

# 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

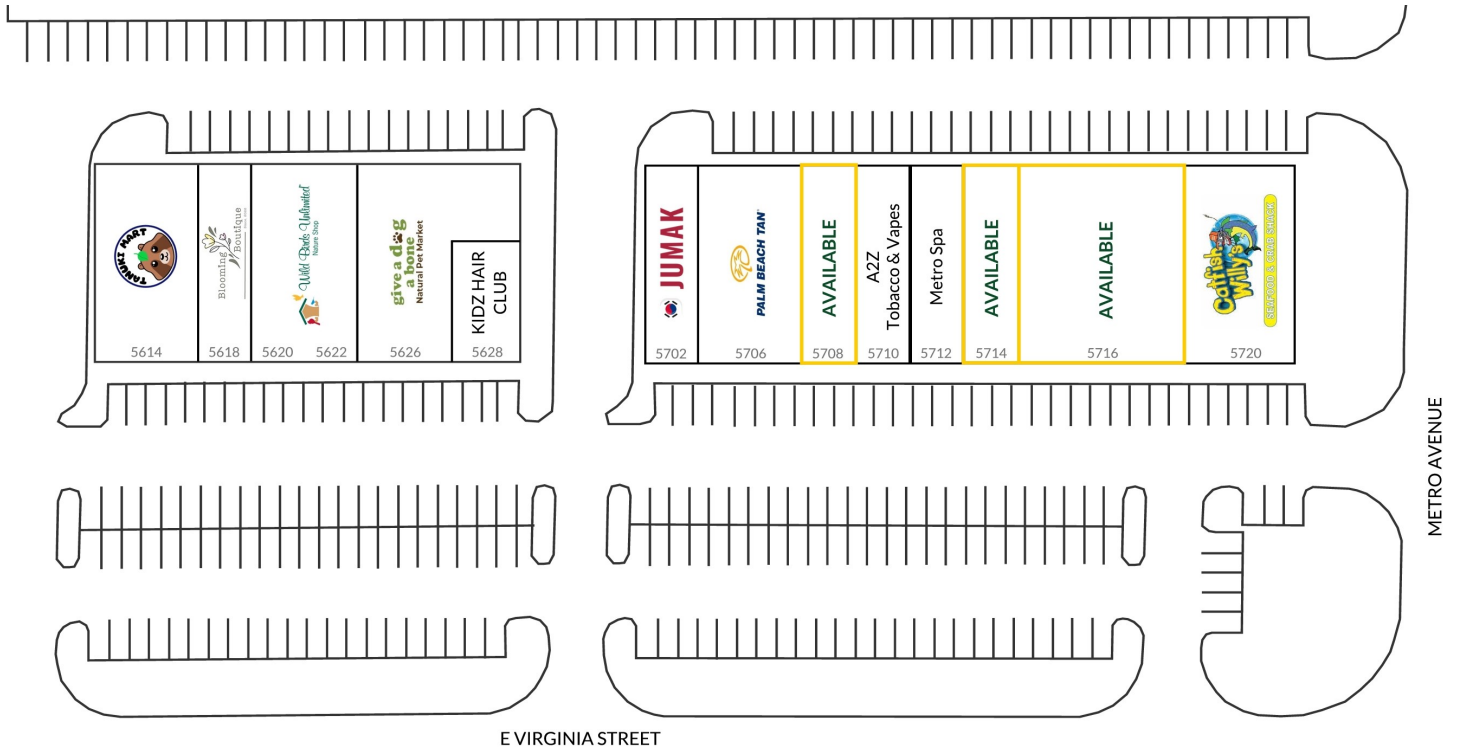
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## AVAILABLE SPACE



SUITE	SIZE (SF)	LEASE RATE
Suite 5708	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



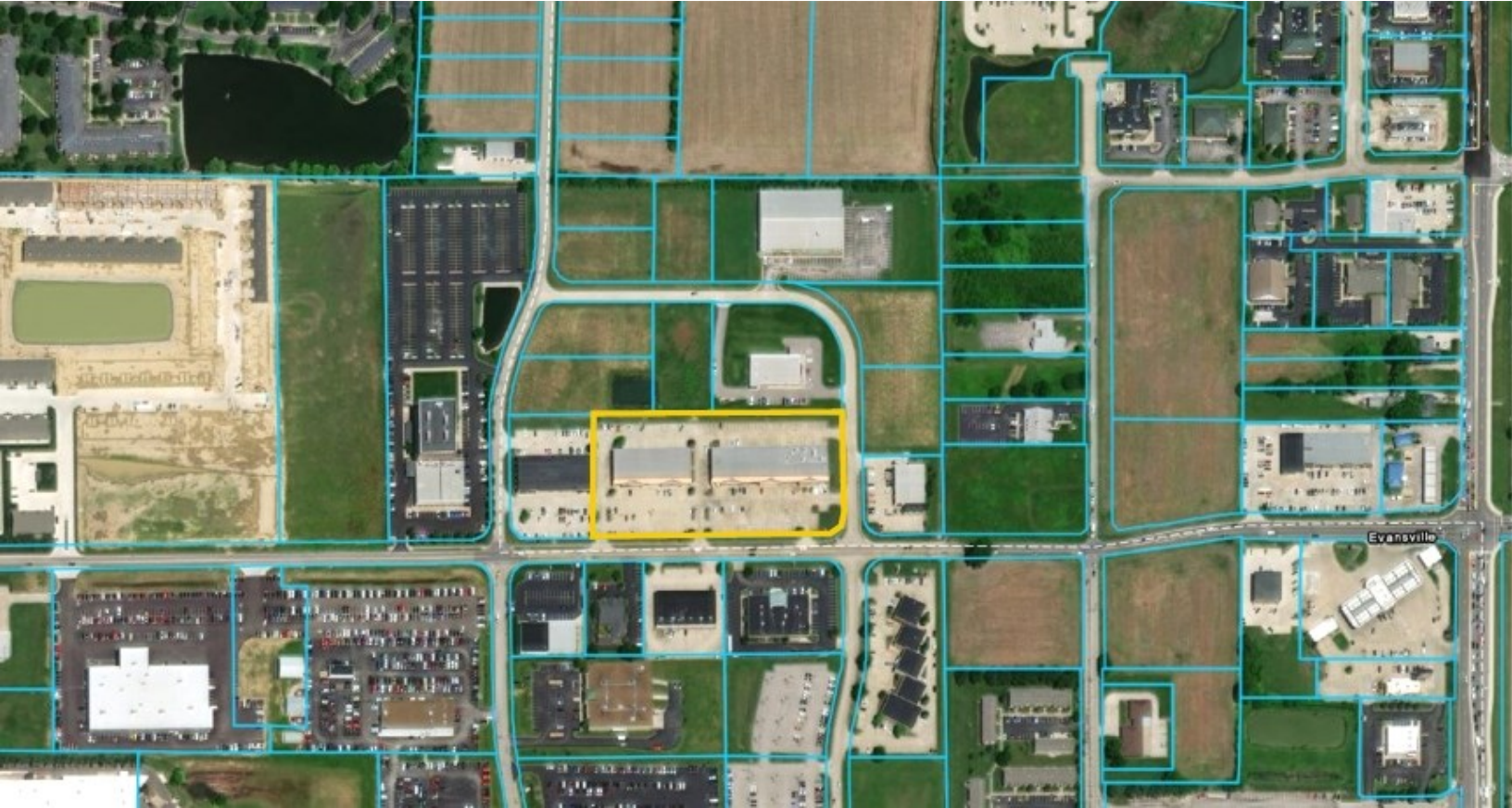
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## DEMOGRAPHICS



### POPULATION

Total population

Daytime population

Median age

1 MILE

5,618

17,203

34.8

3 MILES

57,613

66,421

39.7

5 MILES

120,232

136,168

39.6

### HOUSEHOLDS & INCOME

Total households

# of persons per HH

Average HH income

Average house value

1 MILE

2,678

2.07

\$72,614

\$235,276

3 MILES

26,218

2.14

\$76,790

\$193,945

5 MILES

51,966

2.24

\$77,237

\$194,884

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

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