

FOR LEASE | METRO SHOPPES

5700 E. VIRGINIA STREET
EVANSVILLE, IN 47715



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 2,000 - 10,000 SF

Lease Rate: \$12.00 SF/yr (NNN)

NNN Expenses: CAM: \$1.04 SF/yr
Taxes: \$2.02 SF/yr
Insurance: 0.17 SF/yr
\$3.23 SF/yr

Building Size: 40,000 SF

Year Built: 2005

Zoning: C-4

Traffic Counts (VPD): Virginia St: 10,308
Burkhardt Rd: 21,168
Green River Rd: 24,445

PROPERTY OVERVIEW

Situated on Virginia Street, between busy Green River Road and Burkhardt Road, Metro Shoppes is a two-building, multi-tenant property offering excellent visibility, convenient access and ample parking.

PROPERTY HIGHLIGHTS

- High traffic area with excellent visibility
- Beautifully maintained with pylon signage
- Join other tenants: Wild Birds Unlimited, Palm Beach Tan, Give a Dog a Bone, Jumak Korean Restaurant, Blooming Boutique, Metro Spa, Catfish Willy's Seafood and Kidz Hair Club
- Other area retailers include: Sam's Club, Walmart, Target, Best Buy, Academy Sports, Fresh Thyme Farmers Market, Eastland Mall, Costco and many more

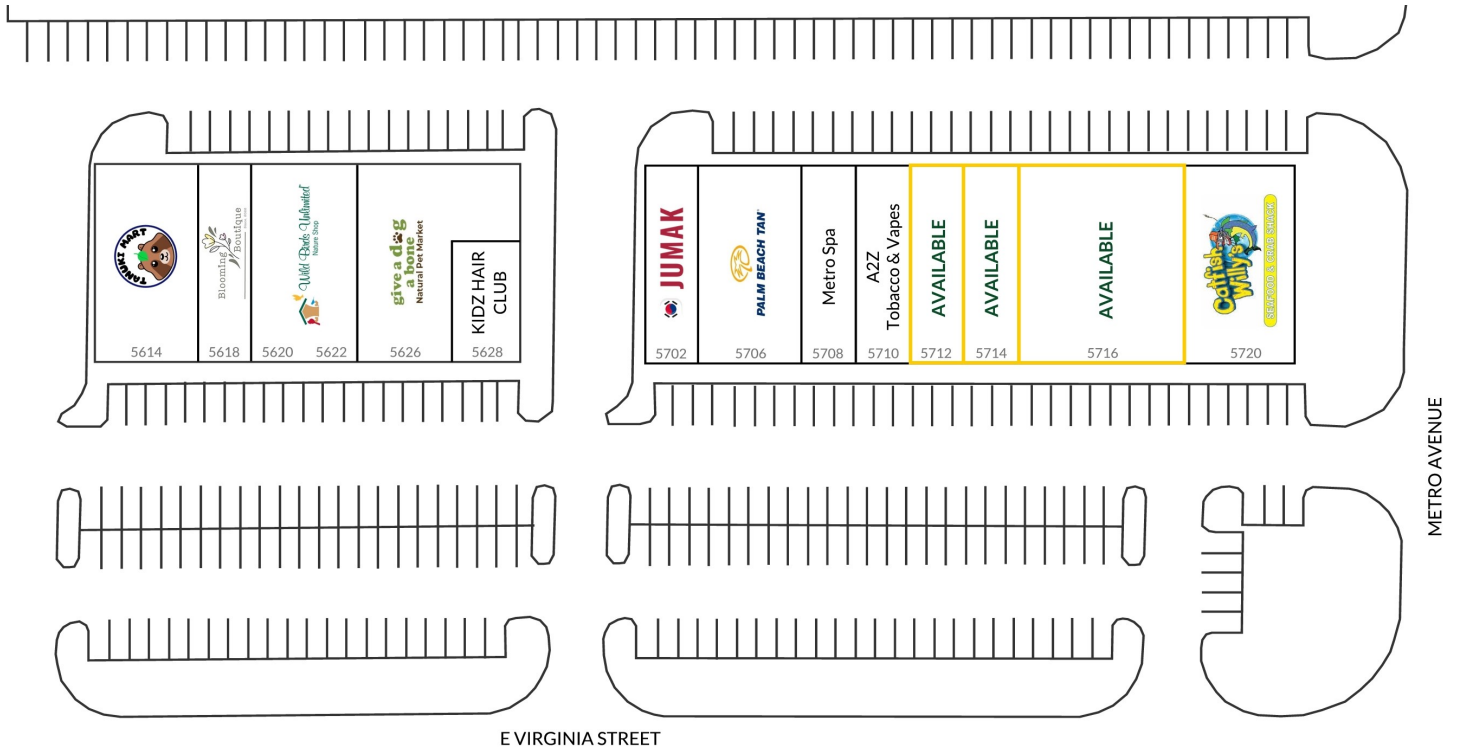
SCOTT HYATT, CCIM
812.430.4989
shyatt@summitrealestate.us



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AVAILABLE SPACE



SUITE	SIZE (SF)	LEASE RATE
Suite 5712	2,000 SF	\$12.00 SF/yr, NNN
Suite 5714	2,000 SF	\$12.00 SF/yr, NNN
Suite 5716	6,000 SF	\$12.00 SF/yr, NNN

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RETAILER MAP



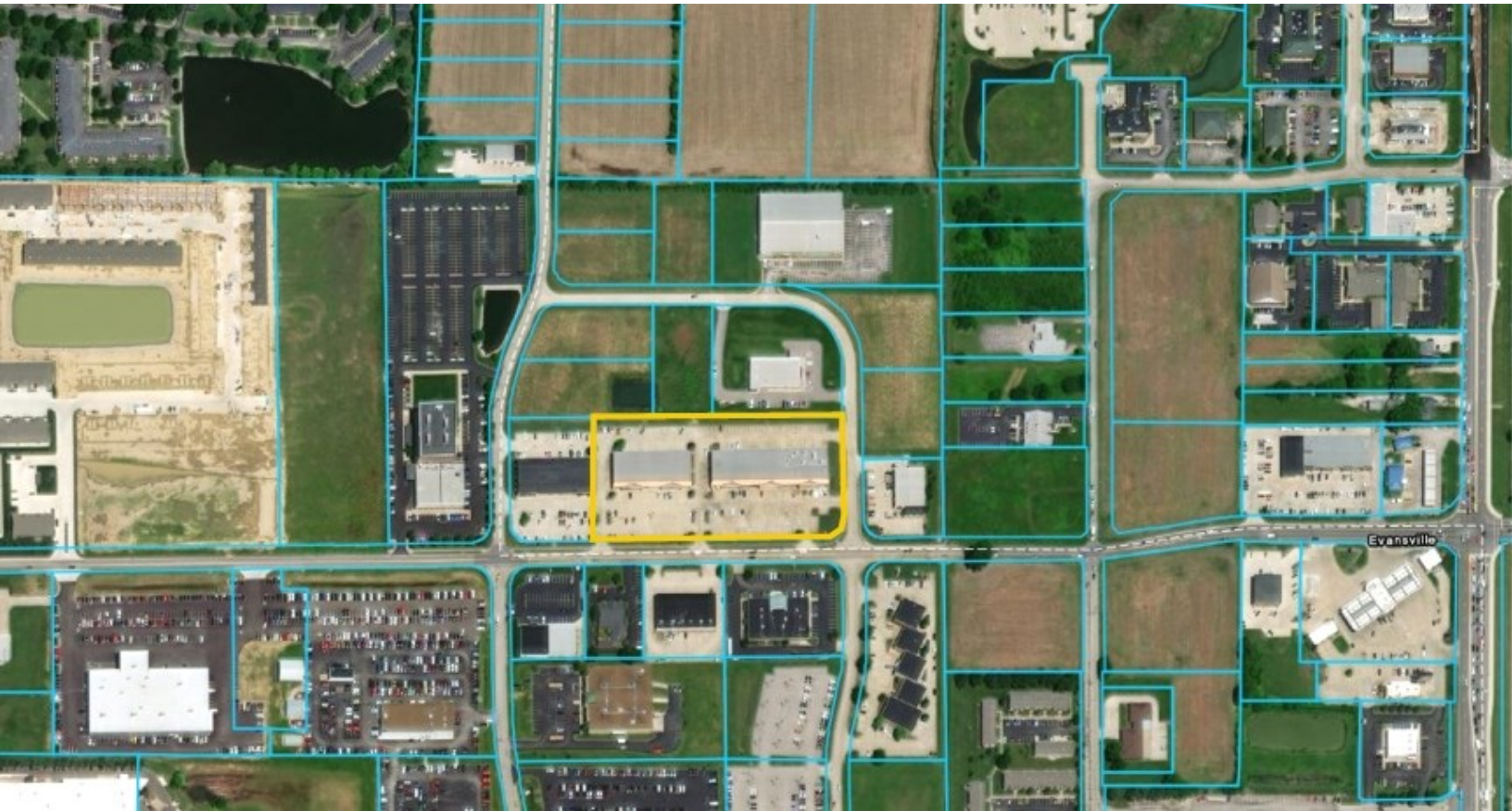
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SUMMIT
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DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,618	57,613	120,232
Daytime population	17,203	66,421	136,168
Median age	34.8	39.7	39.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,678	26,218	51,966
# of persons per HH	2.07	2.14	2.24
Average HH income	\$72,614	\$76,790	\$77,237
Average house value	\$235,276	\$193,945	\$194,884

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

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