

# FOR LEASE | LAWMAN PLAZA

4209 N. U.S. HIGHWAY 41  
EVANSVILLE, IN 47711



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Available SF: 1,242 - 3,771 SF

Lease Rate: \$9.15 SF/yr - Negotiable (MG)

Building Size: 41,472 SF

Parking: 146 spaces  
(3.65 per 1,000 SF)

Zoning: M-2

Traffic Counts: US Hwy 41: 32,995 VPD  
Lynch: 15,410 VPD

### PROPERTY OVERVIEW

Available for lease – newly remodeled retail/office center situated just north of the high-traffic intersection of U.S. Highway 41 and Lynch Road on Evansville’s north side.

### PROPERTY HIGHLIGHTS

- High visibility with over 48,000 VPD on U.S. Hwy 41 & Lynch Road
- Flexible lease terms with tenant improvement allowance available for credit tenants
- Build-to-suit end cap available

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total population	3,435	55,777	129,412
Daytime population	5,160	66,739	165,585
Total households (HH)	1,279	24,441	56,000
Average HH income	\$71,009	\$67,382	\$71,907

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

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## AVAILABLE SPACE



SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
Suite 27	1,242 SF	\$9.15 SF/yr (MG) Tenant pays utilities	Retail or Office space; Two (2) offices; Two (2) private restrooms
Suite 28	2,529 SF	Negotiable (MG) Tenant pays utilities	Whitebox - Build to Suit; Great for retail or open office concept with opportunity to create a custom space to meet your business needs.

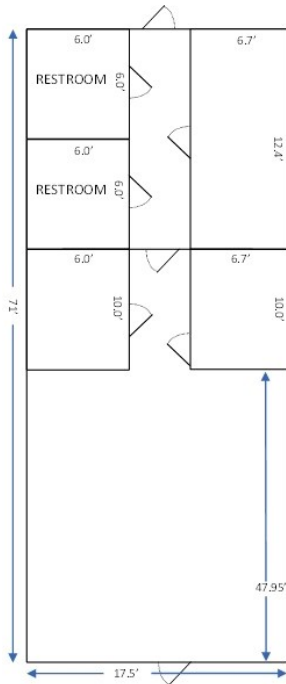
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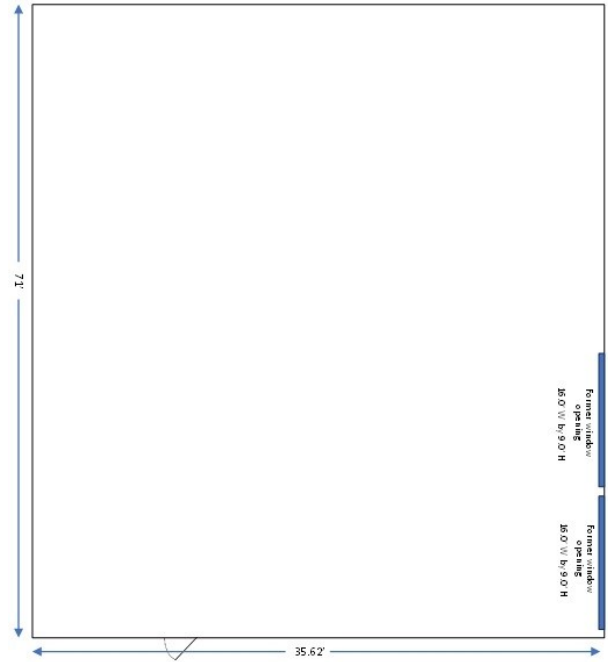
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## FLOOR PLANS



1 SUITE 27  
1,242 SF



2 SUITE 28  
2,529 SF

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## ADDITIONAL PHOTOS



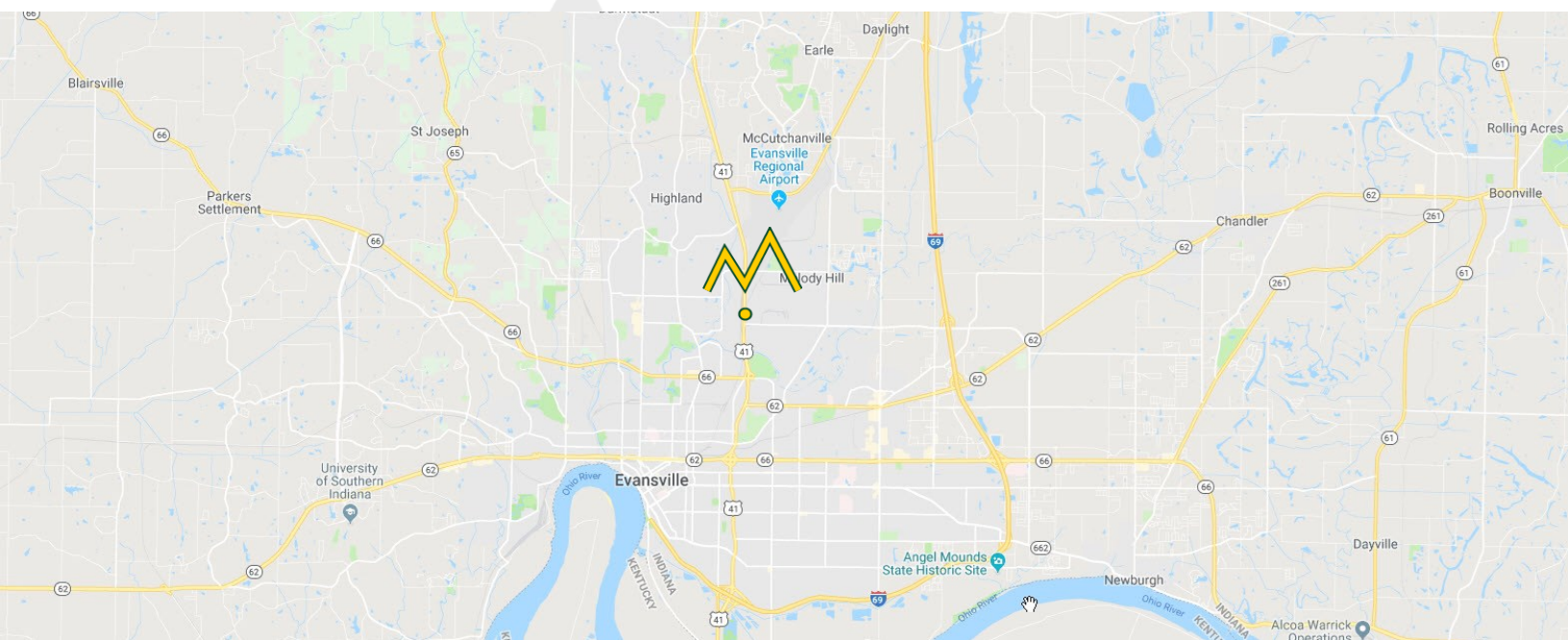
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## LOCATION MAPS



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