

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
BUILDING SIZE:	27,692 SF
LOT SIZE:	0.93 Acres
YEAR BUILT:	1941
ZONING:	M-2
MARKET:	Evansville Henderson IN/KY MSA
SUBMARKET:	Near downtown
APN:	82-06-19-027-045.001- 070

PROPERTY OVERVIEW

COMPLETE HIGHLIGHTS



LOCATION INFORMATION

BUILDING NAME	Near Downtown Office Building
STREET ADDRESS	1305 Edgar Street
CITY, STATE, ZIP	Evansville, IN 47710
COUNTY	Vanderburgh
MARKET	Evansville Henderson IN/KY MSA
SUB-MARKET	Near downtown
CROSS-STREETS	Edgar and W Tennessee

BUILDING INFORMATION

BUILDING SIZE	27,692 SF
BUILDING CLASS	C
NUMBER OF FLOORS	2
AVERAGE FLOOR SIZE	13,846 SF
YEAR BUILT	1941
FRAMING	Wood
ROOF	Rubber
EXTERIOR WALLS	Brick

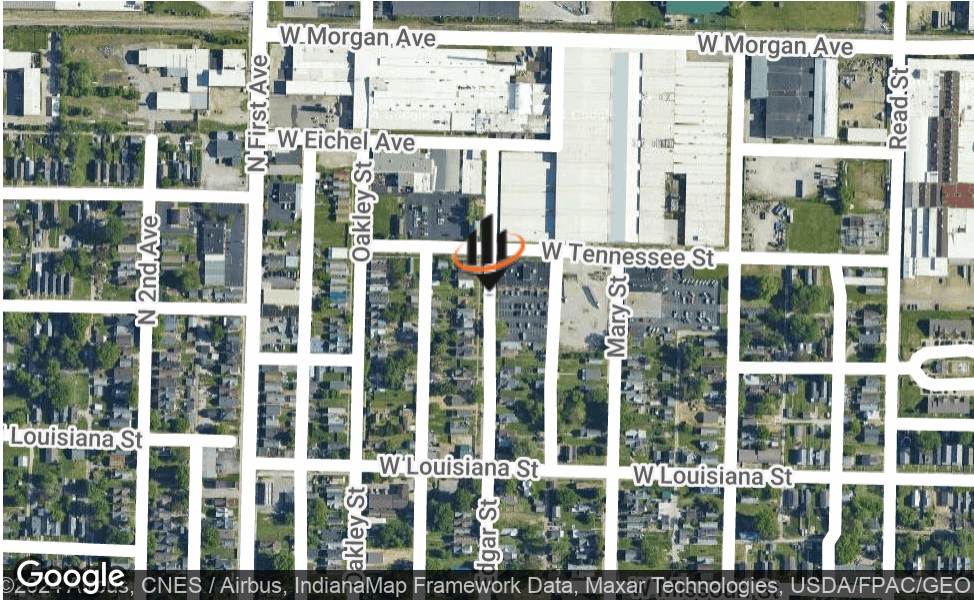
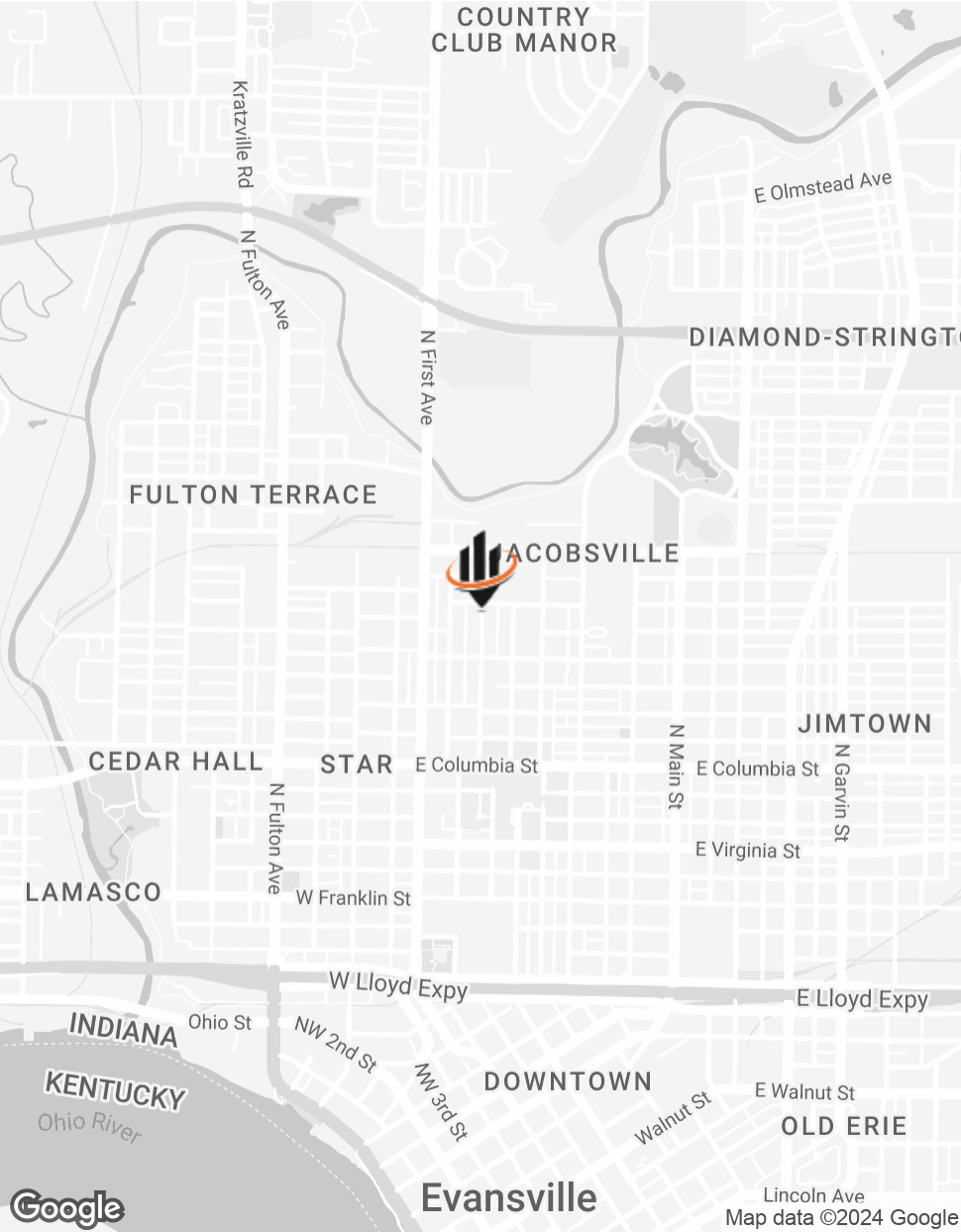
PROPERTY HIGHLIGHTS

ADDITIONAL PHOTOS





LOCATION MAP



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,414	67,573	133,892
MEDIAN AGE	39.4	37.0	36.6
TOTAL HOUSEHOLDS	4,576	28,997	56,771
TOTAL PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$33,919	\$42,436	\$47,798
AVERAGE HOUSE VALUE	\$76,586	\$102,112	\$112,676

LOCATION OVERVIEW

2 blocks East of First Avenue between Lloyd Expressway and Diamond Avenue.

MEET THE TEAM



Associate Advisor

HOLLY EDMOND

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IN #RB22000483

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