

FOR SALE/LEASE

1501 W MARYLAND ST

KARGES BUILDING

Evansville, IN 47710

PRESENTED BY:

ANDY MARTIN

O: 317.849.8001

andy.martin@svn.com

IN #RB14043658

CHRISTOPHER STUARD

O: 812.471.2500

chris.stuard@svn.com

IN #RB1404888





OFFERING SUMMARY

SALE PRICE:	\$350,000
LEASE RATE:	\$0.31 SF/yr (NNN)
BUILDING SIZE:	169,565 SF
AVAILABLE SF:	169,565 SF
LOT SIZE:	1.53 Acres
PRICE / SF:	\$2.06
ZONING:	M-3
MARKET:	Evansville

PROPERTY OVERVIEW

The Martin Team is pleased to present this piece of Evansville history, the Karges Building. This 170,000+/- sf building served as the HQ for the Karges Furniture Building for more than a century. The property is a 3 story brick building and contains both a passenger and freight elevator. It contains 1 dock garage door and one drive in door. 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 and could be packaged together with the entire city block it sits on.

Entire Block Package: <http://properties.svn.com/KargesPortfolio>
 Office/Shop Details: <http://properties.svn.com/921Park>
 Warehouse Details: <http://properties.svn.com/921ParkStWarehouse>

Estimated Floor Size:
 1st floor is 56,908 sf
 2nd floor is 47,240
 3rd floor is 45,084
 Basement is 23,741 sf

PROPERTY HIGHLIGHTS

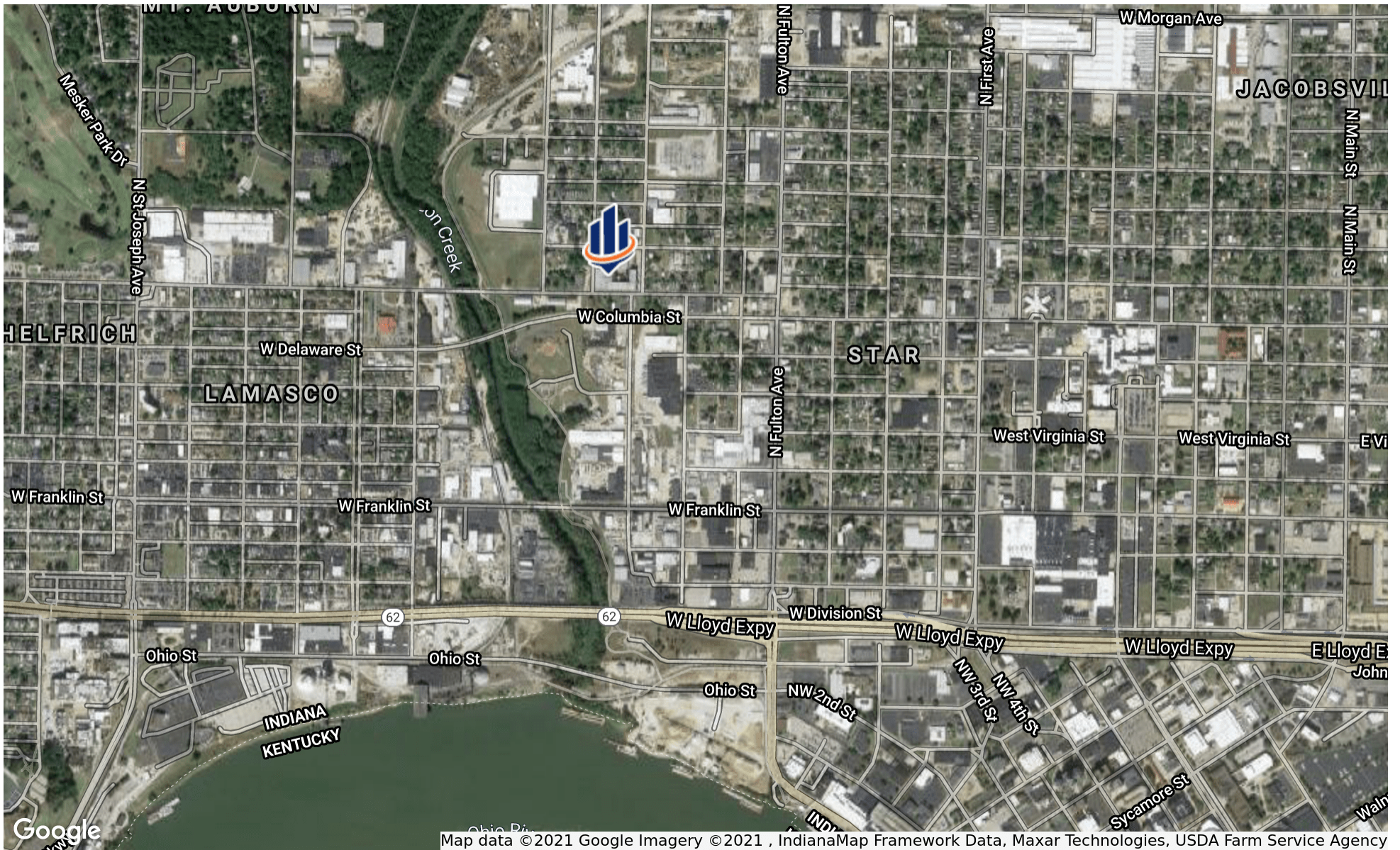
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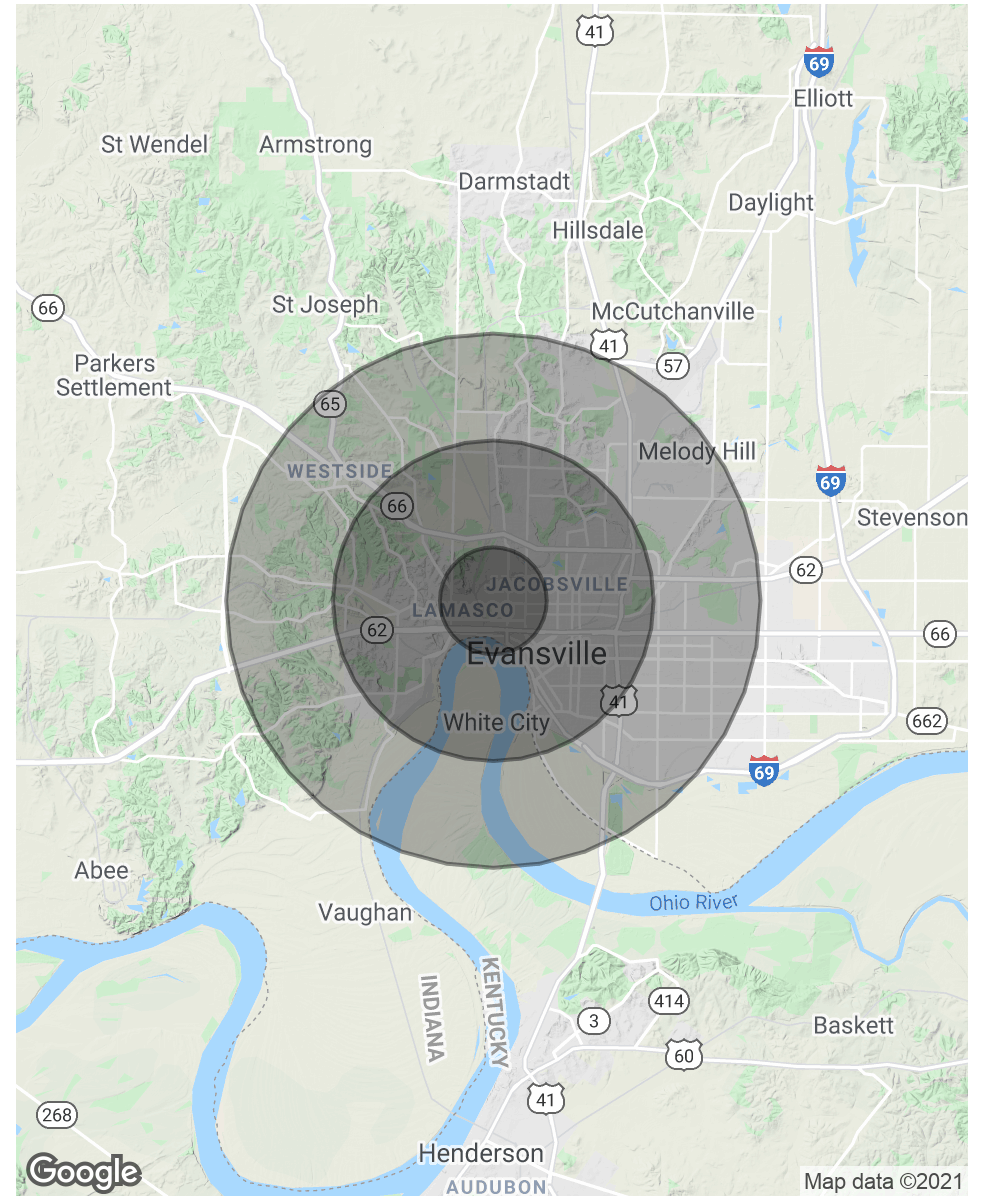
POPULATION

	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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