

FOR LEASE - 501 MAIN SUITE 102



OFFERING SUMMARY

LEASE RATE:	Negotiable
BUILDING SIZE:	48,725 SF
AVAILABLE SF:	
LOT SIZE:	0.53 Acres
YEAR BUILT:	1965
ZONING:	C-3
SUBMARKET:	Downtown
APN:	82-06-30-020-034.002-029

**SCOTT EDMOND**  
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PROPERTY OVERVIEW

Suite 102 - Located in Evansville's Downtown, 1312 Sq Ft of office space on the first floor of a prominent building. Parking is right outside the door in the adjacent surface parking lot. The building owner is adding a new private bathroom for this space. Private entrance. Don't miss the opportunity for your business to be located in one of the most well-known downtown buildings.

Lease includes 2 parking spaces in the gated lot and use of the overflow lot.

PROPERTY HIGHLIGHTS

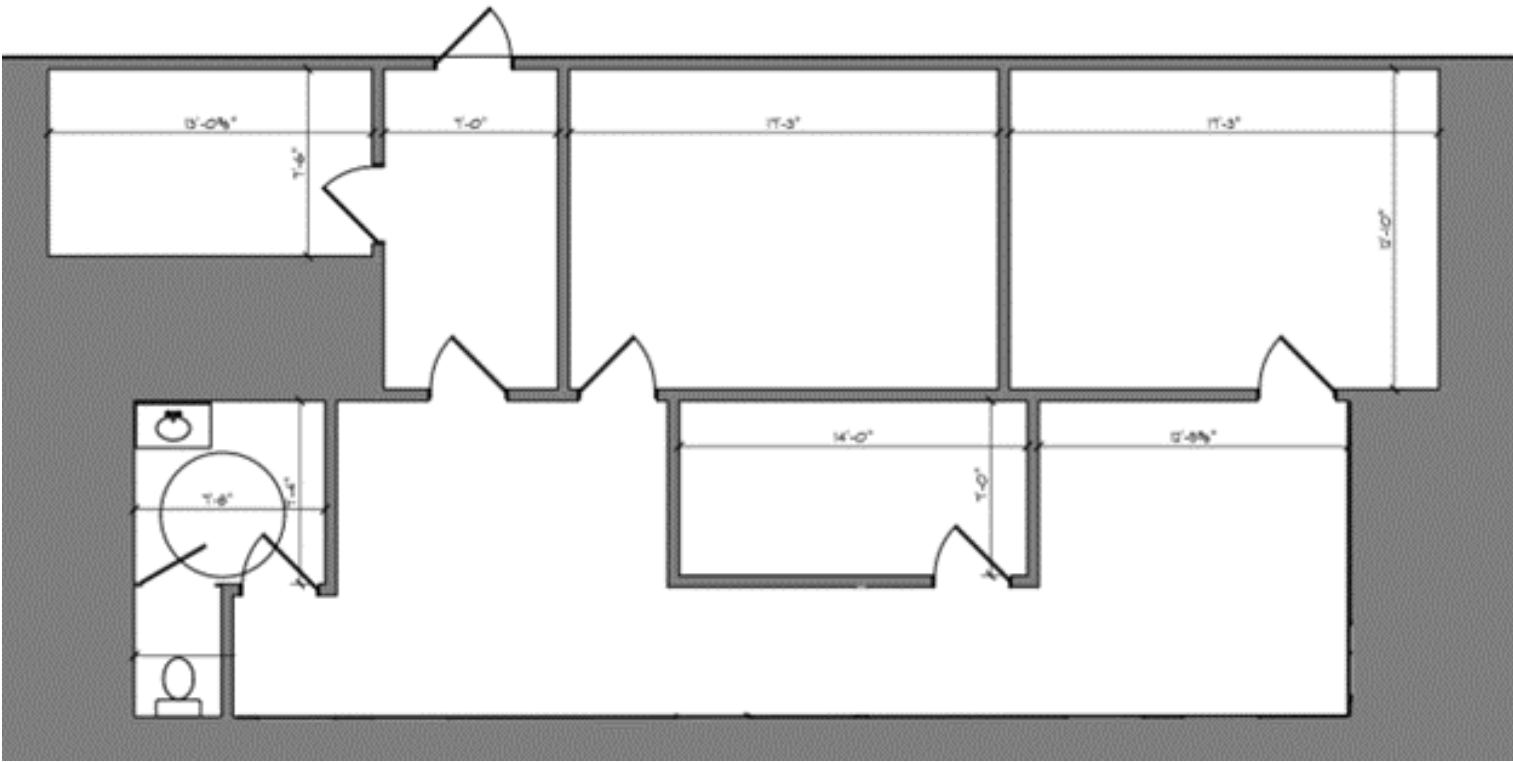


ADDITIONAL PHOTOS



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LEASE SPACES



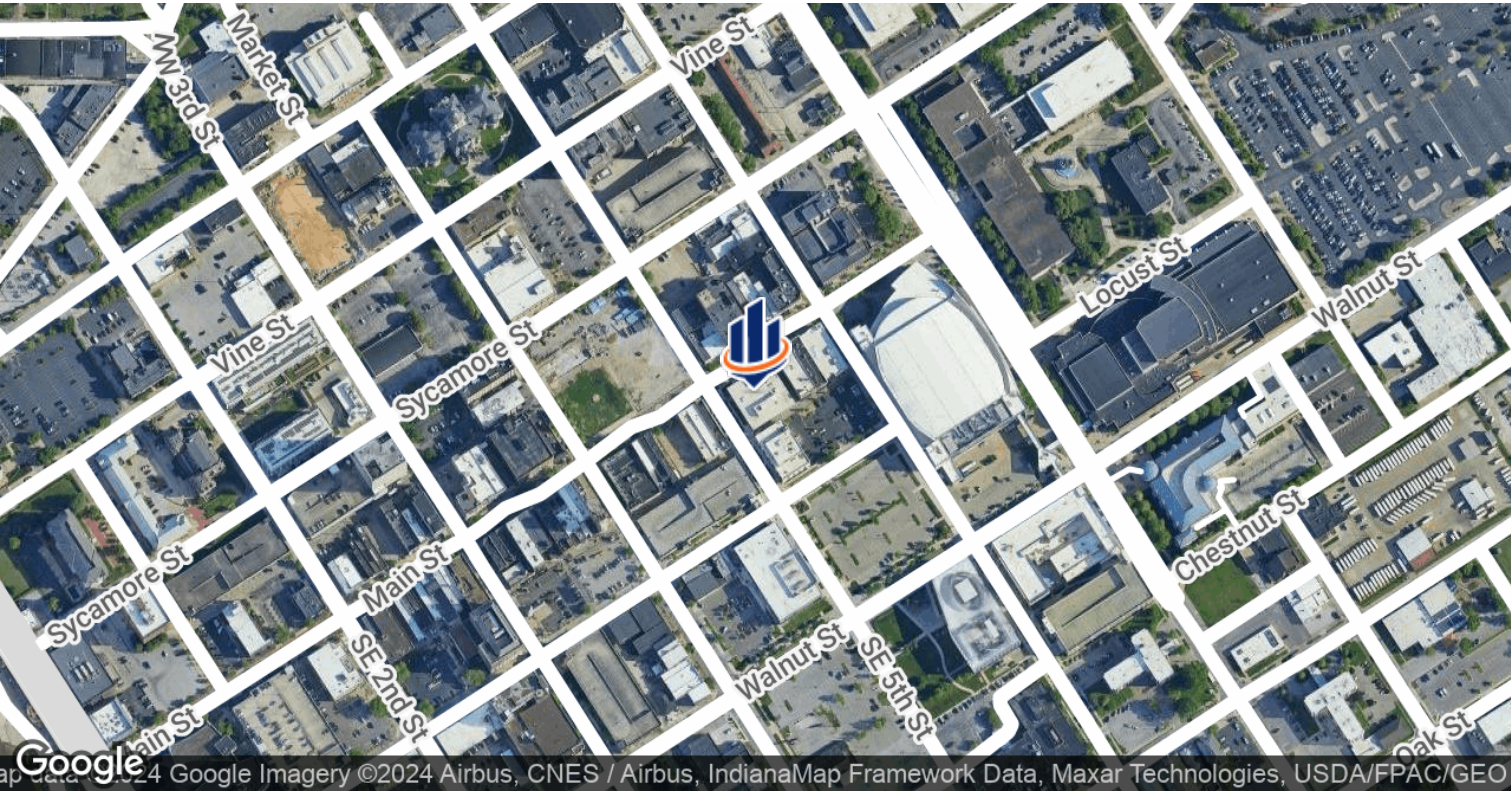
AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
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LOCATION MAP



DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	7,535	122,739	224,995
MEDIAN AGE	42.8	38.8	40.5
MEDIAN AGE (MALE)	41.8	38.0	39.3
MEDIAN AGE (FEMALE)	43.9	39.7	41.4
TOTAL HOUSEHOLDS	4,461	59,887	103,917
TOTAL PERSONS PER HH	1.7	2.0	2.2
AVERAGE HH INCOME	\$36,334	\$48,629	\$66,176
AVERAGE HOUSE VALUE	\$104,036	\$106,924	\$148,013

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