



PROPERTY DESCRIPTION

Available for sale or the owner will build-to-suit. 1.42 AC along Royal Avenue between Virginia St and Vogel Rd on Evansville's busy eastside. Located in Ryan Commercial Park Sec 2, this parcel is level and ready to build on with all utilities available along Royal Avenue and minimal restrictions.

Royal Avenue is a connector road linking East Virginia Street and Vogel Road. Nearby businesses include the ONB Operation Center, Richmond Park Apartments, Metro Sports, Scheller's Fitness & Cycling, Sterling FCU, and The Salon Professional Academy. Both Virginia [9688 ADT] and Vogel [6432 AADT] see significant traffic and the two main commercial/retail area of Green River Rd and Burkhardt Rd.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

LEASE RATE:	Negotiable
AVAILABLE SF:	
LOT SIZE:	1.42 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,890	48,423	100,878
TOTAL POPULATION	3,931	114,839	243,791
AVERAGE HH INCOME	\$56,164	\$56,548	\$59,968

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