

# Commercial Property for Lease

## Washington Square Mall



1136 Washington Ave  
 Evansville, Indiana 47715

**Joe Kiefer**  
**5011 Washington Avenue, Suite 1**  
**Evansville, IN 47715**  
**Ph (812) 477-6980**  
**Cell (812) 604-5973**  
**Email: jkiefer@hahnrealtycorp.com**  
**Website: www.hahnrealtycorp.com**

WASHINGTON SQUARE MALL



Exterior View

### Price:

Lease \$8-\$12/SF (NNN)

### Building:

GLA 379,088SF (Excludes south endcap of

# of Stories 1&2

### Estimated

CAM \$1.91

Real Estate Tax \$0.38

Insurance \$0.12

### 2013 DEMOGRAPHICS

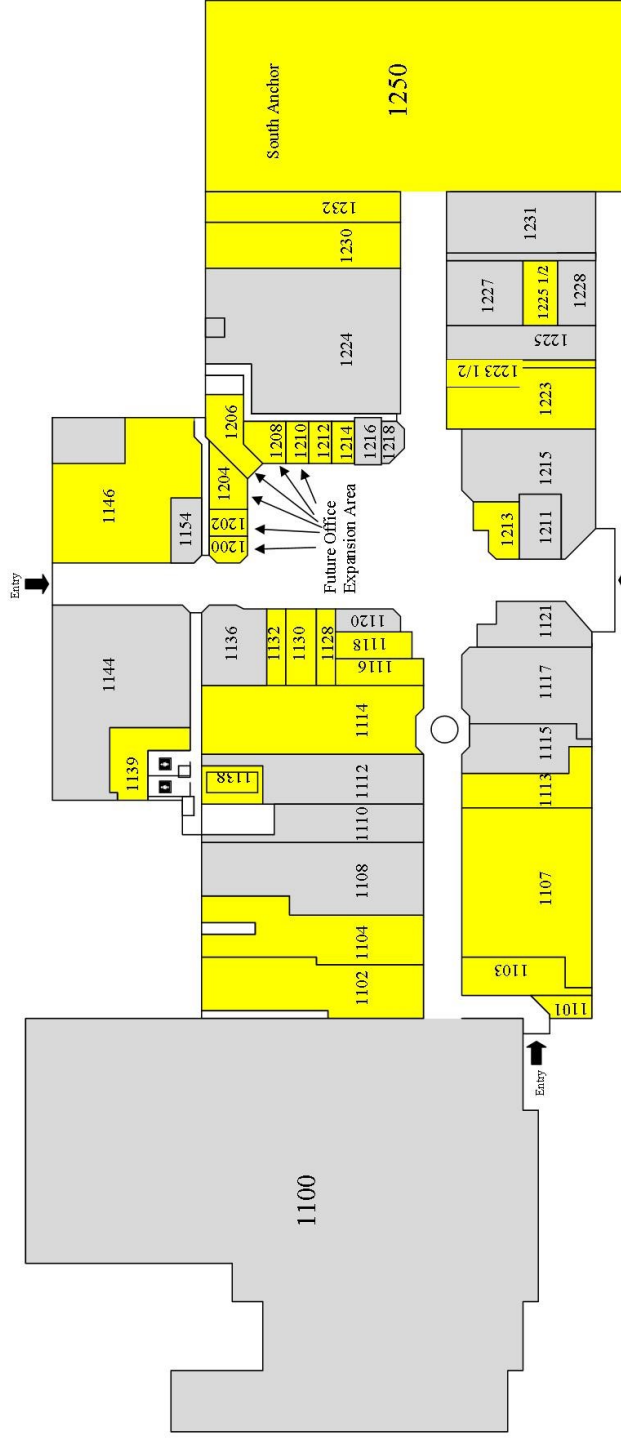
Population:	113,778	116,485
Avg. House Hold Inc.:	\$53,434	\$62,310



### Current Tenants Include:

- Sears
- The Deb Shop
- Just Cookies
- Freedom Medical
- Treasures
- Evansville Primary Care
- Time Out Bar
- Teleservices Direct
- Noble Romans
- Anna Lee's Bridal
- St. Mary's Rehab
- St. Mary's Pre-Procedure
- St. Mary's Lab & X-Ray
- Sweet Shack Café
- Paul's Pharmacy
- Salon 3

The information considered herein was obtained from sources we consider reliable. We cannot be responsible however, for errors, omissions, prior sale, withdrawal from the market or change in price.



# Washington Square Mall

1136 The Shops at Square  
Evansville, IN 47713

Suite #	Tenant	Square Feet	Suite #	Tenant	Square Feet	Suite #	Tenant	Square Feet
1100	Sears	161,539	1130	Vacant	1,282	1214	Vacant	504
1101	Vacant	772	1132	Vacant	881	1215	Freedom Medical	6,406
1102	Vacant	6,511	1136	Dean Webster	2,667	1216	Noble Romans	504
1103	Vacant	2,197	1138	Vacant	1,421	1218	Sweet Shack Café	564
1104	Vacant	5,901	1139	Vacant	1,998	1223	Vacant	3,804
1107	Vacant	11,931	1140	St. Mary's Pre-Procedure		1223.5	Vacant	1,581
1108	Deb Shops	8,269	1144	St. Mary's Rehab		1224	Teleservices	13,943
1110	Annalees' Twice Chosen	3,367	1146	Vacant	10,068	1225	Paul's Pharmacy	2,974
1112	Thomas Kincaid Gallery	4,420	1154	Dr. Jeffrey Gray	1,000	1225.5	Vacant	1135
1113	Vacant	2,544	1200	Vacant	526	1227	St. Mary's Lab/X-ray	2,247
1114	Vacant	8,611	1202	Vacant	543	1228	Evansville Primary Care	2,270
1115	KC's Time Out	2,190	1204	Vacant	982	1230	Vacant	5,102
1116	Vacant	1,076	1206	Vacant	1,480	1231	Evansville Primary Care	6,420
1117	KC's Time Out	5,970	1208	Vacant	841	1232	Vacant	3,361
1118	Vacant	1,083	1210	Vacant	511	1250	Vacant	134,536
1120	Just Cookies	604	1211	Salon 3	1,005			
1121	KC's Time Out	2,510	1212	Vacant	504			
1128	Security/Vacant	797	1213	Vacant	943			

Yellow indicates vacant space