

FOR LEASE | EAGLE'S LANDING

5625 PEARL DRIVE
EVANSVILLE, IN 47712



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	1,867 SF
Lease Rate:	\$18.75 SF/yr (NNN)
NNN Expenses:	\$4.75 SF/yr
Building Size:	23,590 SF
Year Built:	2001
Zoning:	C-4
Traffic Count:	33,618 VPD Lloyd

PROPERTY OVERVIEW

Situated on Pearl Drive across from AMC Theaters, Eagle's Landing is a thriving shopping center located in the heart of Evansville's west side retail district. Tenants include: Pro Rehab, Tri-State Orthopaedics, Orthopaedic Urgent Care & MRI, Hot Head Burritos, Indiana Farm Bureau Insurance, The UPS Store and Fool Moon Grill & Bar.

PROPERTY HIGHLIGHTS

- Available space is a former medical office with six (6) exam rooms, two (2) private offices, lab, reception/office, waiting room and two (2) restrooms
- High visibility with frontage/signage along the Lloyd Expressway
- Easily accessible from Red Bank Road and Boehne Camp Road
- 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 retailers

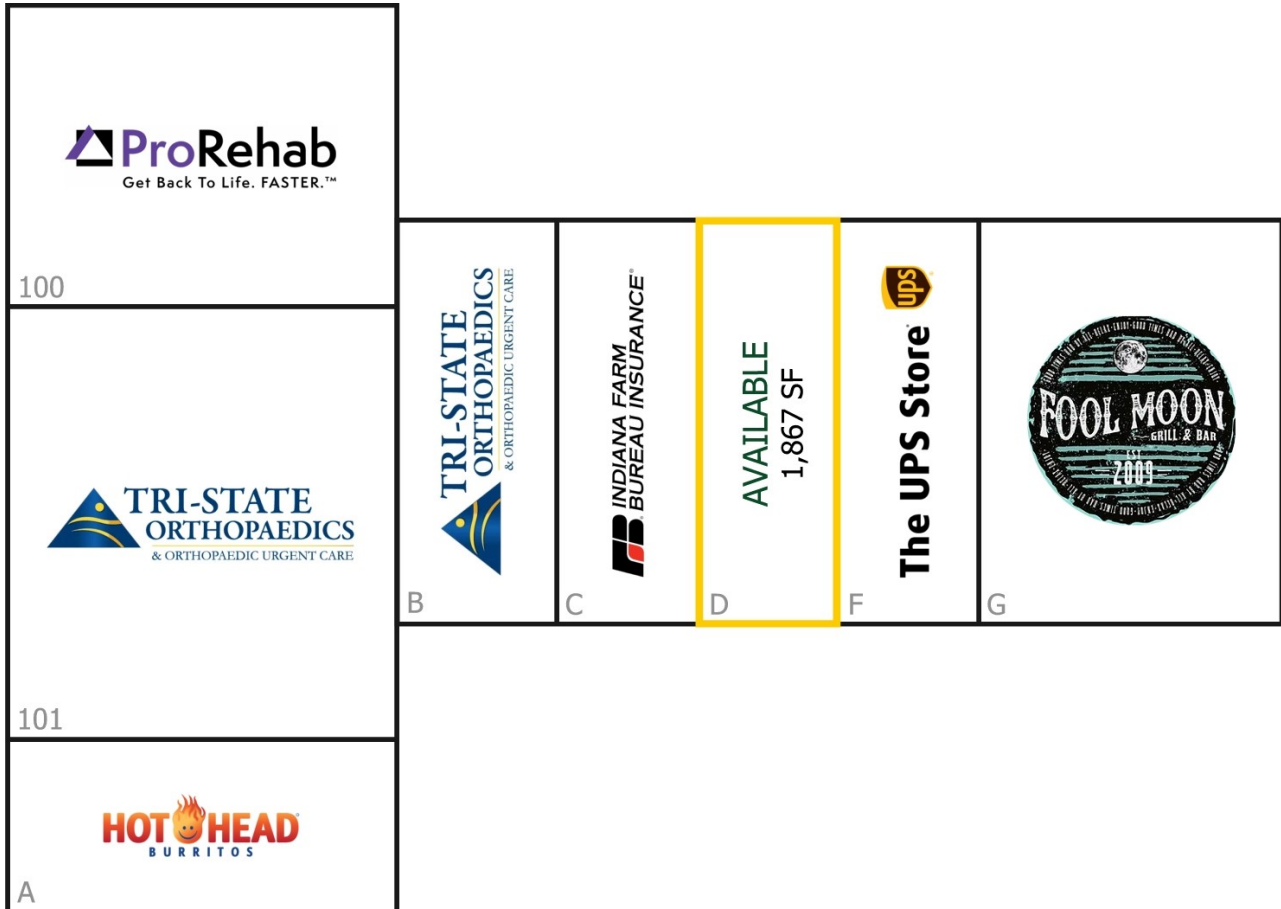
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AVAILABLE SPACE



SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite D	1,867 SF	NNN (\$4.75 SF/yr)	\$18.75 SF/yr

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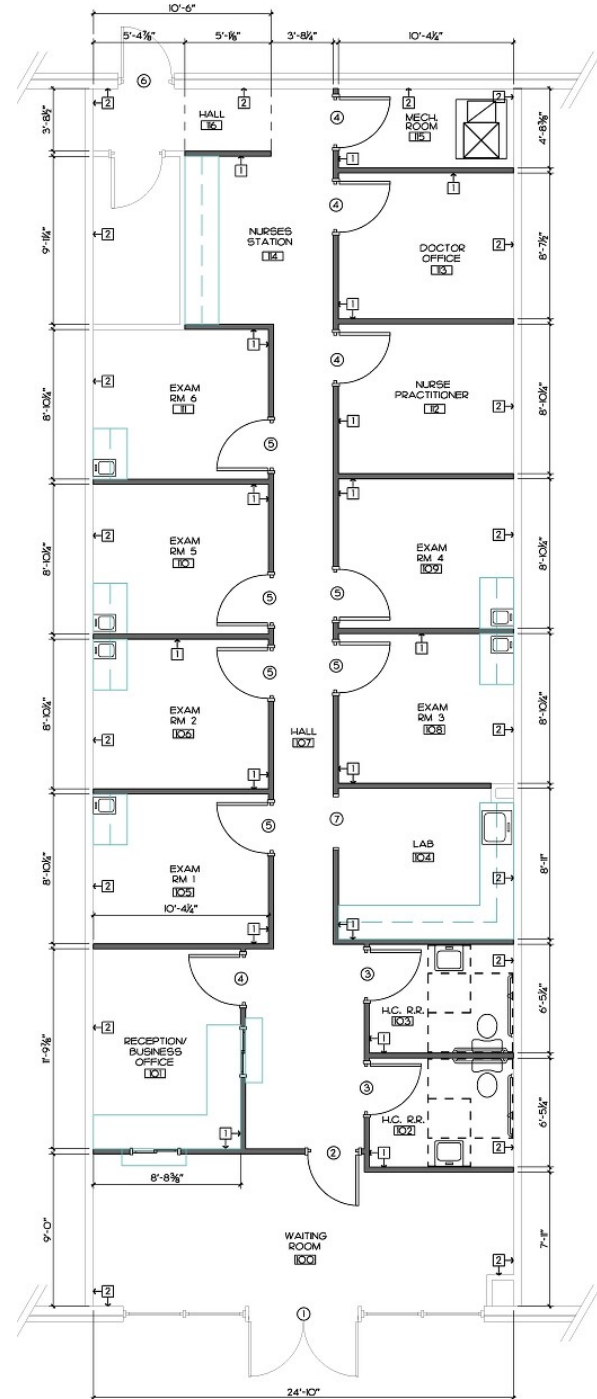
FLOOR PLAN/ADDITIONAL PHOTOS



Suite D storefront



West side of shopping center



SUITE D 1,867 SF

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DEMOGRAPHICS



POPULATION

	1 MILE	5 MILES	10 MILES
Total population	4,235	26,451	59,235
Daytime population	4,323	22,598	78,155
Median age	31.8	36.4	39.0

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	2,199	11,005	24,897
# of persons per HH	1.90	2.18	2.22
Average HH income	\$66,481	\$81,680	\$70,953
Average house value	\$255,107	\$263,355	\$229,270

*Demographic data derived from U.S. Census Bureau, 2010 Census and ESRI forecasts for 2022

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