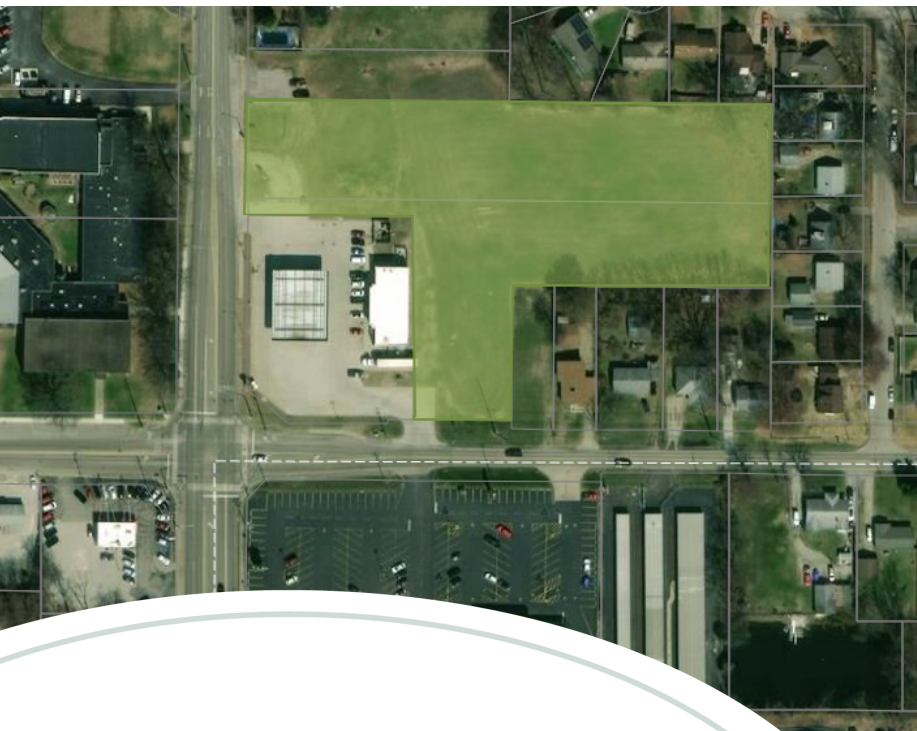


S. Green River & Pollack

4900 Pollack Avenue • Evansville, IN 47714



Availability Overview

Space Available	1,200 - 50,000 SF
Lease Rate	\$7.50 - 8.00 SF/yr (NNN)
Lease Type	NNN
Date Available	
Space Type	Office Building
Spaces available	12
Building Size	1,200 SF
Year Built	2006
Zoning	C-4
Market	Evansville
Sub Market	Southeast Side
Cross Streets	Pollack

Property Overview

Property	This to-be-built property is ideal for retail service operations, which require good visibility, good access, and high density residential. The property is located just north of the I-164 bypass with no food service available between the I-164 and this property. With Caze Elementary across the street, services in the help-make-my-life-easier category are ideal.
Location	The area is predominately high density residential with some small commercial users in the area. The property is located across from Caze Elementary School, which has a current enrollment of over 550.

Presented by

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Location Maps

