

APPLE CENTER

7844 W STATE ROUTE 66, NEWBURGH, IN 47630



► PROPERTY DETAILS

Total Square Footage: 88,348 SF

► PROPERTY DESCRIPTION

Apple Center is located in Newburgh, Warrick County, Indiana, along the banks of the scenic Ohio River, just 5 miles from Evansville, IN. Evansville is the third largest city in Indiana with a metro population of 342,815. Evansville is home to the University of Southern Indiana and University of Evansville.

Apple Center is located at the main intersection of Newburgh and is a prime location to offer retail services to Newburgh's affluent and growing population.

► DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Total Population	33,547	53,962	175,221
Average Household Income	\$93,011	\$85,486	\$62,780
Race:			
White	92.9%	91.4%	85.7%
Black	2.0%	3.6%	9.2%
Other	5.1%	5.0%	5.1%

► TENANTS

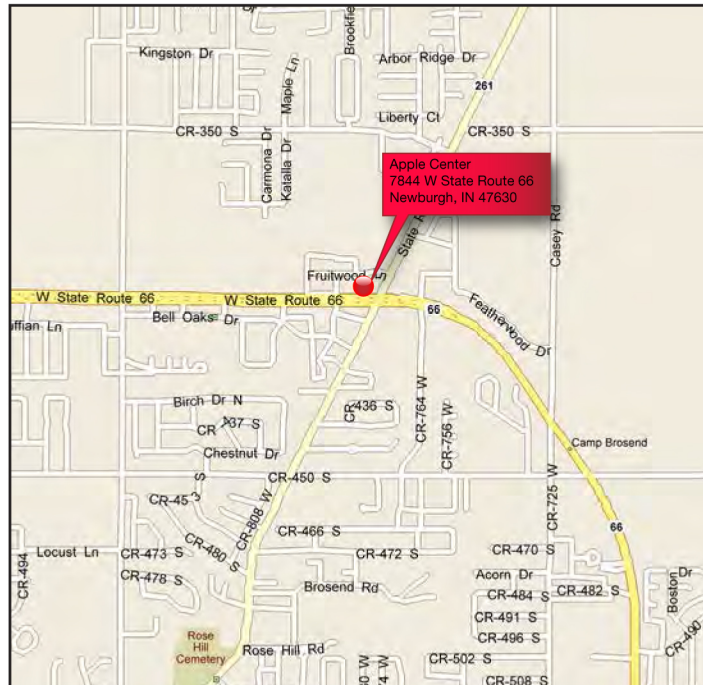
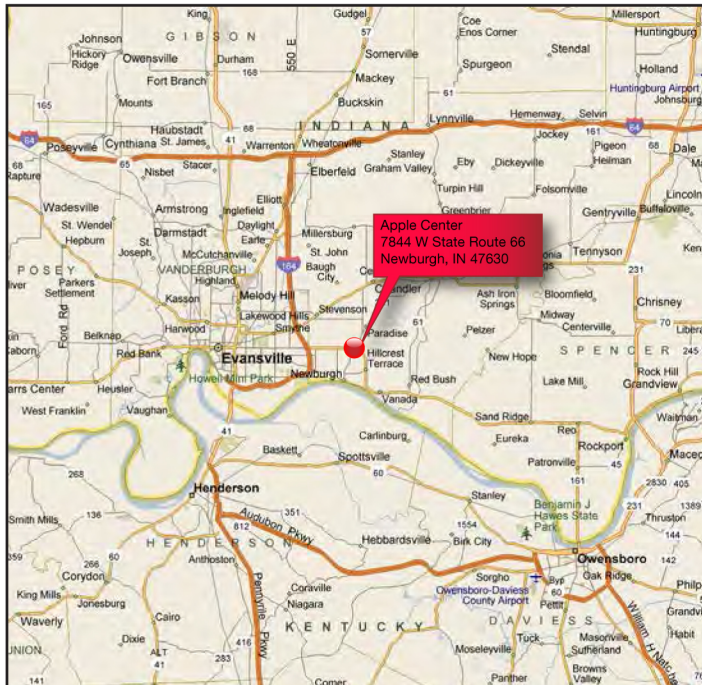


► AREA TENANTS



APPLE CENTER

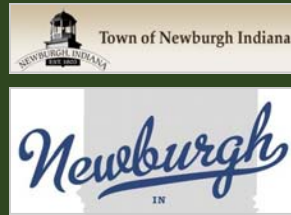
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TENANT ROSTER

SUITE	TENANT	SIZE
U	Ruler Foods	16,766 SF
T	Traderbakers	24,690 SF
A	Available	3,039 SF
C	The Chopping Block	1,500 SF
D	Available	1,377 SF
E	Behind the Wheel Driving School	1,500 SF
H	Gospel Light Baptist Church	9,713 SF
P	Kim's Designs	10,818 SF
R	Ace Hardware	18,945 SF
TOTAL		88,348 SF

	LEASED
	AVAILABLE
	NOT OWNED



LOCATION HIGHLIGHTS

- Strategically Positioned in Main Retail Corridor Along Main Roadway Throughout Newburgh with High Visibility Signage
- Desirable Suburb with Average Household Incomes Over \$96,000 within a 3-Mile Radius
- Major Surrounding Area Employers and Vast Amount of Employment in the Region (Alcoa, AK Steel, Accuride, St. Mary's Hospital, Mead & Whirlpool)
- Located in Main Retail Center of the Market Positioned in a Stable Community
- Directly Adjacent to Third-Largest City in Indiana and the Largest City in Southern Indiana

Newburgh is a town in Ohio Township, Warrick County, Indiana, located just east of Evansville (10 miles), Indiana along the Ohio River. Newburgh is part of the larger Evansville metropolitan area and Evansville is the commercial, medical and cultural hub of Southwestern Indiana and the Illinois-Indiana-Kentucky tri-state area. It is the third-largest city in Indiana and the largest city in Southern Indiana. Due to Newburgh's top-rated schools and family-friendly atmosphere, the town remains a popular residential community for people working in or near Evansville. The Newburgh/Evansville's strategic location on the Ohio River, strong rail and highway infrastructure, and its designation as a U.S. Customs Port of Entry, make it an ideal location for the transfer of cargo.

The Evansville area is the regional center for a large trade area in Indiana, Kentucky, and Illinois. The broad economic base of the region has helped to build an economy which is known for its stability, diversity, and vitality. The largest industry sectors by size in Evansville are health care, finance, education, and manufacturing. Other major industries by employment are energy, warehousing and distribution, and retail. Corporate headquarters include Accuride, Atlas Van Lines, Berry Plastics, Mead Johnson, Old National Bank, Shoe Carnival, Springleaf Financial, and Vectren. Major manufacturing operations near the city include AK Steel in Rockport, Alcoa in Newburgh, SABIC in Mount Vernon, and Toyota in Princeton. Evansville has emerged as the tri-state's major center for the health care and medical sciences industries. Deaconess Hospital and St. Mary's Hospital and Medical Center, along with the Deaconess Gateway and Women's Hospital located just outside of city limits, provide the anchors for a vast health care system that is among the region's largest employers. Mead Johnson's global operations center and Whirlpool Corporation's large Evansville facility are also a significant contributors to the local economy.

Evansville is now often cited as the "The Plastics Capital of the Country" due to numerous large plastics operations, including those of Berry Plastics and SABIC. Evansville is also known as a regional energy hub due to the headquarters of Vectren and regional energy-related facilities such as Babcock & Wilcox's Nuclear Operations Group, numerous coal mines, Global Blade Technology, several large ethanol and biofuel facilities, and a robust network of gas and oil pipelines. Evansville is a partner in Project Green, a regional economic development plan focused on the energy industry.

The city has several well known educational institutions. The University of Evansville (approximately 3,050 students) is a small private school that is consistently ranked by *U.S. News & World Report* as one of the top ten regional universities in the Midwest. The University of Southern Indiana is a larger public school (over 10,800 students) just outside of city limits to the west. Located in the city's downtown district, Signature School is a charter school consistently ranked as one of the top high schools in the United States.

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*
Potential
Outparcel

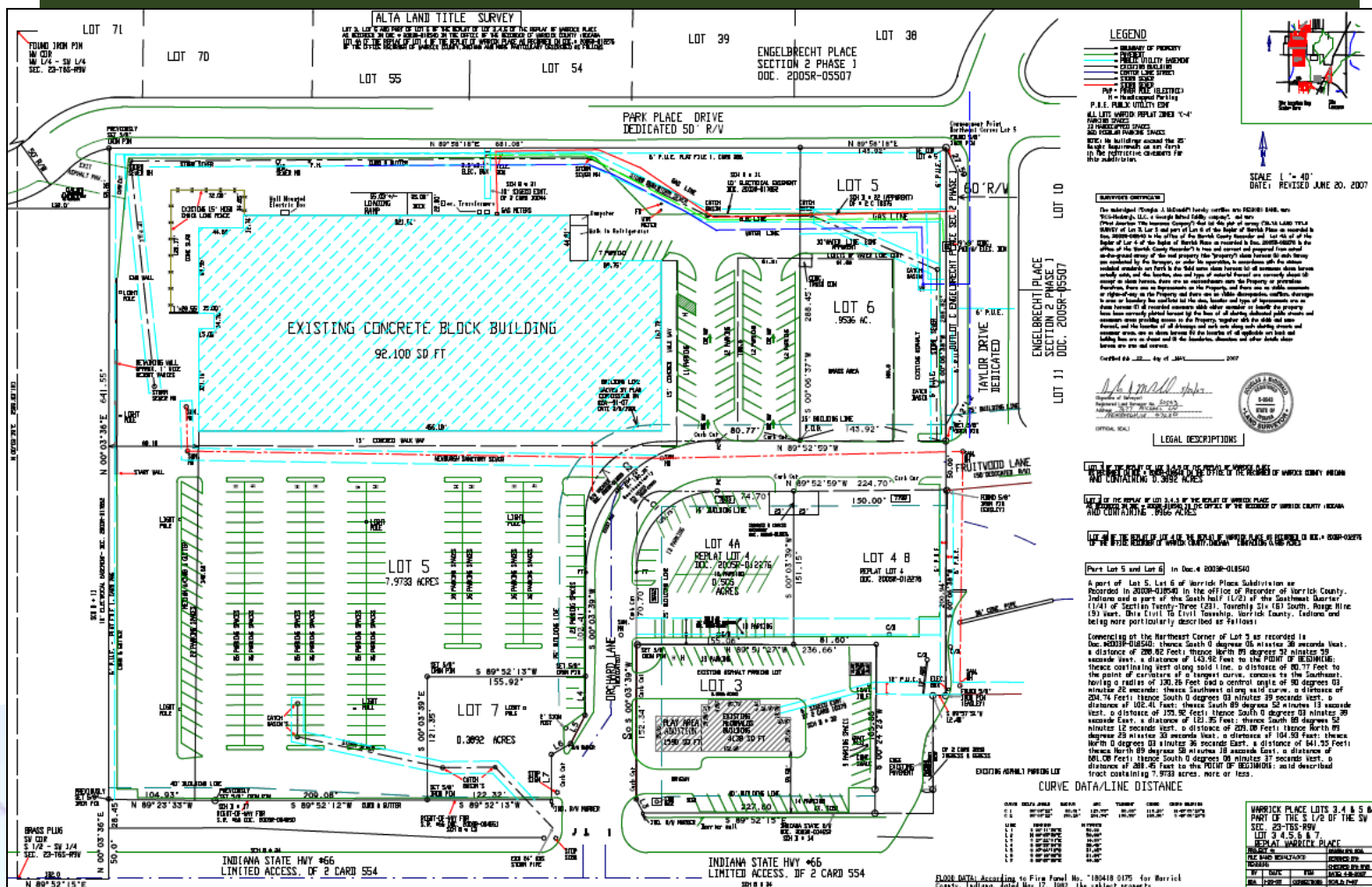
* = Included with Sale of Apple Center



INDIANA STATE HWY 66

NEWBURGH, IN





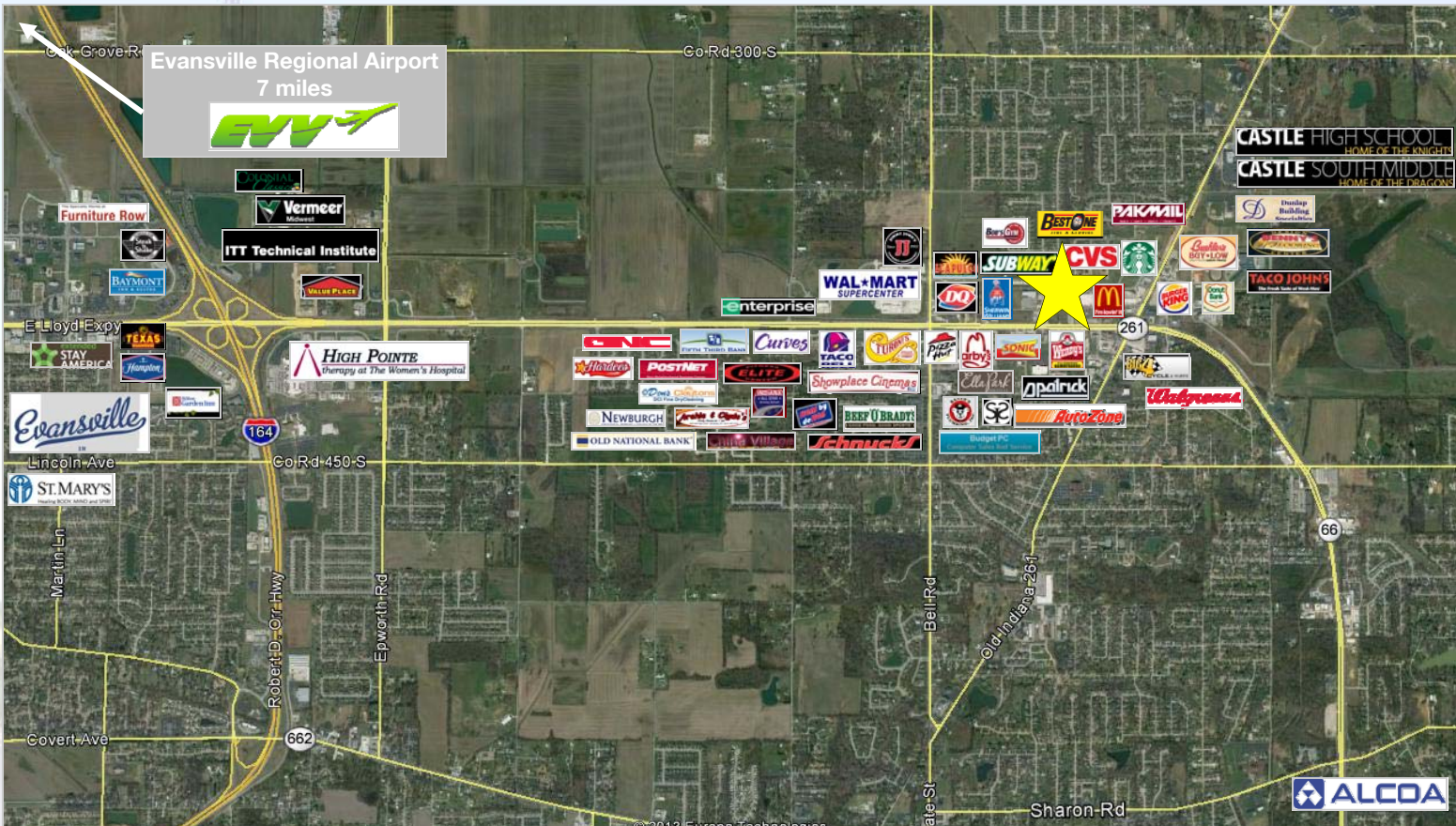
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Property Photos

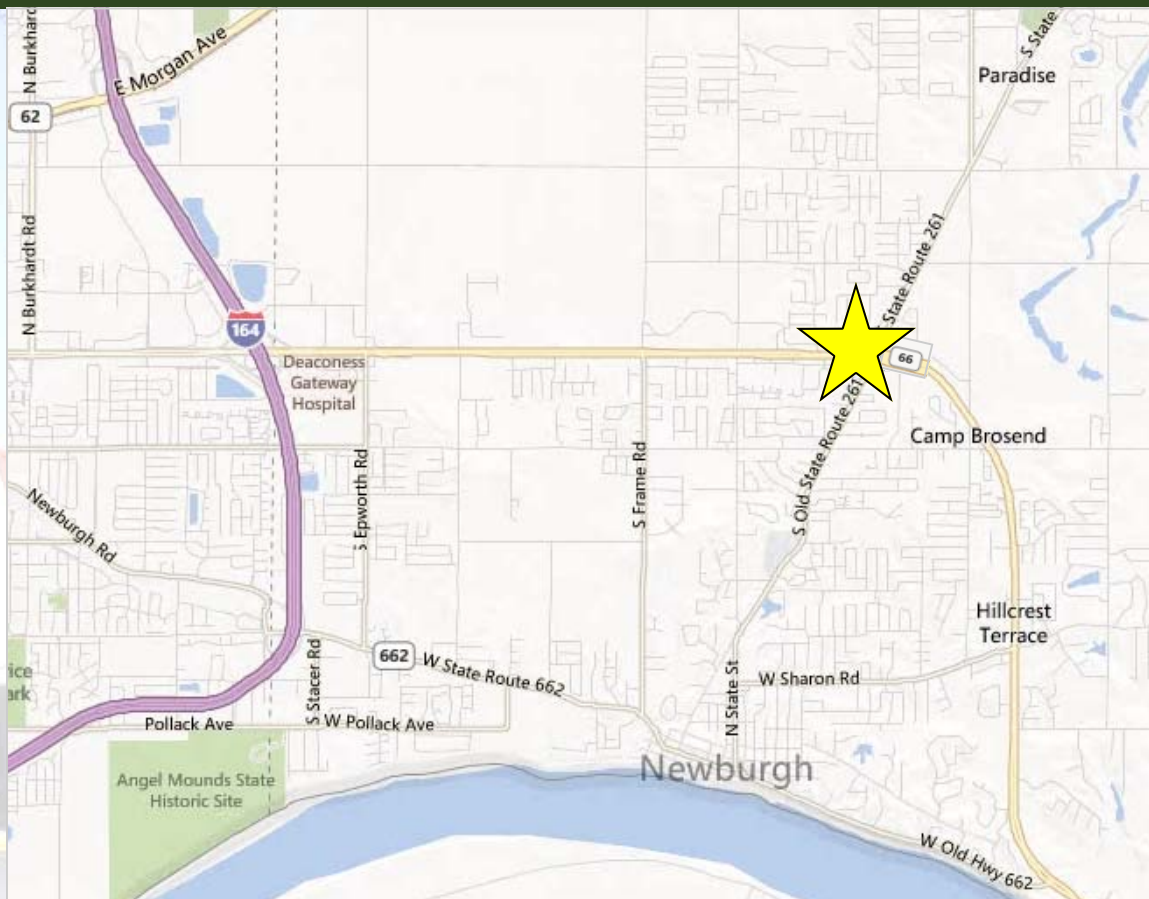


Aerial Photo

Newburgh | IN



★ = Apple Center



★ = Apple Center

7844 S.R. 66, Newburgh, IN 47630

1 Mile:

3 Miles:

5 Miles:

10 Miles:

Population:

Total Population	7,902	33,141	53,550	176,087
Male Population	47.9%	48.9%	48.5%	48.5%
Female Population	52.1%	51.1%	51.5%	51.5%
Median Age	40.5	39.3	39.5	38.2
Population Density (per sq. mi.)	1,914	717	633	557
Employees	2,188	7,319	20,542	88,841
Establishments	313	1,000	2,178	7,423

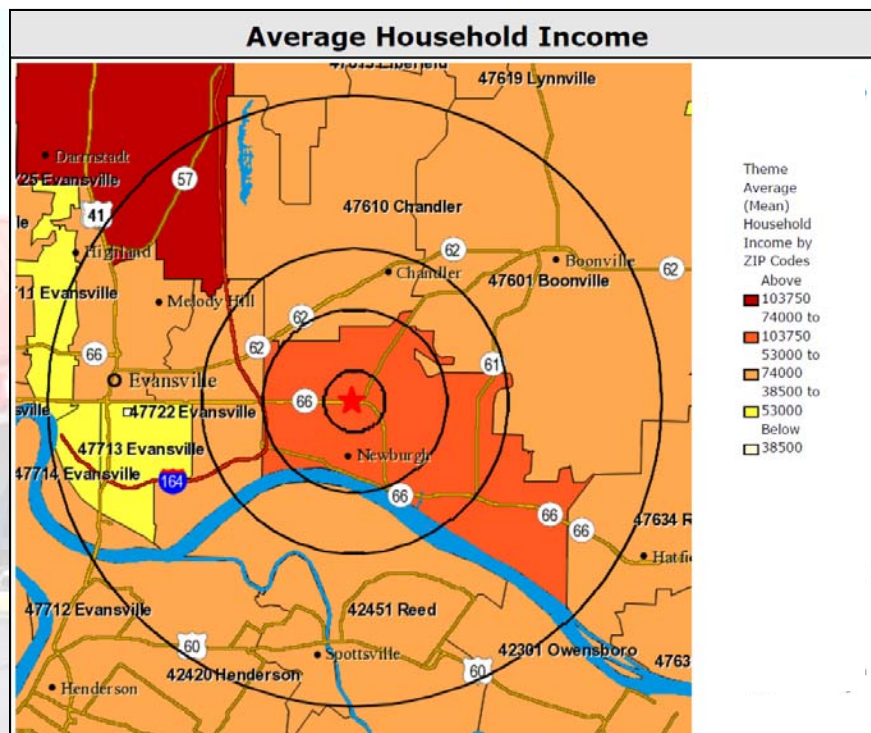
Income:

Median Household Income	\$75,561	\$75,682	\$66,852	\$47,506
Per Capita Income	\$33,817	\$36,040	\$34,563	\$27,054
Average Household Income	\$90,540	\$96,213	\$87,964	\$65,319

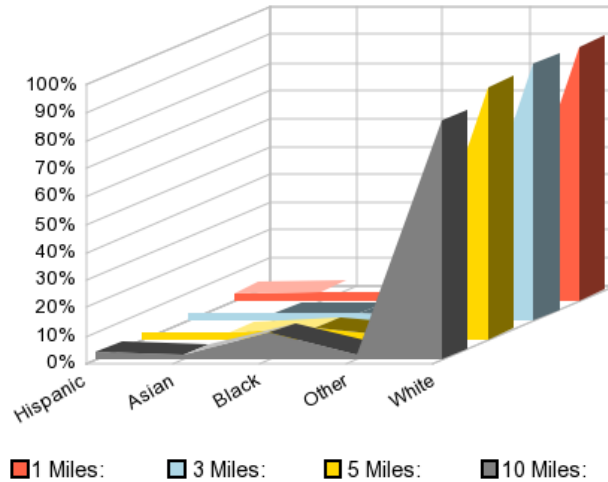
Race:

White	91.3%	91.8%	90.8%	85.5%
Black	3.0%	2.7%	3.9%	9.2%
American Indian, Eskimo, Aleut	0.2%	0.2%	0.2%	0.3%
Asian	3.0%	2.9%	2.5%	1.4%
Other	0.7%	0.7%	0.7%	1.2%
Multi-Race	1.8%	1.8%	1.8%	2.4%

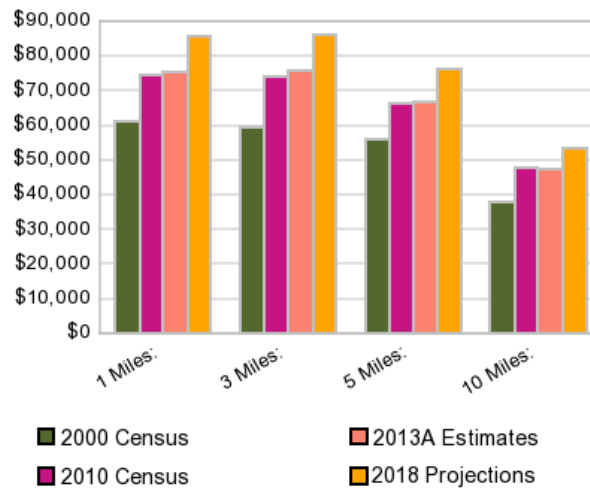
* Current year data is for the year 2012



Population by Race and Ethnicity (2013A)



Median Household Income



Population

