

FOR SALE OR LEASE | RETAIL/OFFICE

250 S. RED BANK ROAD
EVANSVILLE, IN 47712

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$550,000
Real Estate Taxes:	\$8,232.80 (2022/23)
Lease Rate:	\$3,000.00/mo. (MG)
Building Size:	1 st Floor: 1,868 SF Basement: <u>1,175 SF</u> Total: 3,043 SF
Lot Size:	32,190 SF or .74 AC
Year Built/Renovated:	1965/2007
Zoning:	C-1
Traffic Count:	15,491 VPD

PROPERTY OVERVIEW

High visibility retail/office building available for sale or lease, located across from Super Walmart on Evansville's west side. Situated on Red Bank Road, just south of the Lloyd Expressway, this property is surrounded by a mix of retail and office properties, including Home Depot, Old National Bank, Aspen Dental, One Main Financial, Noble Roman's Pizza, GameStop and many more.

PROPERTY HIGHLIGHTS

- Mostly open first floor plan with finished walkout basement, suitable for offices
- Ideal for use as retail store, office building, salon or child care center
- Great exposure located directly across from entrance/exit to Super Walmart
- Minutes from USI campus – with over 12,500 students and faculty
- Consumer base extends to Mt. Vernon, IN and into Southern Illinois

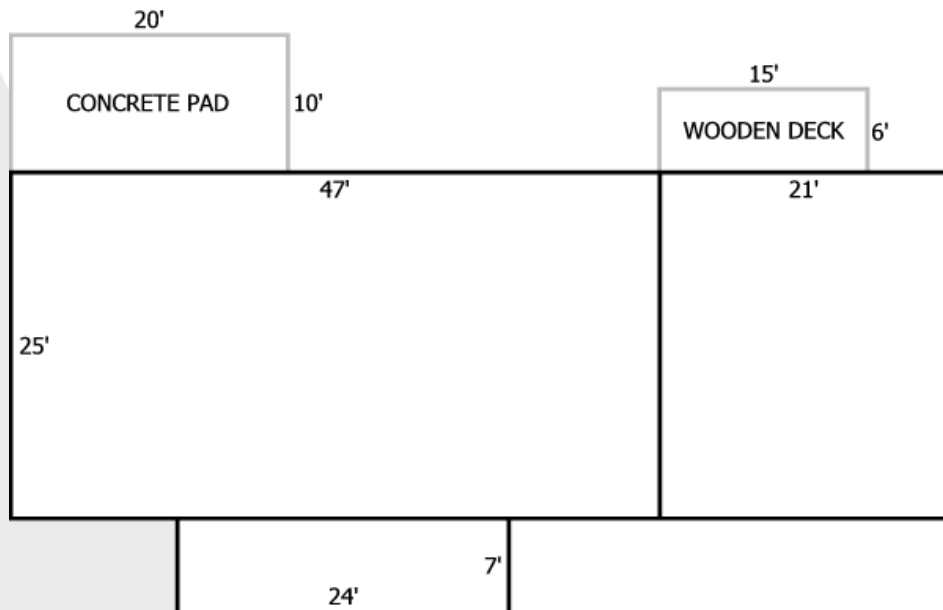
TYLER RABEN
812.568.7800
traben@summitrealestate.us

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PROPERTY AERIAL/BUILDING SKETCH



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AERIAL VIEW



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