

FOR SALE OR LEASE | RETAIL

4707-4711 BAYARD PARK DRIVE
EVANSVILLE, IN 47714



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	2,640 SF
Lease Rate:	\$9.50 SF/yr (MG)
Expenses:	Tenant pays CAM for snow removal & mowing
Building Size:	4,500 SF
Lot Size:	0.32 Acres
Zoning:	C-4
Sale Price:	\$325,000

PROPERTY OVERVIEW

Located just off highly traveled South Green River Road in Evansville, IN, this complex is situated across from Lawndale Commons Shopping Center.

PROPERTY HIGHLIGHTS

- Direct site line from Green River Road on a signaled intersection
- Economical & flexible rental terms
- Convenient on-site parking
- Property also listed for sale

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	5,129	30,730	50,023
Daytime Population	16,009	73,689	145,718
Total Households (HH)	10,976	68,378	114,887
Average HH Income	\$67,560	\$69,779	\$73,341

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

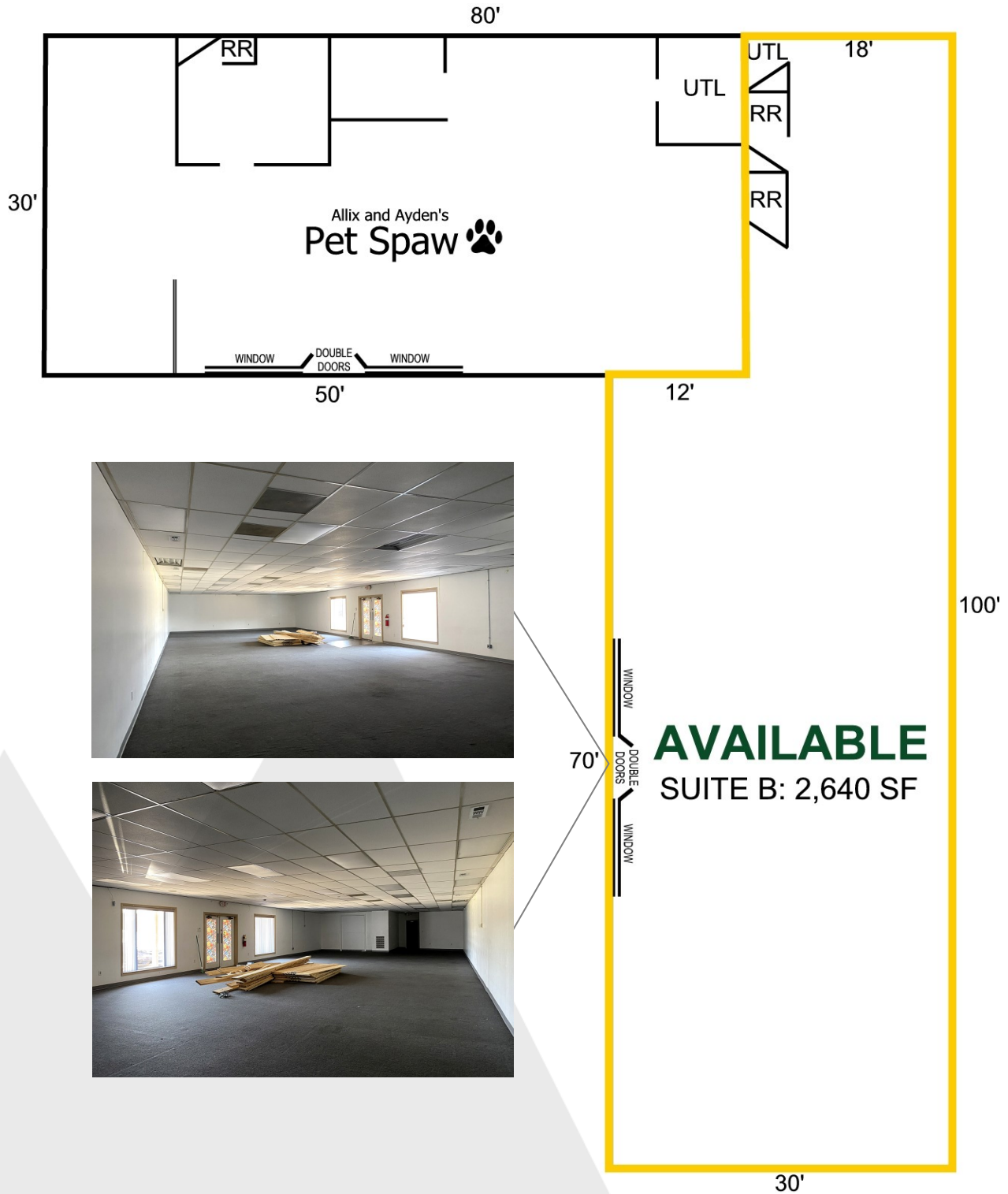
RICHARD CLEMENTS
812.746.8569
rclements@summitrealestate.us



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FLOOR PLAN - INTERIOR PHOTOS



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RETAIL AREA



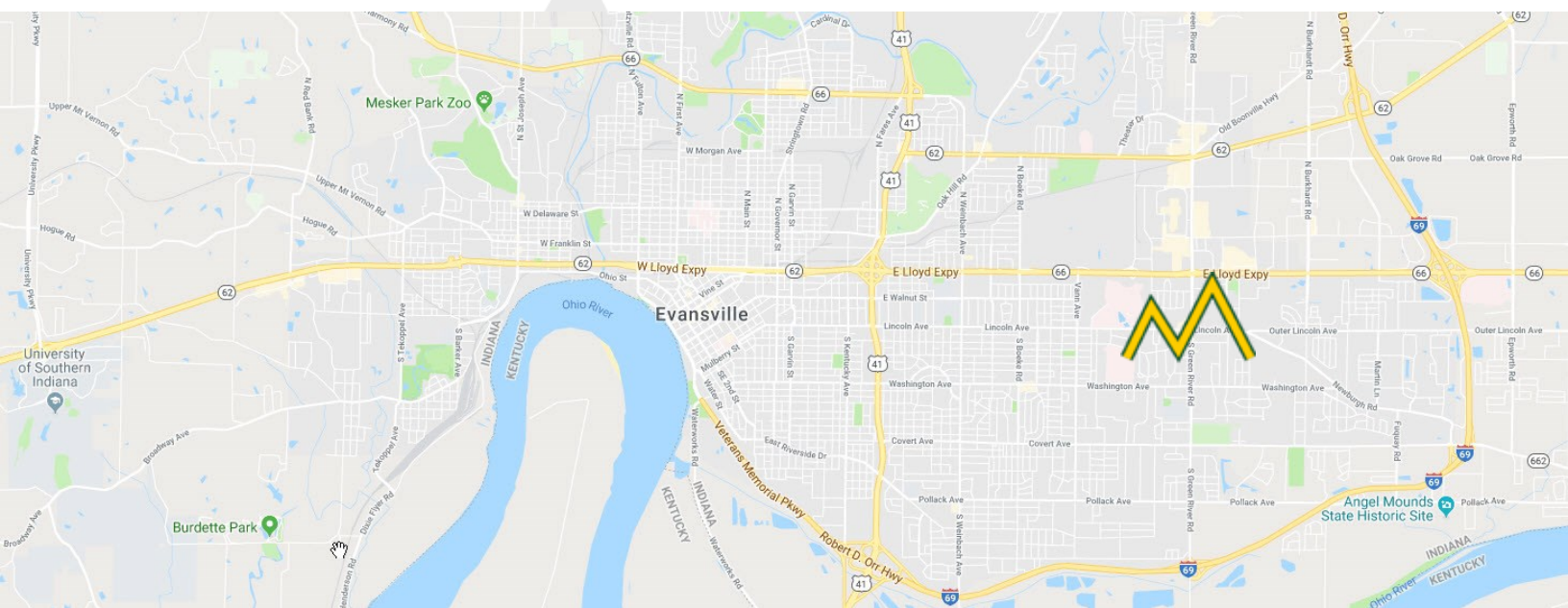
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LOCATION MAPS



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