

FOR SALE/LEASE

921 PARK STREET

921 PARK ST.

Evansville, IN 47710

PRESENTED BY:

ANDY MARTIN

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IN #RB14043658

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OFFERING SUMMARY

SALE PRICE:	\$516,000
LEASE RATE:	\$4.00 - 6.00 SF/yr [NNN]
BUILDING SIZE:	17,200 SF
AVAILABLE SF:	17,200 SF
LOT SIZE:	1.35 Acres
PRICE / SF:	\$30.00
ZONING:	M-3
MARKET:	Evansville

PROPERTY OVERVIEW

The Martin Team is pleased to present this 17,200 SF office/shop building located at the corner of Park & Fountain Ave. The second story office space totals 5,600 SF and the first floor shop space totals 11,600 SF and has 2 overhead doors. This location is just minutes from Deaconess Hospital Midtown, Berry Plastics, Mead Johnson, and downtown Evansville. The subject is available for sale or lease individually and could be packaged together with the entire city block it sits on.

Entire Block Package: <http://properties.svn.com/KargesPortfolio>
 Karges Building Details: <http://properties.svn.com/1501MarylandKargesBuilding>
 Warehouse Details: <http://properties.svn.com/921ParkStWarehouse>

PROPERTY HIGHLIGHTS

- M3 Zoning
- Entire City Block Available
- Well Located Within Evansville
- Located in SBA HUB Zone

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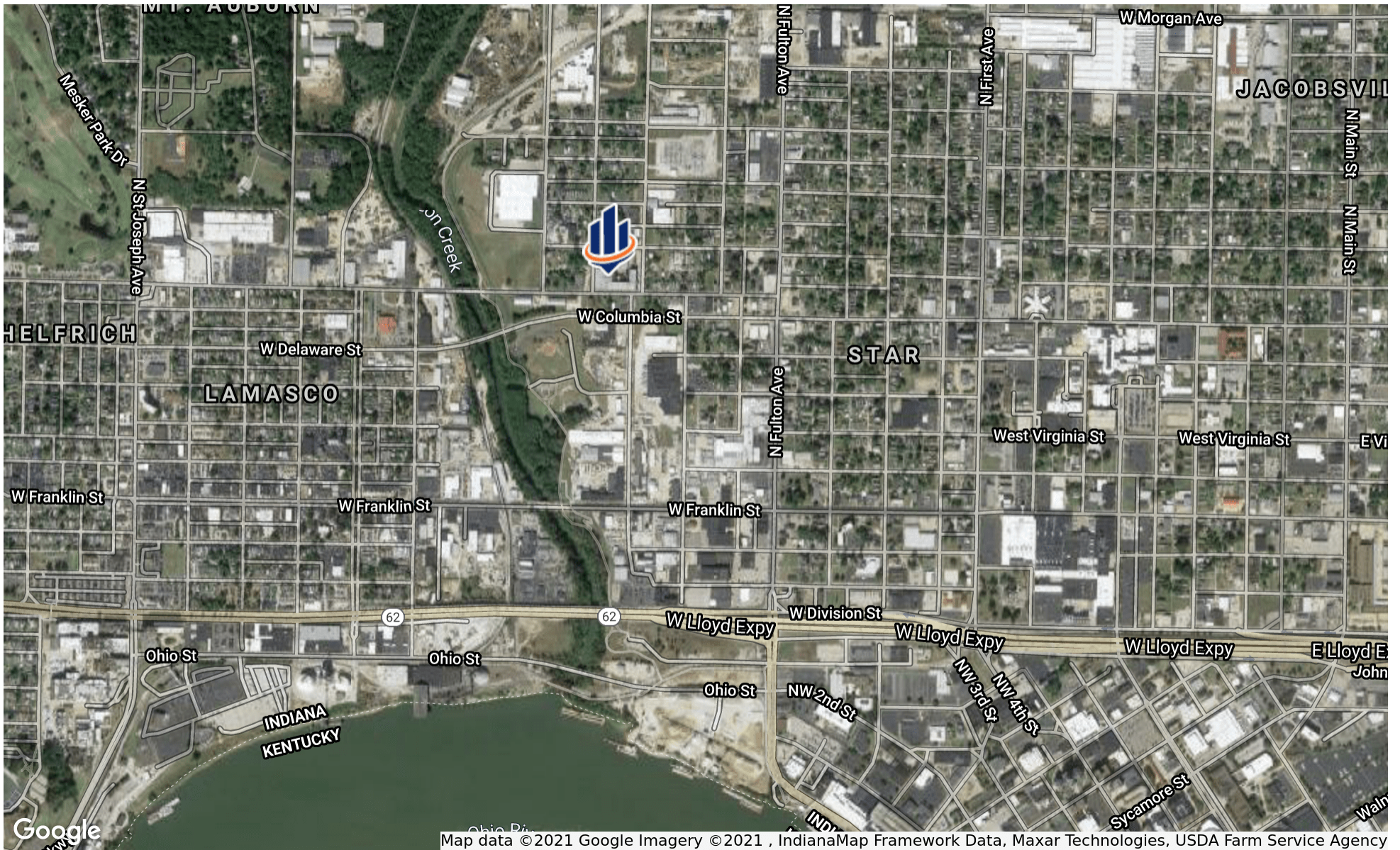
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SVN | THE MARTIN GROUP 2



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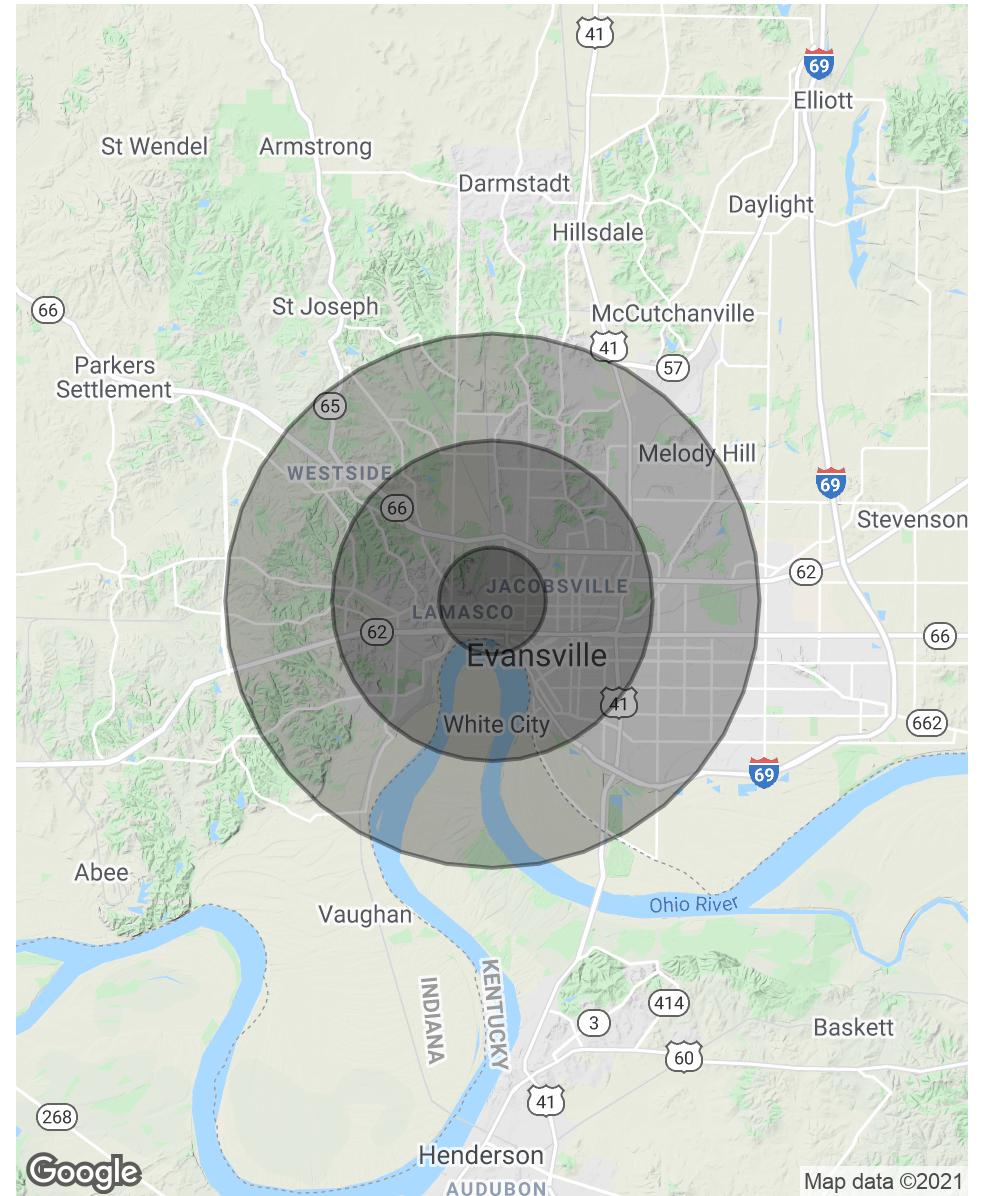
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,603	59,901	118,596
AVERAGE AGE	43.0	37.0	36.4
AVERAGE AGE (MALE)	44.1	35.8	35.4
AVERAGE AGE (FEMALE)	42.7	39.0	37.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,949	26,221	50,153
# OF PERSONS PER HH	2.2	2.3	2.4
AVERAGE HH INCOME	\$35,874	\$41,934	\$46,857
AVERAGE HOUSE VALUE		\$96,496	\$109,460

* Demographic data derived from 2010 US Census



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