

## PRIME RETAIL CENTER

3 SPACES AVAILABLE



### PROPERTY OVERVIEW

Join Bucks & Jakes Outfitters in this highly visible location along the Lloyd Expressway in the heart of Evansville’s west side retail district.

- Minutes from USI campus—with over 12,500 students and faculty
- Consumer base extends to Mt. Vernon, IN and into Southern Illinois
- Ideal location for high visibility retail or professional services
- \*Space 1 is equipped as a tanning facility. Tanning equipment is offered for sale to qualified buyer.
- Area retailers include Super Walmart, Lowe’s, Home Depot, Schnucks Supermarket, AMC Theater and a host of other national and local restaurants, businesses and banks.



### LEASE OVERVIEW

LEASE PRICE:	\$11.50 PSF
AVAILABLE SPACE:	
SPACE 1:	2,280 SF*
SPACE 2:	2,280 SF
SPACE 3:	2,280 SF
LEASE TYPE:	NNN
CAM:	\$ .75
INSURANCE:	\$ .28
TAX:	\$ 1.78
NNN TOTAL:	\$ 2.81
LEASE TERM:	3-5 Years

### DEMOGRAPHICS - 2017 (5 mi. radius)

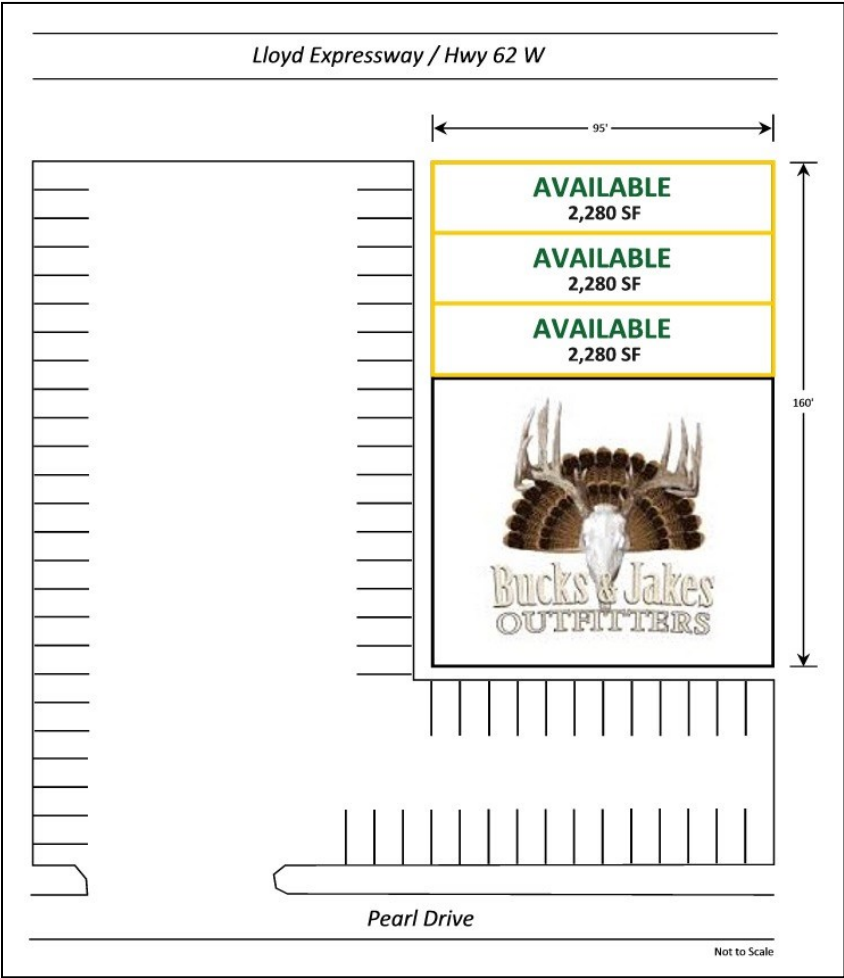
POPULATION:	64,553
# OF HOUSEHOLDS (HH):	26,321
AVERAGE HH INCOME:	\$53,368
AADT (2016):	44,509

### SCOTT HYATT, BROKER

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**FOR LEASE | RETAIL SPACE**  
**5525 Pearl Drive | Evansville, IN**



**EVANSVILLE'S WEST SIDE CONSUMER AREA**