FOR SALE OR LEASE | RETAIL

5525 PEARL DRIVE
EVANSVILLE, IN 47712

EXECUTIVE SUMMARY

OFFERING SUMMARY

SALE PRICE:	$1,500,000
Price PSF:	$99.93
RE Taxes (2018/19):	$26,767.26
Lease Rate:	$10.00 SF/yr (NNN)
NNN Expenses:	$2.81 SF/yr
Building Size:	15,010 SF
Lot Size:	1.05 Acres
Year Built:	2001
Zoning:	C-4
Traffic Count:	32,094 VPD Lloyd 9,174 VPD Pearl

PROPERTY OVERVIEW

Situated in the heart of Evansville's west side retail district across from AMC Theaters, this highly visible building will soon be unoccupied and available for continued use as a multi-tenant building or can be easily converted to single-tenant use.

PROPERTY HIGHLIGHTS

- Rare opportunity for large user or investor to capitalize on growing west side market
- High demand area with frontage along the Lloyd Expressway
- Minutes from USI campus -- with over 12,500 students and faculty
- Consumer base extends to Mt. Vernon, IN and into Southern Illinois
- Area retailers include Super Walmart, Lowe's, Home Depot, Schnucks Supermarket, AMC Theaters and a host of other national and local restaurants, businesses and banks.

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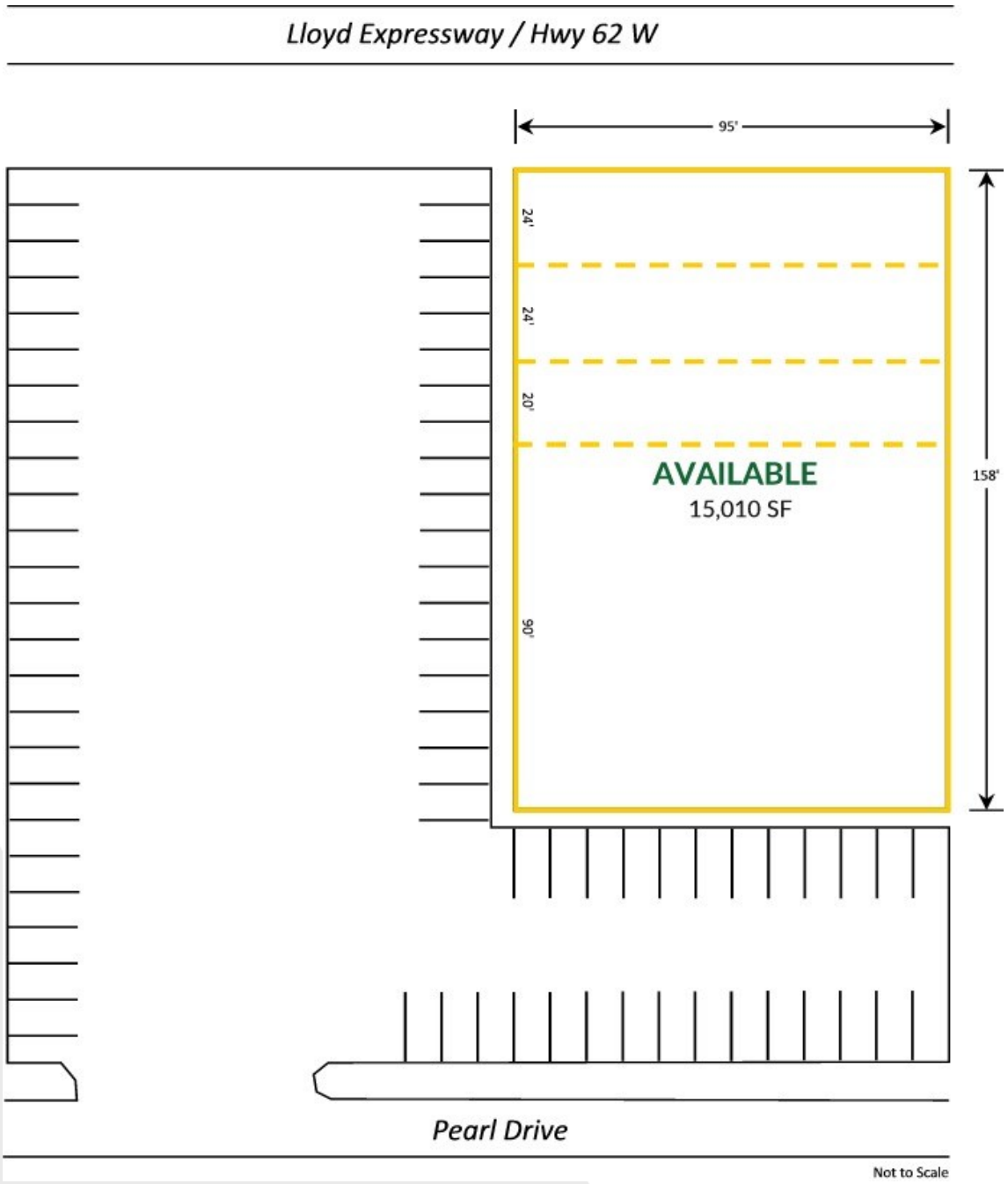
SITE PLAN



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RETAILER/LOCATION MAPS

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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,732	27,199	62,751
Median age	31.5	34.9	38.1
Median age (Male)	30.9	34.7	37.3
Median age (Female)	32.3	35.0	39.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,295	10,815	25,537
# of persons per HH	2.02	2.26	2.28
Average HH income	$53,271	$70,342	$60,988
Average house value	$192,511	$206,520	$190,337

* Demographic data derived from 2010-2019 US Census

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