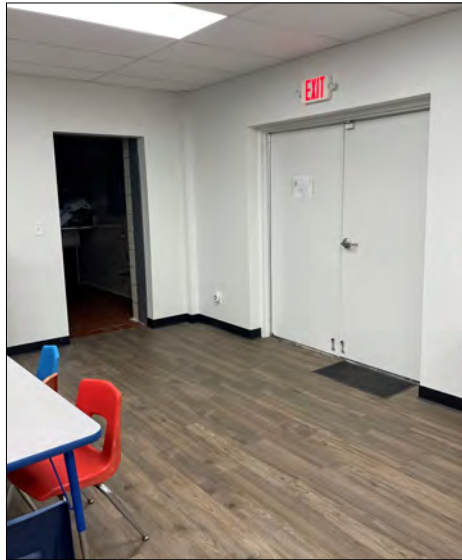
**812-473-6677 • [FCTuckerCommercial.com](http://FCTuckerCommercial.com)**

7820 EAGLE CREST BLVD., SUITE 200 • EVANSVILLE, IN 47715

The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sale, and withdrawal from the market or change in price.



**PHOTOS**



**Kristin Dannheiser, Broker**

Direct: 812-455-0001 • [KristinDannheiser@FCTuckerCommercial.com](mailto:KristinDannheiser@FCTuckerCommercial.com)

**812-473-6677 • [FCTuckerCommercial.com](http://FCTuckerCommercial.com)**

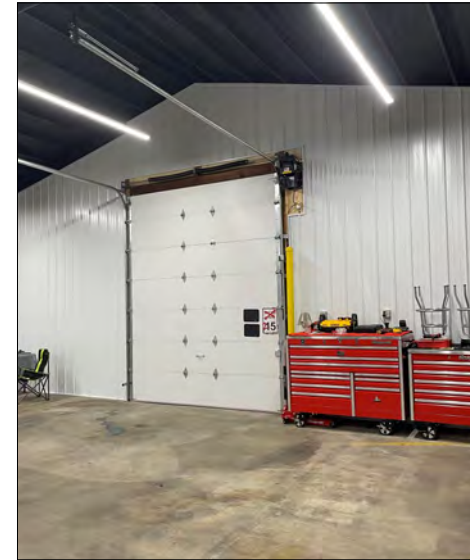
7820 EAGLE CREST BLVD., SUITE 200 • EVANSVILLE, IN 47715

The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sale, and withdrawal from the market or change in price.



## WAREHOUSE UPGRADES

All new metal inside and out  
Blown-in spray insulation  
Complete and extensive electrical upgrade  
Installed new garage doors with new openers (both doors)  
Remodeled office area along with building mezzanine above office for extra storage space



**Kristin Dannheiser, Broker**

Direct: 812-455-0001 • [KristinDannheiser@FCTuckerCommercial.com](mailto:KristinDannheiser@FCTuckerCommercial.com)

**812-473-6677 • [FCTuckerCommercial.com](http://FCTuckerCommercial.com)**

7820 EAGLE CREST BLVD., SUITE 200 • EVANSVILLE, IN 47715

The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sale, and withdrawal from the market or change in price.



# AREA OVERVIEW

Located on the Ohio River, Evansville was founded in 1812 and has since been referred to as "River City". With a population of over 118,000 (2020 Census), it is Southern Indiana's largest city and the third largest city in the entire state of Indiana.

Evansville has many entertainment options to choose from, and there is no need to travel far as Evansville is within just a few hours from several major cities like Indianapolis, IN, Louisville, KY, St. Louis, MO, Cincinnati, OH, and Nashville, TN to name a few.

Along with higher education opportunities from University of Evansville, University of Southern Indiana, Indiana University School of Medicine-Evansville, Ivy Tech Community College, thriving companies such as Accuride, Amcor, CenterPoint Energy, Escalade, Shoe Carnival, OneMain Financial and Old National Bank provide Evansville with jobs, economical structure, community support and stability.



4 HOURS	12 HOURS
Indianapolis, IN	Green Bay, WI
Cincinnati, OH	Toronto, ON
Louisville, KY	Buffalo, NY
Nashville, TN	Philadelphia, PA
St. Louis, MO	Baltimore, MD
	Washington, D.C.
8 HOURS	Richmond, VA
Chicago, IL	Raleigh, NC
Detroit, MI	Charleston, SC
Cleveland, OH	Jacksonville, FL
Pittsburgh, PA	New Orleans, LA
Atlanta, GA	Dallas, TX
Birmingham, AL	Tulsa, OK
Jackson, MO	Wichita, KS
Little Rock, AR	Omaha, NE
Kansas City, MO	Des Moines, IA
Des Moines, IA	Minneapolis, MN



**Kristin Dannheiser, Broker**

Direct: 812-455-0001 • [KristinDannheiser@FCTuckerCommercial.com](mailto:KristinDannheiser@FCTuckerCommercial.com)

**812-473-6677 • [FCTuckerCommercial.com](http://FCTuckerCommercial.com)**

7820 EAGLE CREST BLVD., SUITE 200 • EVANSVILLE, IN 47715



The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sale, and withdrawal from the market or change in price.

**COMMERCE  
OVERVIEW**



**Kristin Dannheiser, Broker**

Direct: 812-455-0001 • [KristinDannheiser@FCTuckerCommercial.com](mailto:KristinDannheiser@FCTuckerCommercial.com)

**812-473-6677 • [FCTuckerCommercial.com](http://FCTuckerCommercial.com)**

7820 EAGLE CREST BLVD., SUITE 200 • EVANSVILLE, IN 47715

The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sale, and withdrawal from the market or change in price.



**PROPERTY OVERVIEW**



**Kristin Dannheiser, Broker**

Direct: 812-455-0001 • [KristinDannheiser@FCTuckerCommercial.com](mailto:KristinDannheiser@FCTuckerCommercial.com)

**812-473-6677 • [FCTuckerCommercial.com](http://FCTuckerCommercial.com)**

7820 EAGLE CREST BLVD., SUITE 200 • EVANSVILLE, IN 47715

The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sale, and withdrawal from the market or change in price.

