

FOR SALE - 1 AC ON N GREEN RIVER RD



4019 N GREEN RIVER RD

OFFERING SUMMARY

LEASE RATE:	Negotiable
AVAILABLE SF:	
LOT SIZE:	0.98 Acres
ZONING:	C-2

LOCATION DESCRIPTION

PRICE REDUCED - Just north of the Green River Road and Lynch Road intersection. Green River Rd south of Lynch sees 24k AADT and Lynch east of Green River Rd sees 19.5K AADT. Traffic Is mostly commuters traveling southbound in the AM and northbound in the PM. Lynch connects US Hwy 41 (to the west) and I-69 (to the east).

Adjacent to the south of the subject is an STNL to O'Reilly's Auto Parts that was completed in 2022. A short distance south of the subject is a developer anchored by Meijers and Menards. Green River Road is the main commercial artery in Evansville and is home to a regional mall and several newer shopping centers. North of the subject lies a regional sports complex (soccer, lacrosse, baseball) and the bulk of the regional residential developments.

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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,968	27,766	116,455
AVERAGE AGE	44.6	43.2	40.5
AVERAGE AGE (MALE)	41.7	41.1	39.1
AVERAGE AGE (FEMALE)	47.3	45.8	42.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,680	13,854	55,541
# OF PERSONS PER HH	1.9	2.0	2.1
AVERAGE HH INCOME	\$59,830	\$64,252	\$63,523
AVERAGE HOUSE VALUE	\$138,563	\$121,298	\$131,820

\* Demographic data derived from 2020 ACS - US Census

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## ADVISOR BIO



### SCOTT EDMOND

Senior Advisor

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## PROFESSIONAL BACKGROUND

Scott Edmond joined SVN | Martin Group in 2015 as an Advisor focusing on selling commercial properties in the Indiana and Kentucky markets. Scott's primary area of expertise is representing owners in investment sale transactions. Scott has won many awards in the industry including SVN President's Club (2018), SVN Achiever Award (2019), the Indiana Commercial Board of Realtors Transaction of the Year (2018), Rookie of the Year (2018), and Multifamily Top Performer (2021).

Prior to joining SVN, Scott spent 21 years working for a national bank originating financing for large investment real estate projects. Scott has experience in transaction underwriting and an extensive understanding of cash flow models and metrics that are critical to real estate investment.

Scott holds an Indiana Real Estate Broker's license (managing broker eligible), and a Kentucky Salesperson's License, he is a member of the National Association of REALTORS, Indiana Association of REALTORS, Indiana Commercial Board of REALTORS, and the CCIM Institute. In 2015, Scott earned the highly coveted Certified Commercial Investment Member (CCIM) designation.

Scott attended the University of Southern Indiana where he earned a BS ('97) and an MBA ('00). During his graduate studies, Scott earned the Certified Financial Manager (CFM) designation from the Institute of Management Accountants and was a member of the American Institute of Certified Public Accountants.

Outside of work, Scott volunteers with many community organizations and is the past president of HOPE Inc., a non-profit organization that provides first-time homebuyer education, and foreclosure prevention counseling, and sponsors Low Income Housing Tax Credit (LIHTC) projects. Scott and his wife Holly reside in Evansville with their two sons, Kaiden and Jaxon, and daughter Bailee.

## EDUCATION

University of Southern Indiana - BS '97 MBA '00

## MEMBERSHIPS

CCIM Institute

### SVN | The Martin Group

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