

BACK ON THE MARKET! LIQUIDATION PRICE - AS IS

FOR SALE - BIG BOX RETAIL

301 S. 5TH AVENUE | PRINCETON, IN 47670



~~\$1,200,000~~ \$850,000 (\$22/SF)

WOODWARD COMMERCIAL REALTY,
4763 Rosebud Lane
Newburgh, IN 47630



PRESENTED BY:

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Former Houchens IGA

301 South 5th Avenue | Princeton, IN 47670

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PROPERTY SUMMARY

IGA - Princeton, IN

301 South 5th Avenue | Princeton, IN 47670



Property Summary

Price:	\$1,200,000 \$850,000
Building SF:	38,494
Price / SF:	\$22.08
Annual Gross Rent	\$107,247
Lease Rate:	\$2.79
Lease Type	Modified
Occupancy:	100
Rentable SF:	38,494
Dock Doors:	3
Lot Size:	4.24 Acres
Parking:	Surface - 134 spaces
Parking Ratio:	3.48/1000
Year Built:	1984
Renovated:	Yes
Roof:	Flat - Membrane
Sprinklers:	Yes - Wet System

Property Overview

BACK ON THE MARKET! LIQUIDATION PRICE - AS IS. Property formerly leased to IGA (Houchens) and used as a grocery store since 1984. Property consists of a 38,494 SF with a total land size of 4.24 acres. Fueling station recently removed by the former tenant.

Location Overview

Located in Princeton, IN which is a submarket of the Evansville, IN MSA. This property is strategically located along the most heavily-traveled main thoroughfare (HWY 64/W. Broadway St.) in Princeton, just off of the US 41 interchange/ramp. Signalized intersection, directly adjacent to a McDonald's outlot and Rural King home improvement/farm supply store and shadowing Menard's. Conveniently located to all major shopping, dining, hospitality, residential as well as the area's hospital. Toyota is the largest employer in southwest Indiana and is located just a few miles south of this site. Consisting of 4.5M SF on 1,160 acres and employing 8,240 people, this plant produces the Grand Highlander, Highlander Hybrid, Sienna Hybrid and Lexus TX. Due to Toyota contributing millions of dollars annually to the communities of Princeton and Gibson County, IN this area benefits greatly with upgrades/improvements to community facilities, infrastructure, local school systems and non-profit organizations.

PROPERTY PHOTOS

Former Houchens IGA

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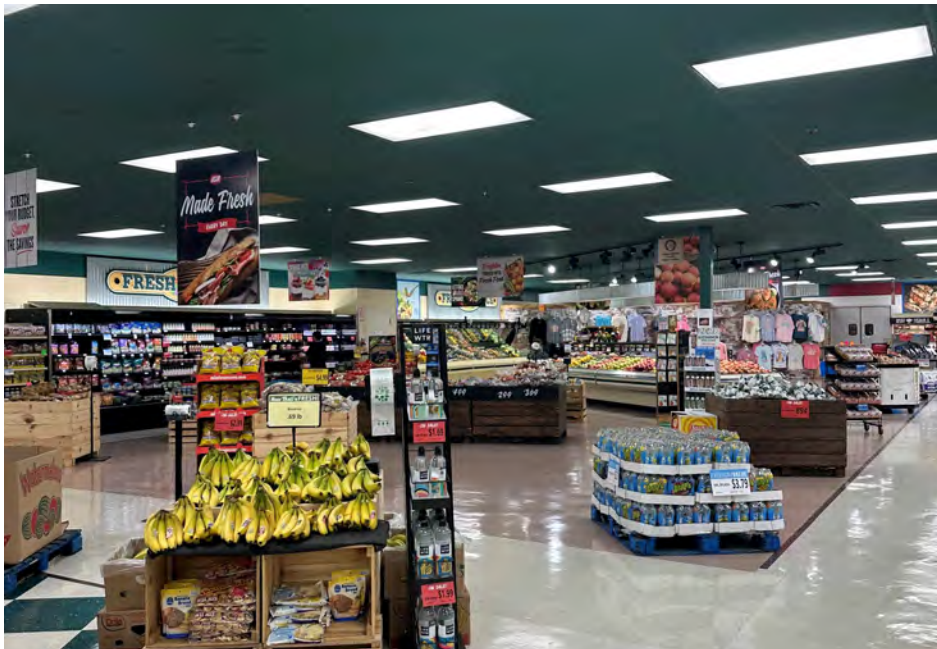
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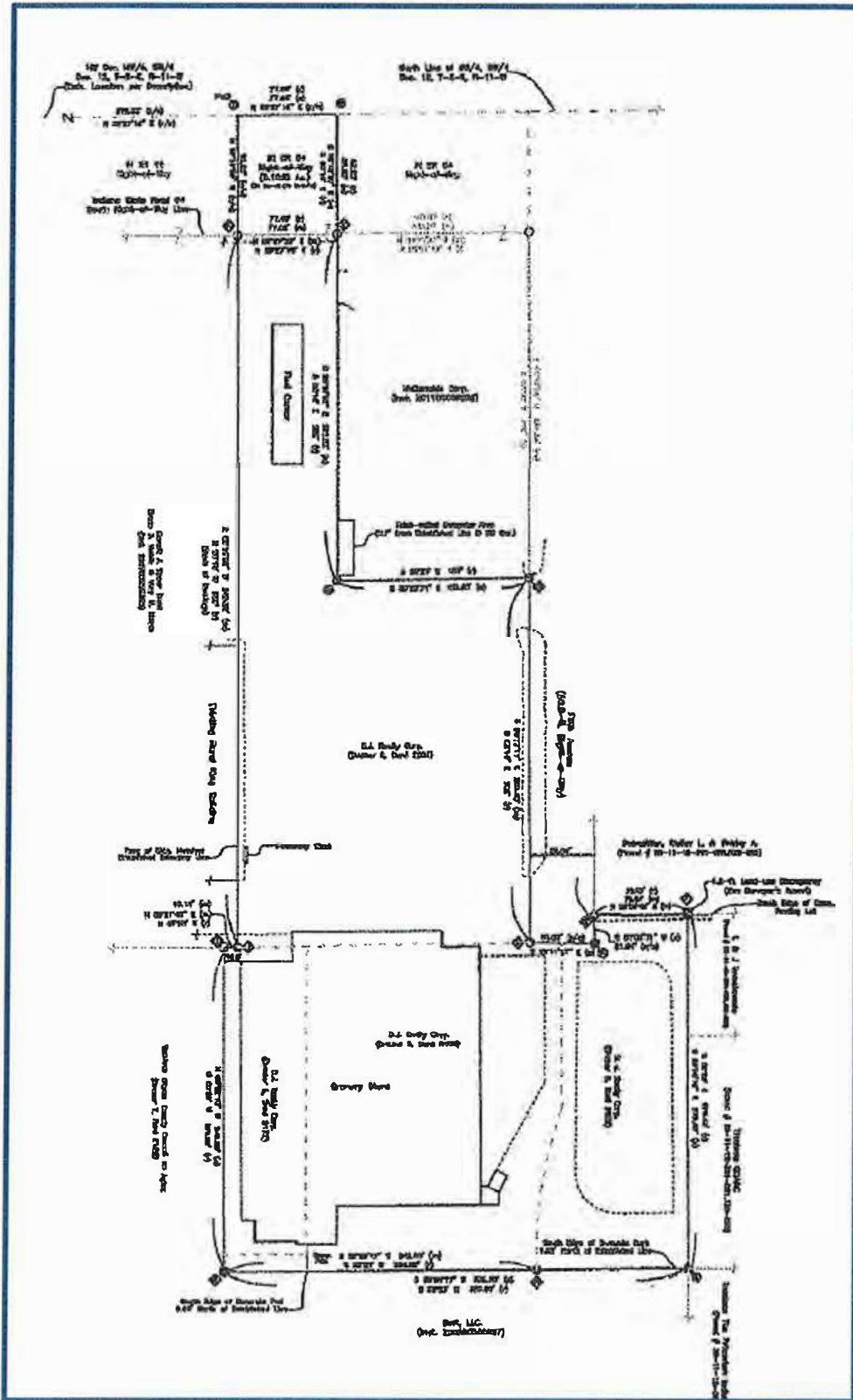
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SITE SURVEY



AERIAL MAP

Former Houchens IGA

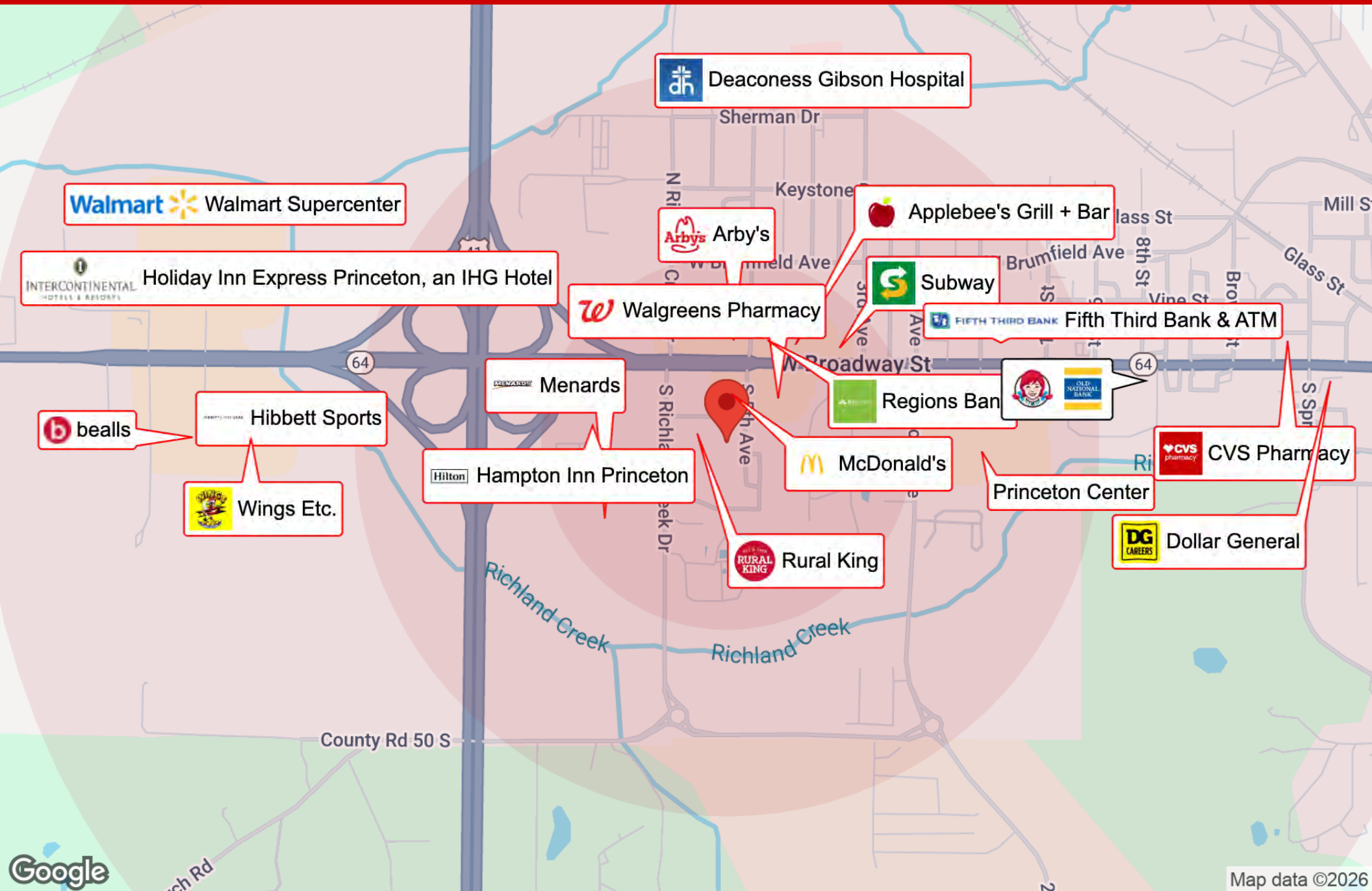
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BUSINESS MAP

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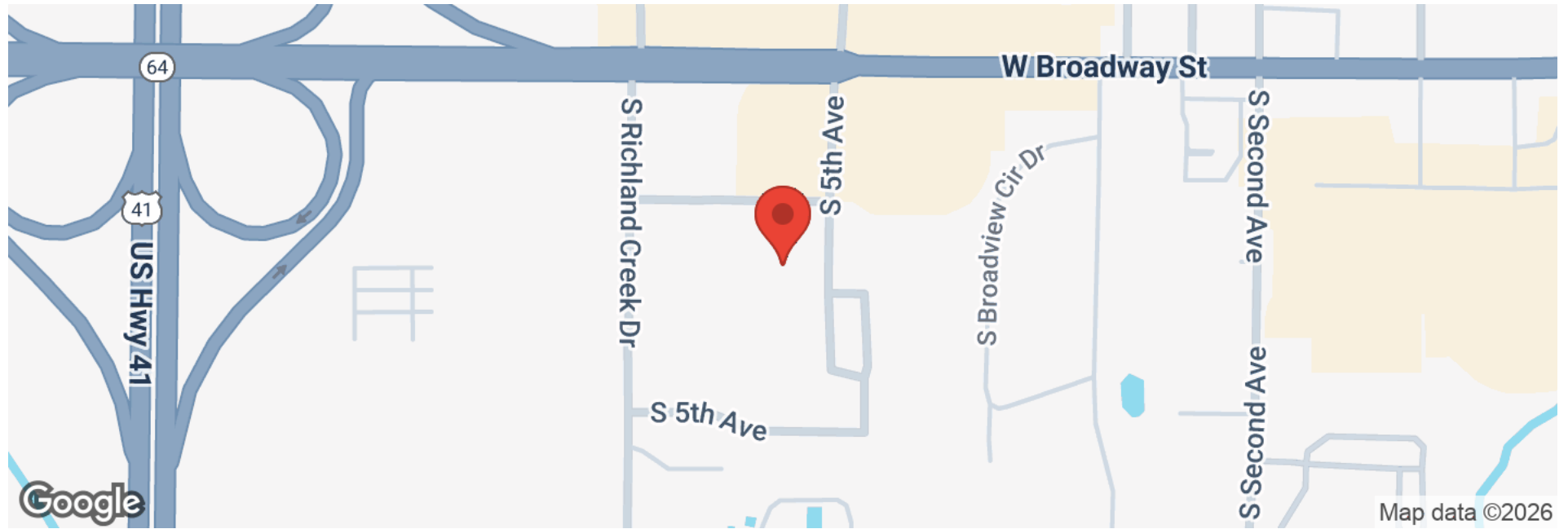
Map data ©2026



LOCATION MAPS

Former Houchens IGA

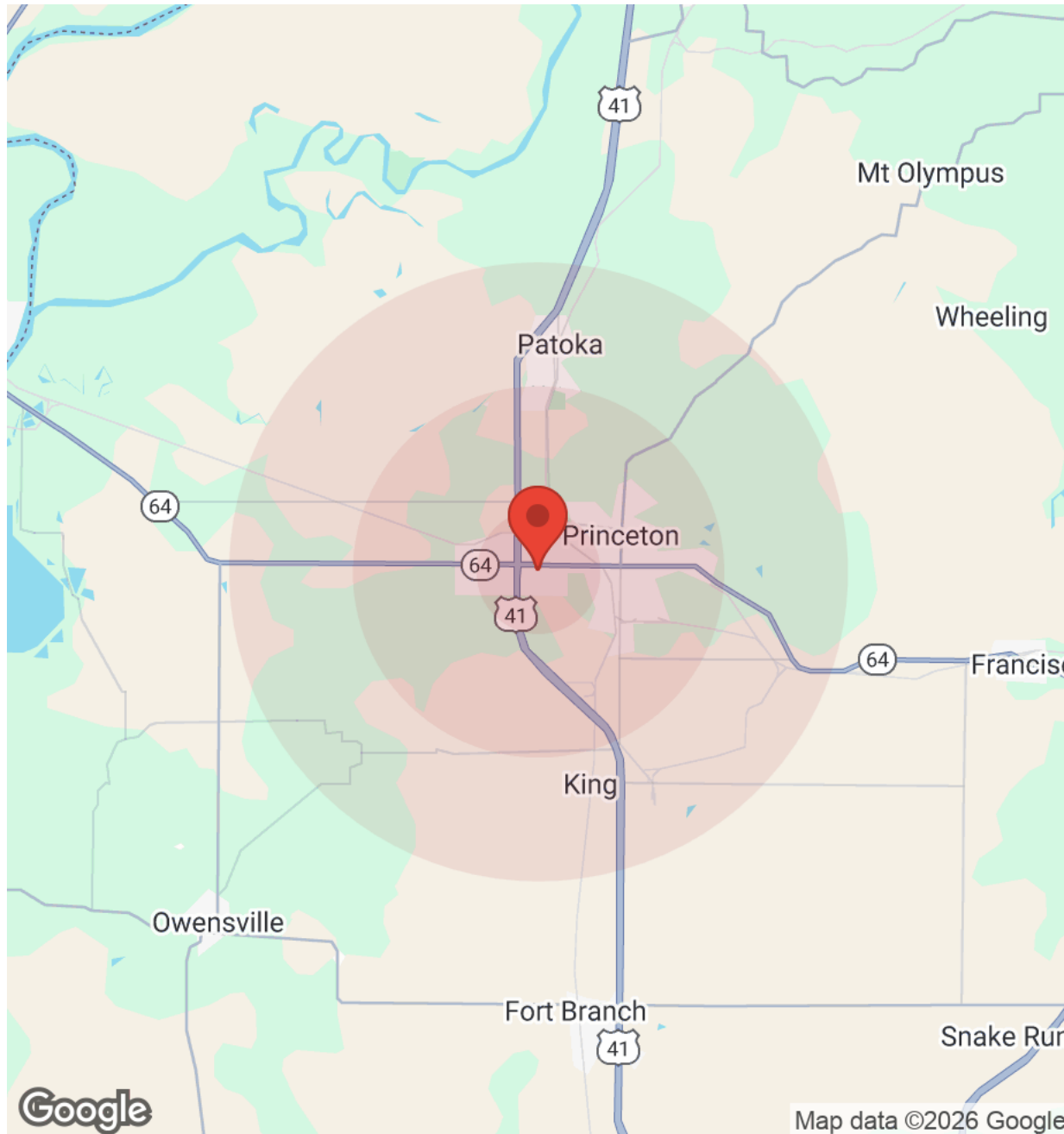
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DEMOGRAPHICS

Former Houchens IGA

301 South 5th Avenue | Princeton, IN 47670



Population	1 Mile	3 Miles	5 Miles
Male	1,037	5,297	6,551
Female	1,017	5,073	6,298
Total Population	2,054	10,369	12,849

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	381	1,957	2,415
Ages 15-24	299	1,380	1,672
Ages 25-54	743	3,780	4,651
Ages 55-64	227	1,260	1,620
Ages 65+	404	1,994	2,491

Race	1 Mile	3 Miles	5 Miles
White	1,731	9,025	11,298
Black	108	539	610
Am In/AK Nat	1	9	13
Hawaiian	N/A	1	1
Hispanic	101	347	403
Asian	41	122	139
Multi-Racial	68	300	355
Other	5	25	30

Income	1 Mile	3 Miles	5 Miles
Median	\$56,793	\$63,496	\$66,461
< \$15,000	80	324	382
\$15,000-\$24,999	95	404	468
\$25,000-\$34,999	70	405	493
\$35,000-\$49,999	140	568	678
\$50,000-\$74,999	157	820	953
\$75,000-\$99,999	211	724	897
\$100,000-\$149,999	91	626	854
\$150,000-\$199,999	7	281	339
> \$200,000	32	207	285

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,038	5,045	6,184
Occupied	885	4,359	5,350
Owner Occupied	424	2,801	3,648
Renter Occupied	461	1,558	1,702
Vacant	153	686	834