

FOR SALE/LEASE

1501 W MARYLAND ST

**KARGES BUILDING & 921
PARK ST.**

Evansville, IN 47710

PRESENTED BY:

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IN #RB14043658

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OFFERING SUMMARY

SALE PRICE:	\$1,416,000
LEASE RATE:	\$0.31 - 6.00 SF/yr [NNN]
BUILDING SIZE:	204,165 SF
AVAILABLE SF:	17,200 - 169,565 SF
LOT SIZE:	1.53 Acres
PRICE / SF:	\$6.94
ZONING:	M-3
MARKET:	Evansville

PROPERTY OVERVIEW

The Martin Team is pleased to present this piece of Evansville history, the Karges Building plus additional office, shop, and warehouse space. The property sits on an entire city block bordered by Maryland St/ Park St/ Fountain Ave/ N. 7th Ave. and totals 204,165 SF across three buildings on the site. The Karges Building is a three story industrial/office property containing 169,565 SF. The property at the corner of Park/Fountain Ave consists of office and shop space on two floors totaling just over 17,200 SF. The third building facing Fountain Ave is a warehouse consisting of 17,400 SF. This portfolio is located just minutes from Deaconess Hospital Midtown, Berry Plastics, Mead Johnson, and downtown Evansville.

This property would be great for an industrial distribution user or repurposed for a mixed use property or multifamily housing. The subject is available for sale or lease individually and could be packaged together with the entire city block it sits on.

Karges Building Details: <http://properties.svn.com/1501MarylandKargesBuilding>

Office/Shop Details: <http://properties.svn.com/921Park>

Warehouse Details: <http://properties.svn.com/921ParkStWarehouse>

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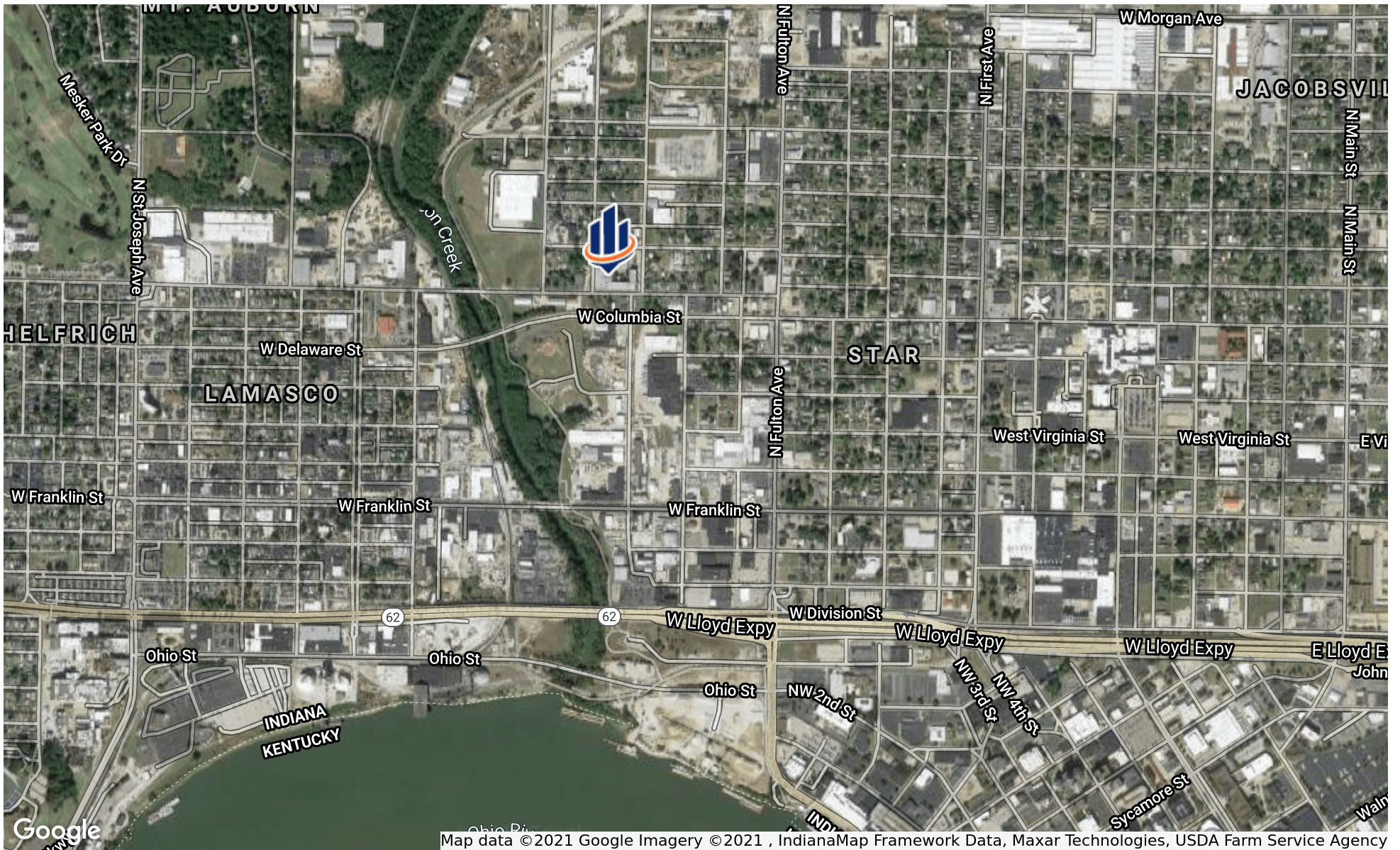
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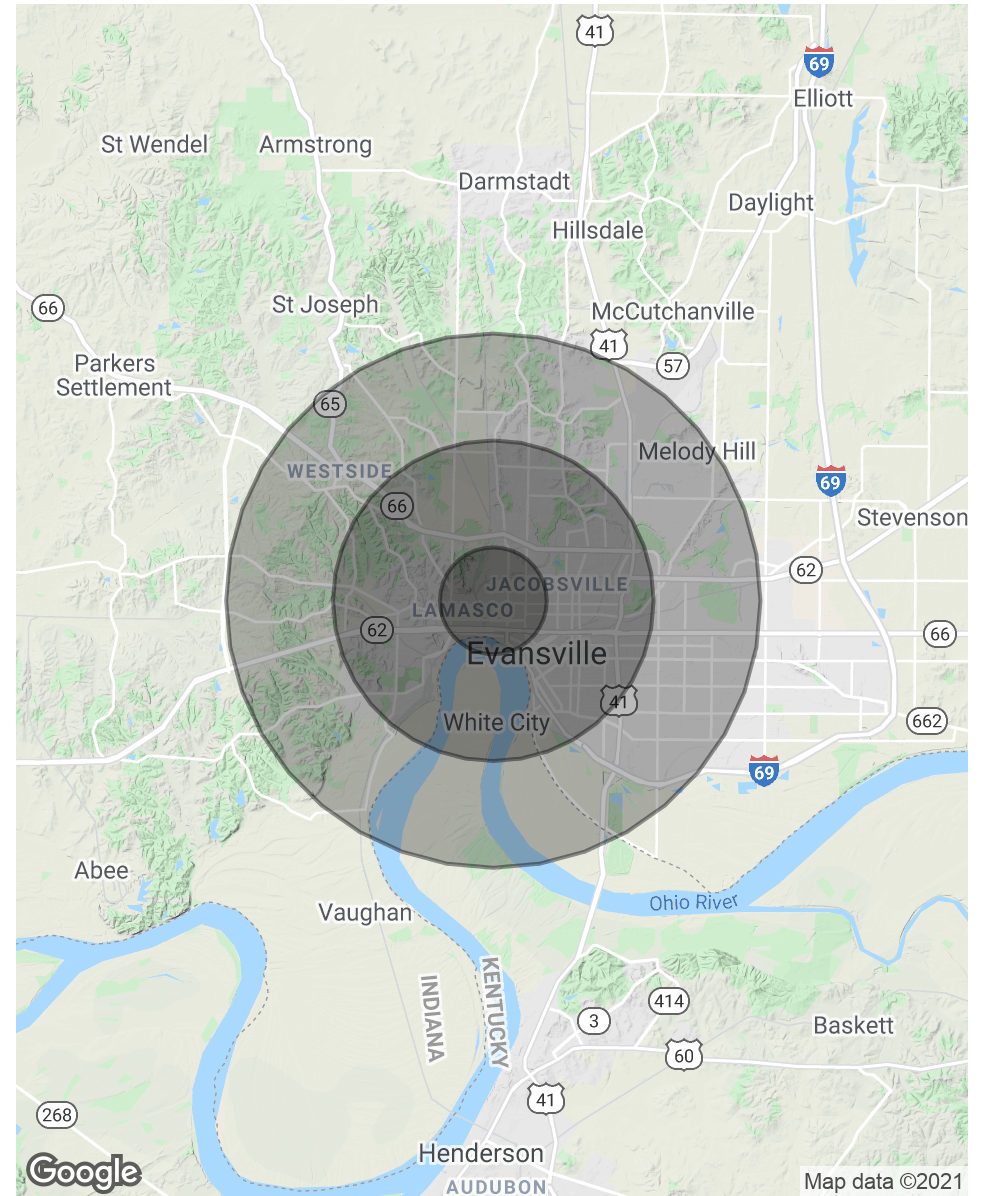
POPULATION

	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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