

# FOR SALE | OFFICE BUILDING

4912 UNIVERSITY DRIVE  
EVANSVILLE, IN 47712

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$375,000
Price/SF:	\$74.35
R.E. Taxes:	\$7,010.28 (2022/23)
Building Size:	5,044 SF
Year Built:	1984
Lot Size:	32,037 SF or .74 AC
Zoning:	C-4
Parking:	Asphalt, 20 spaces
Traffic Count:	28,509 VPD

### PROPERTY OVERVIEW

Take your place along West Side Evansville's rapidly developing University corridor! Situated on University Drive, just east of Red Bank Road, this building fronts the Lloyd Expressway and is surrounded by a mix of office and retail properties, including Evansville Teachers Federal Credit Union, EVPL Library, Diamond Valley Federal Credit Union, Lucas Oil Center and a variety of restaurants.

### PROPERTY HIGHLIGHTS

- Great location with high visibility – 28,509 VPD along the Lloyd Expressway
- Ideal for clinic, dental, chiropractic office or day care center
- Building features a lead-lined x-ray room, six (6) exam rooms, three (3) private offices, two (2) kitchenette areas, record/document storage, laboratory spaces and a large waiting room
- Easily accessible from Red Bank Road, Rosenberger Ave. and Lloyd Expressway
- Seller will consider a long-term lease for qualified tenants

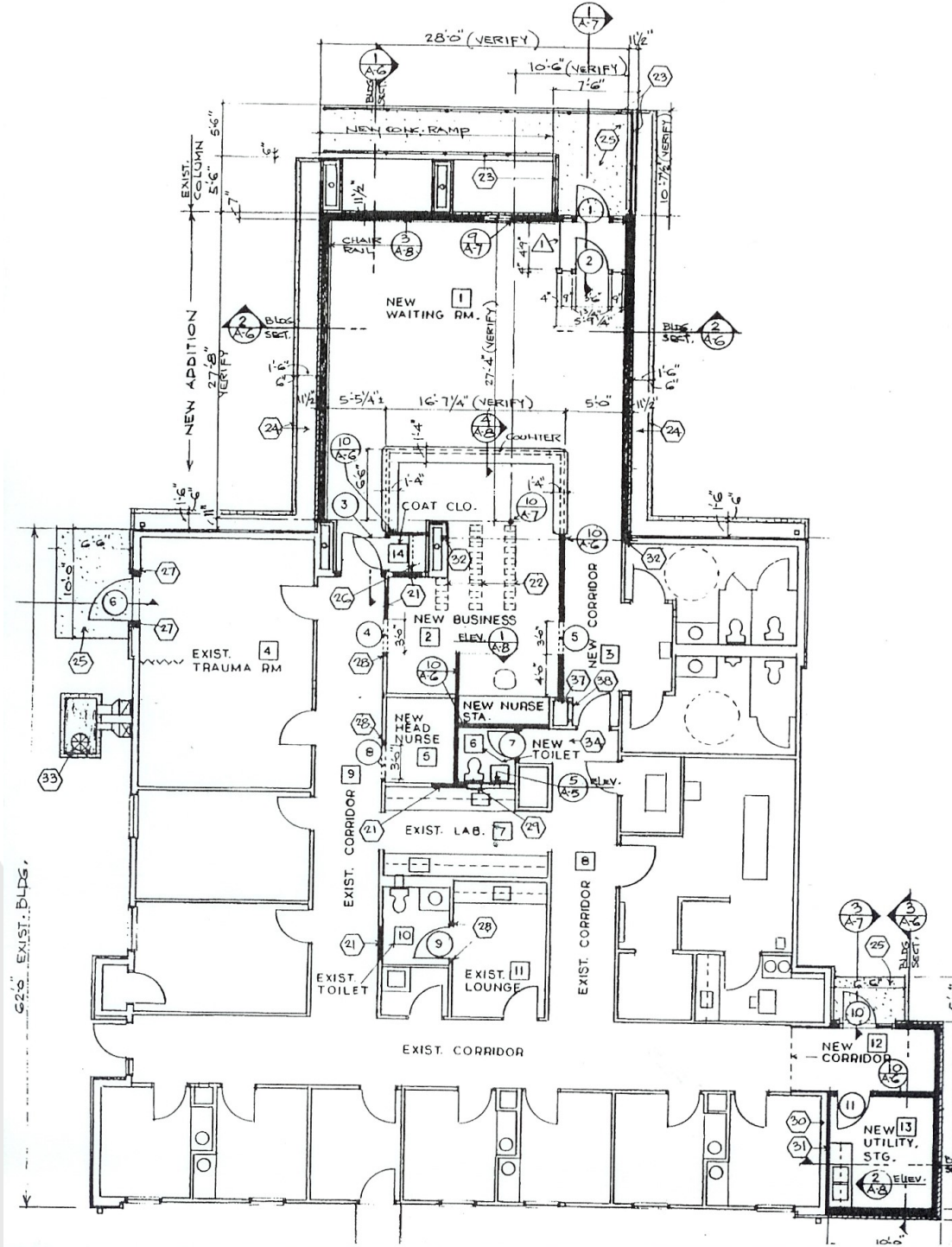
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## FLOOR PLAN



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## ADDITIONAL PHOTOS



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## AERIAL/DEMOGRAPHICS



### POPULATION

	.5 MILE	1 MILES	5 MILES
Total population	1,660	5,313	27,209
Daytime population	2,118	5,334	26,140
Median age	31.0	33.2	35.1

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	881	2,598	10,968
# of persons per HH	1.82	2.01	2.24
Average HH income	\$54,507	\$54,462	\$66,662
Average house value	\$176,906	\$152,723	\$164,971

\*Demographic data derived from U.S. Census Bureau, 2010 Census and ESRI forecasts for 2020

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