

FORMER CHEESEBURGER IN PARADISE // EVANSVILLE, IN

8301 Eagle Lake Drive, Evansville, IN 47715



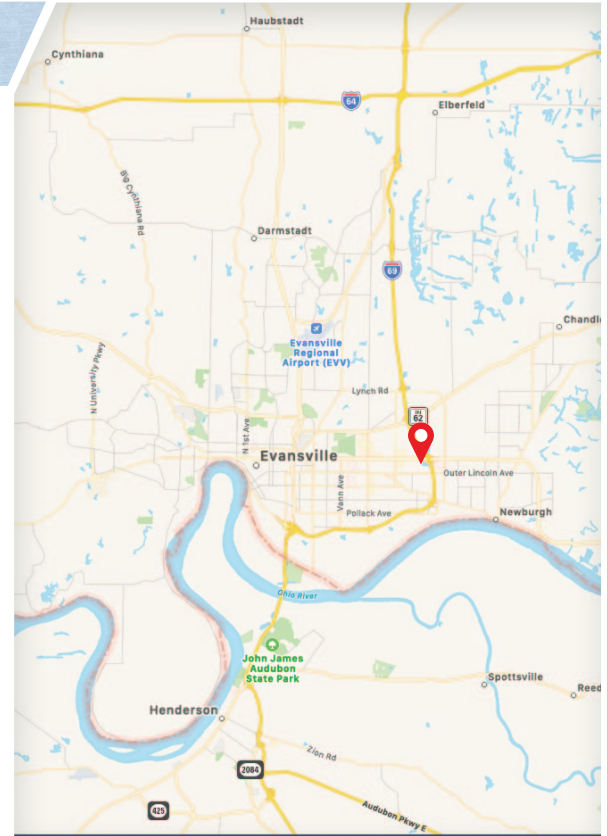
FREE STANDING RETAIL BUILDING AVAILABLE FOR SALE

- Located along Eagle Lake Drive in Evansville, IN; adjacent to the I-69 off ramp and 6.8 miles east of downtown Evansville.
- 2.07 acres available for sale.
- Fantastic exposure to both I-69 and the Lloyd Expressway.
- Great restaurant or redevelopment opportunity.
- Surrounded by multiple hotels and just minutes from Deaconess Gateway Hospital.
- Nearby retailers include: Target, Dick's, TJ Maxx, Walmart, and Costco.
- Boasting a strong daytime population of 108,978 as well as evening population of 106,297 within a 5 mile radius.

TRAFFIC COUNTS

Lloyd Expressway - 46,231 ADT
I-69 - 24,110 ADT

DEMOGRAPHICS	3 Miles	5 Miles	7 Miles
Population	41,580	106,297	154,744
Households	18,427	44,600	63,691
Median HH Income	\$53,656	\$51,945	\$48,801
Active Businesses	2,574	4,028	6,296



For Sale by ECHO Retail
Christian Conville / www.echoretail.com
317.218.8102 / cconville@echoretail.com

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