

FOR LEASE | WOODLAND CENTER

1320 N. GREEN RIVER ROAD
EVANSVILLE, IN 47715



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	2,000 - 4,000 SF
Lease Rate:	\$11.00 SF/yr (NNN)
NNN Expenses:	\$3.08 SF/yr
Gross Building Area:	54,960 SF
Built/Renovated:	1983/2010
Traffic Counts:	Green River: 25,873 VPD Vogel: 9,033 VPD

PROPERTY OVERVIEW

Situated directly across from Eastland Mall with over 1 million square feet of retail space anchored by Macy's, JC Penney and Dillard's. Co-tenants include: The United States Postal Service, Safelite AutoGlass, Bowles Mattress Company, Active Nutrition & Supplements, Musician's Den, Vietnamese Cuisine, Craftastic Vinyl, China Lu Market, Evans Nails and others.

PROPERTY HIGHLIGHTS

- High traffic area - 35,000 VPD!
- Situated in the heart of Evansville's Eastside retail district
- Excellent visibility and easy access from Green River Road and Vogel Road

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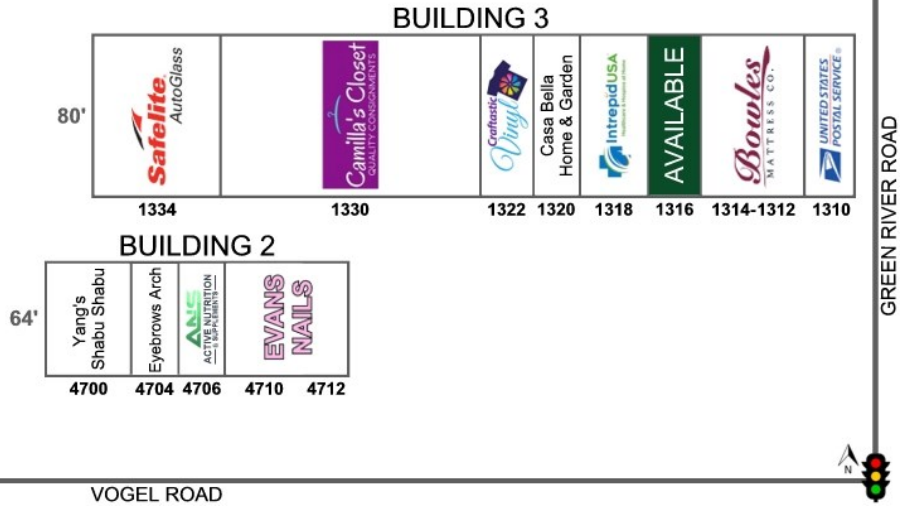
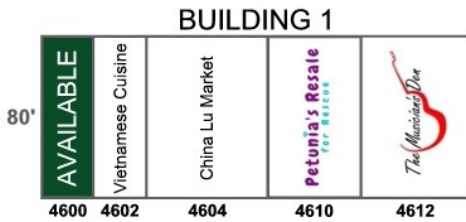


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AVAILABLE SPACE

WOODLAND CENTER SITE PLAN



SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 1316	2,000 SF	NNN	\$11.00 SF/yr	Retail
Suite 4600	2,000 SF	NNN	\$11.00 SF/yr	Retail

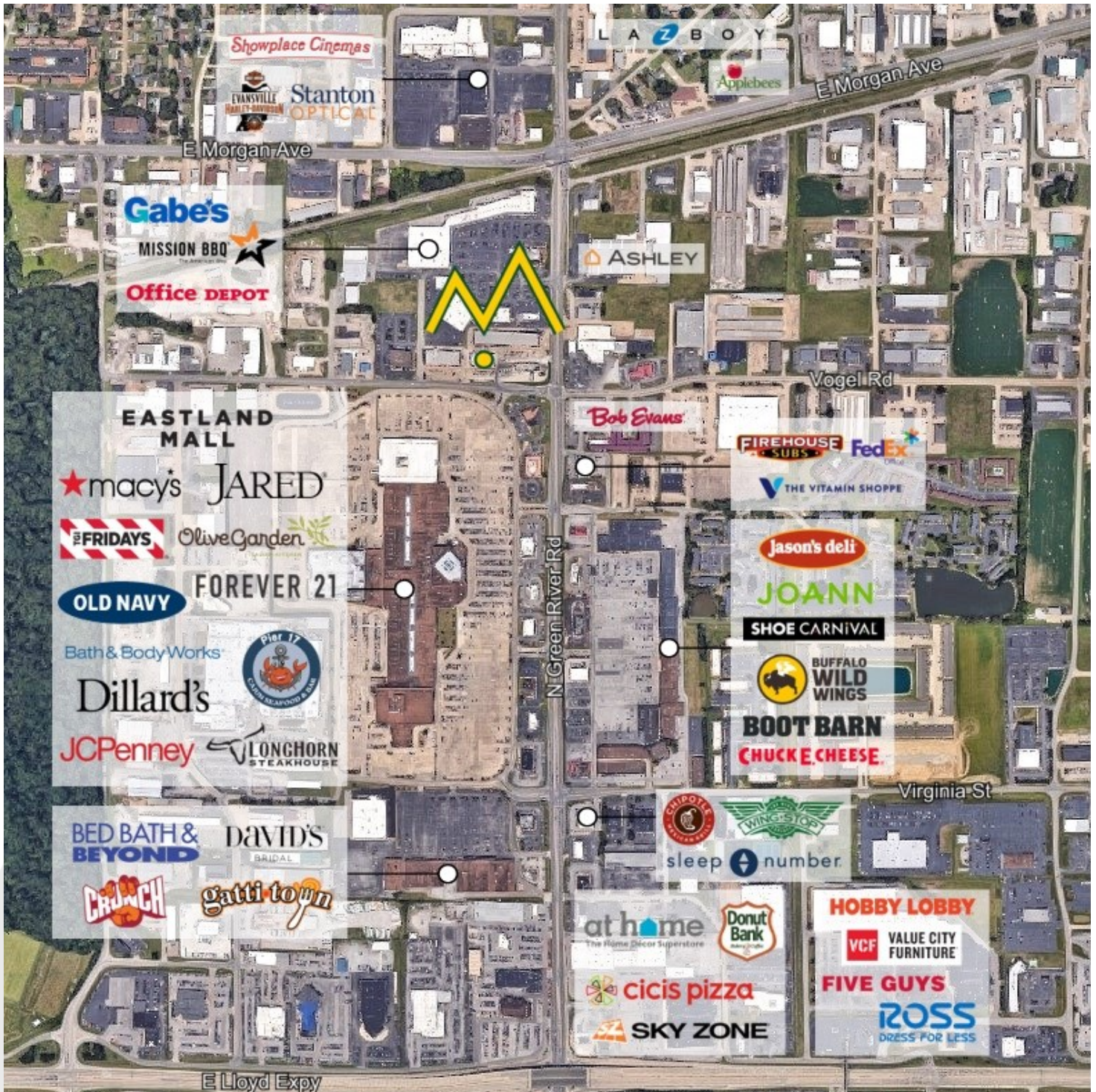
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RETAILER MAP



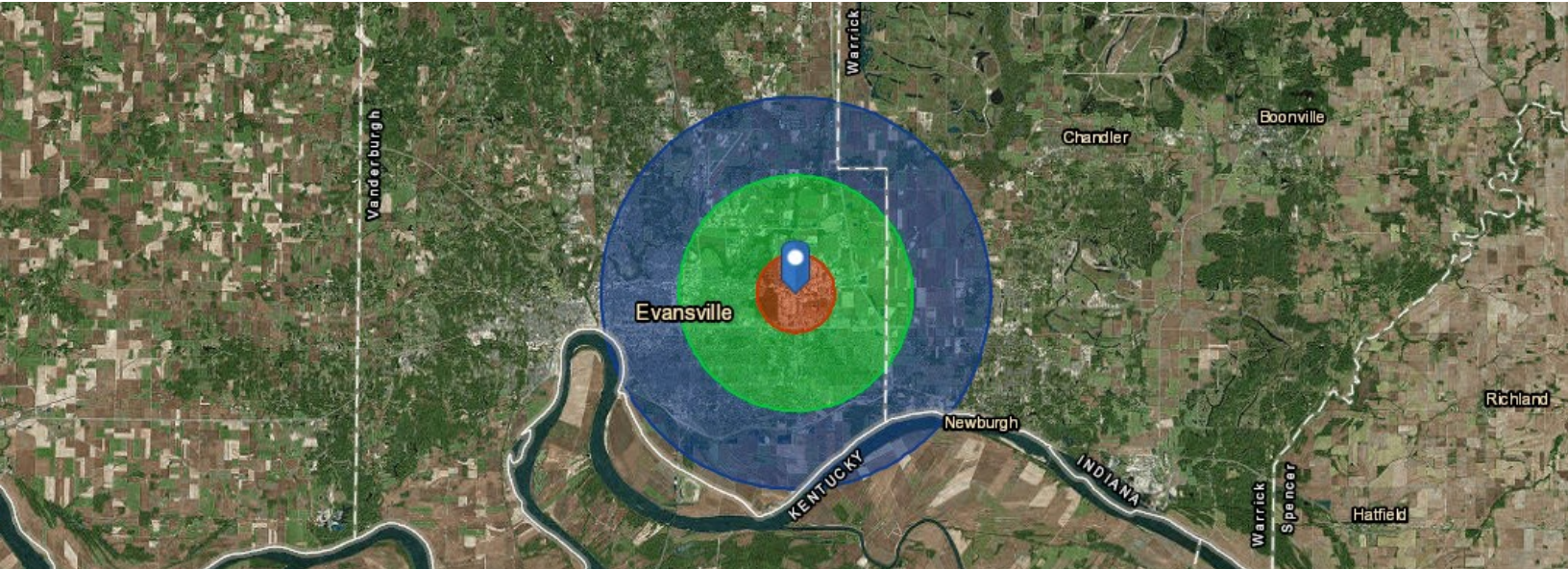
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SUMMIT
REAL ESTATE SERVICES
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DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	4,419	60,079	124,680
Daytime population	15,024	73,156	155,342
Median age	35.8	39.2	39.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,352	27,280	54,082
# of persons per HH	1.86	2.13	2.23
Average HH income	\$56,175	\$74,744	\$72,972
Average house value	\$178,816	\$185,596	\$187,141

* Demographic data derived from 2010-2023 US Census

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