

FOR LEASE | BURKHARDT CORNER

1211 TUTOR LANE
EVANSVILLE, IN 47715



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	1,006 SF
Lease Rate:	\$14.00 SF/yr (NNN)
NNN Expenses:	\$5.82 SF/yr
Building Size:	13,946 SF
Year Built:	2000
Zoning:	C-4
Traffic Counts:	Burkhardt: 19,895 VPD Vogel: 6,432 VPD

PROPERTY OVERVIEW

Unique retail shopping center positioned at the signaled intersection of Burkhardt and Vogel Roads on Evansville's east side.

PROPERTY HIGHLIGHTS

- Excellent visibility to over 25,000 vehicles per day in the heart of Evansville's east side retail district
- Bounded by Lloyd Expressway to the south, Burkhardt Road is a major north/south thoroughfare – home to Super Walmart, Kohl's, Home Depot, Best Buy, Fresh Thyme Market, Academy Sports, Sam's Club, Michaels and many more
- Co-tenants include: Kwench Juice Café, Beltone, Milan Laser Hair Removal, Ricky's Nail Art, ReMax Revolution, American Principal, Remedy Center and Honey Moon Coffee Bar & Cafe

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	3,118	47,656	119,591
Daytime Population	11,843	59,629	121,605
Total Households (HH)	1,465	22,018	51,373
Average HH Income	\$55,902	\$79,319	\$79,970

*Demographic data derived from U.S. Census Bureau, 2010 Census and ESRI forecasts for 2023

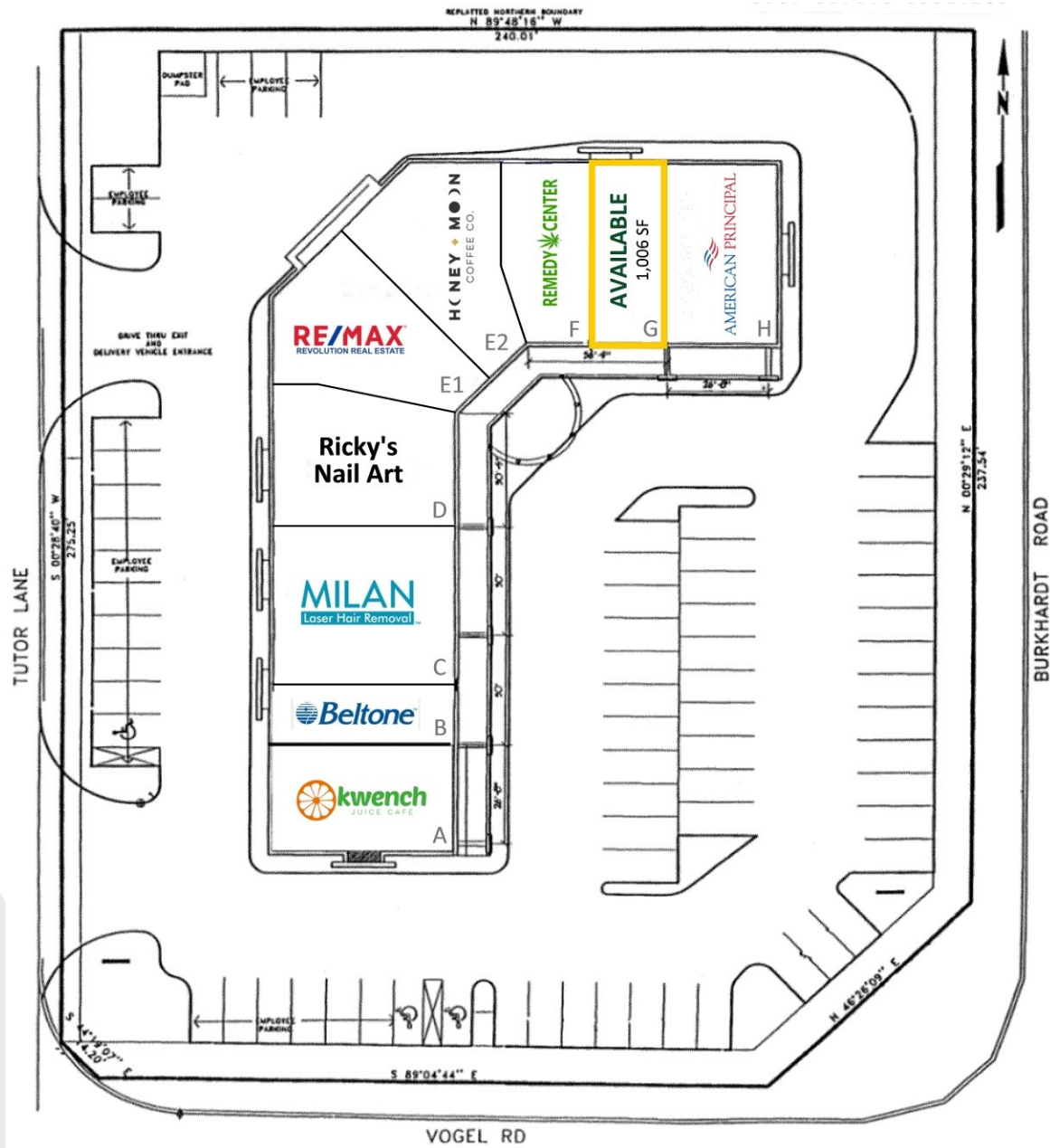
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AVAILABLE SPACE



SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite G	1,006 SF	NNN	\$14.00 SF/yr

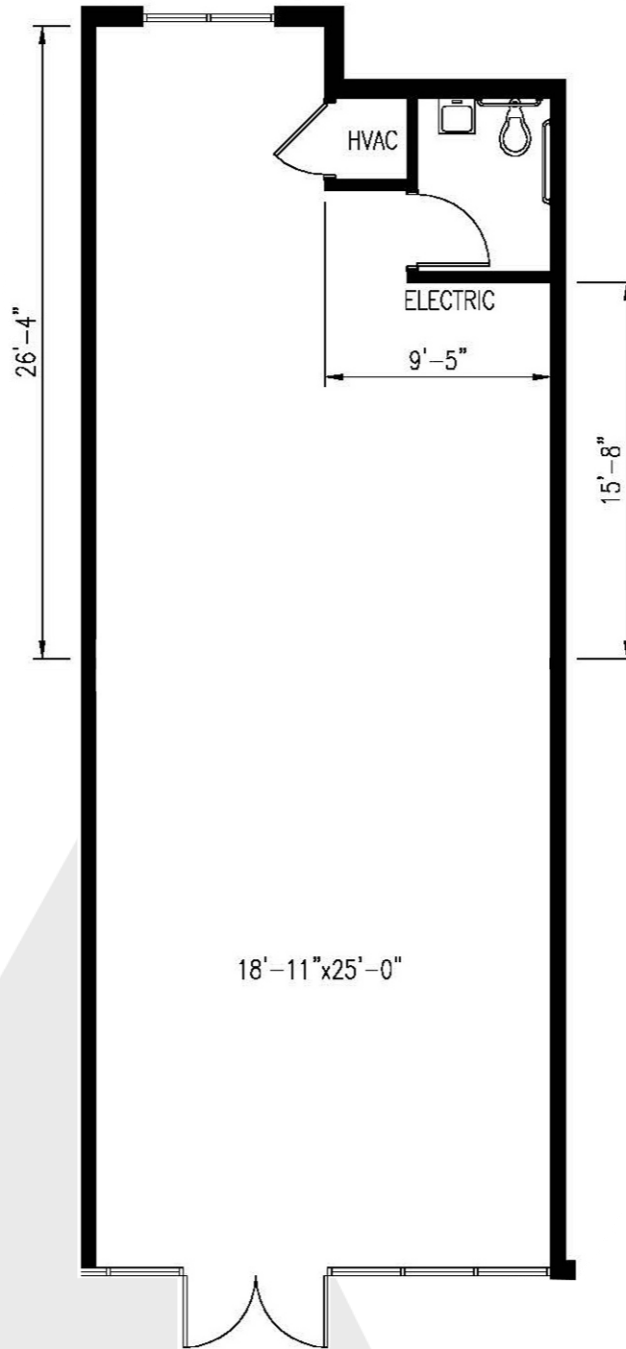
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FLOOR PLAN



1 SUITE G: FLOOR PLAN
1,006 SF

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RETAILER MAP



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