

FOR LEASE

501 N. GREEN RIVER RD.

TURN KEY RESTAURANT

Evansville, IN 47715

PRESENTED BY:

RANDALL FORSTER

O: 812.471.2500 | C: 812.449.3424

randall.forster@svn.com

IN #RB14044106





PROPERTY DESCRIPTION

This property sits at the corner of Green River Road & Virginia Street at the center of the retail, entertainment, commercial, medical and professional area of the Evansville IN MSA. This parcel is an out lot of Shoe Carnival Town Center, a 202k SF shopping center 94% leased as of February 2022.

Eastland Regional Mall is directly across Green River Road. Eastland is a Macerich property with over 1,000,000 SF of space, 110+ stores, and is the largest mall within a 2-hour drive.

The building has 6,236 SF on the main floor and the 3,751 upstairs is primarily used for large parties and special events. The parking rights include a perpetual easement on the surrounding .7 AC parking lot with 73 spaces and overflow parking rights in the main portion of the shopping center. The restaurant equipment will remain and is included in the price.

To view the YouTube drone video, cut and paste the following link into your browser: <https://youtu.be/z8D2k2mqSnI>

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PROPERTY HIGHLIGHTS

OFFERING SUMMARY

LEASE RATE:	Negotiable
AVAILABLE SF:	Fully Leased

SPACES

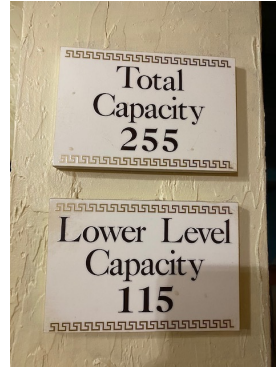
LEASE RATE

SPACE SIZE

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SVN | THE MARTIN GROUP 2

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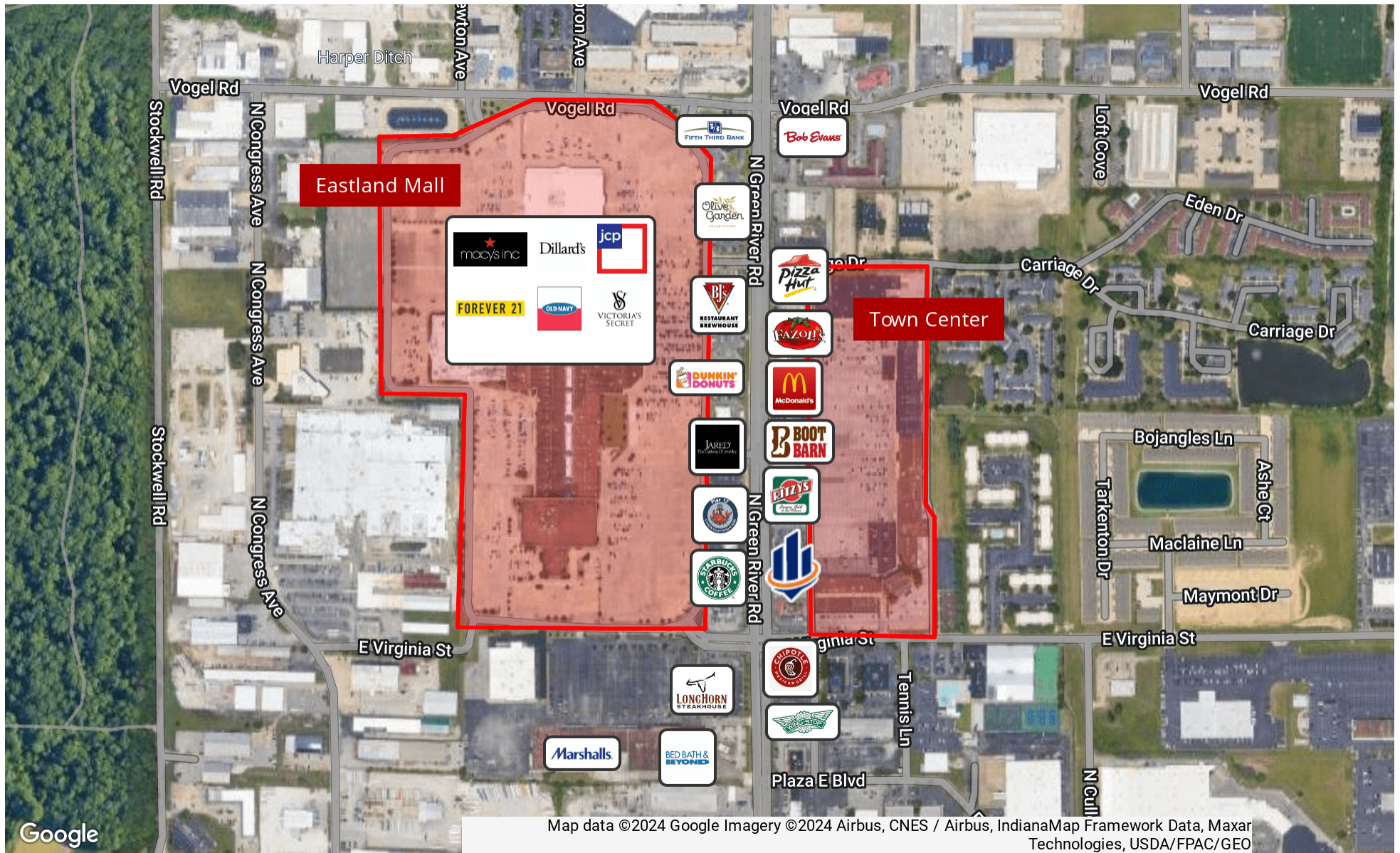
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SVN | THE MARTIN GROUP 3



Google

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SVN | THE MARTIN GROUP 4

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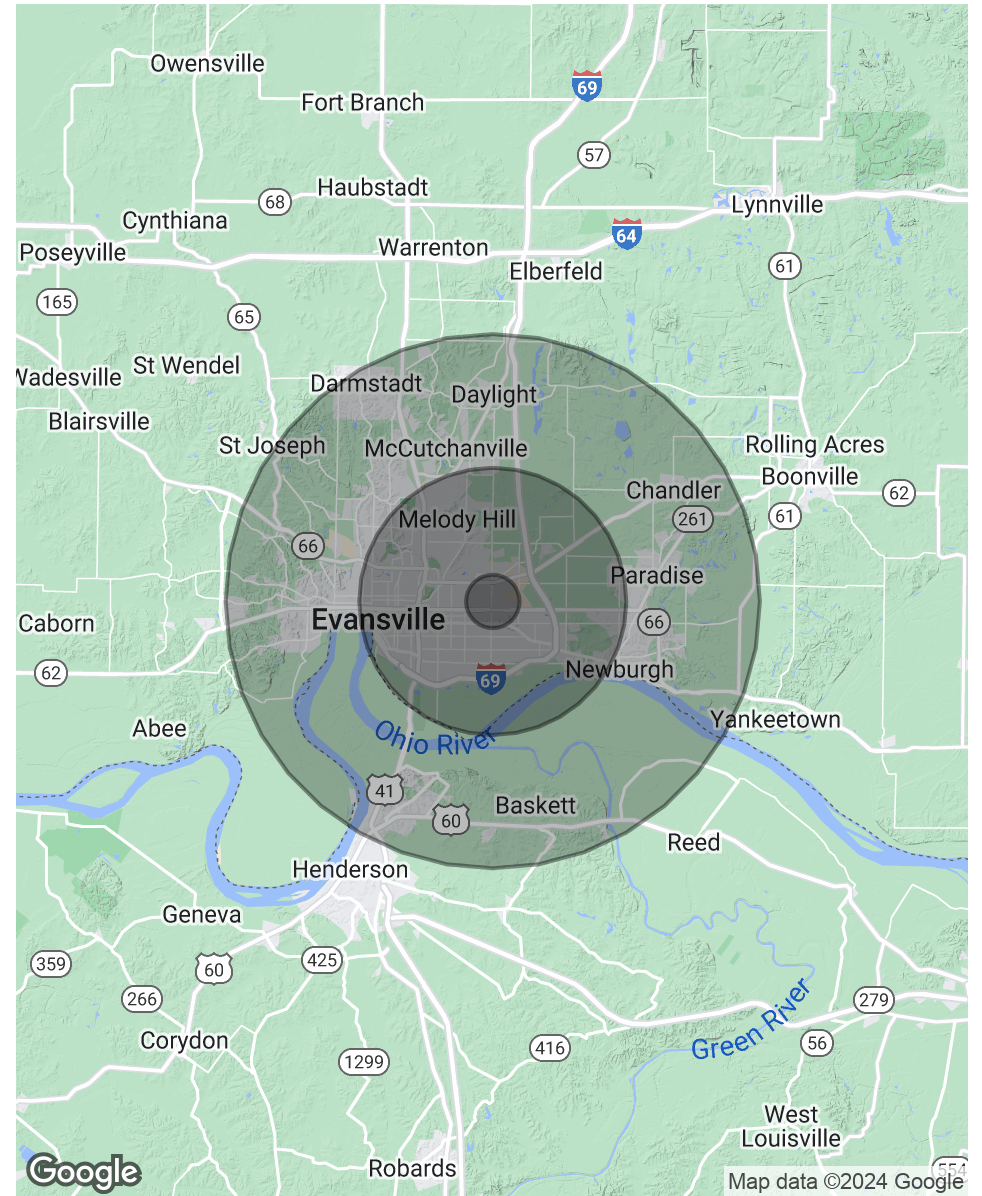
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	7,695	128,987	244,197
AVERAGE AGE	38.6	36.1	37.5
AVERAGE AGE (MALE)	38.6	34.8	35.9
AVERAGE AGE (FEMALE)	40.6	37.9	39.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	3,462	54,730	101,920
# OF PERSONS PER HH	2.2	2.4	2.4
AVERAGE HH INCOME	\$38,804	\$45,889	\$55,485
AVERAGE HOUSE VALUE	\$101,581	\$107,467	\$141,010

* Demographic data derived from 2020 ACS - US Census



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SVN | THE MARTIN GROUP 5

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