

4011 STATE RT. 261

4011 STATE RT. 261, NEWBURGH, IN 47630

PROPERTY SUMMARY



PROPERTY DESCRIPTION

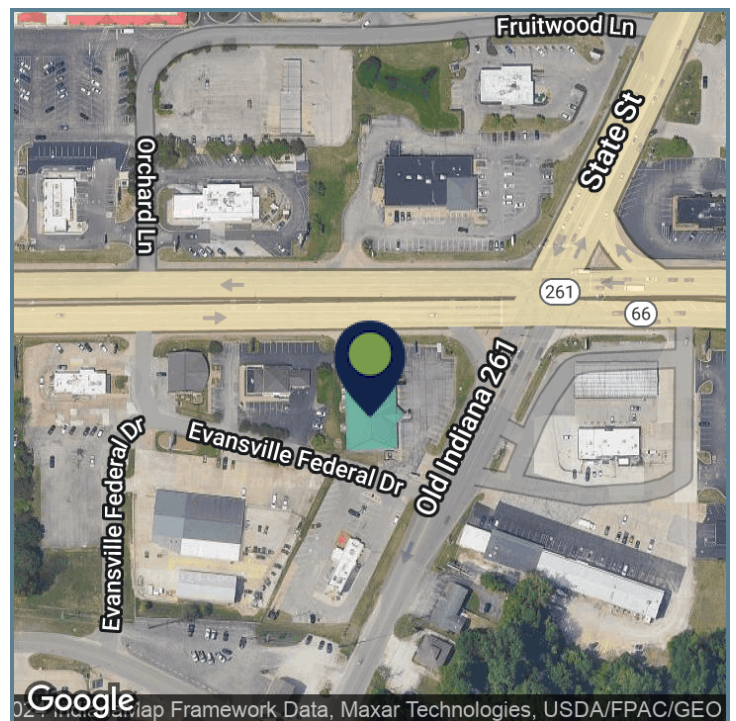
Strong visibility on the northwest corner of Old Indiana 261 and Evansville Federal Dr with up to 5419 Sq Ft available

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	2
Available SF:	5,419 SF
Building Size:	7,007 SF

SPACES	LEASE RATE	SPACE SIZE
4011 State Rt. 261	Negotiable	5,419 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,958	12,818	23,175
Total Population	7,543	31,911	53,351
Average HH Income	\$104,029	\$114,333	\$100,709



Presented By:

Legacy Commercial Property

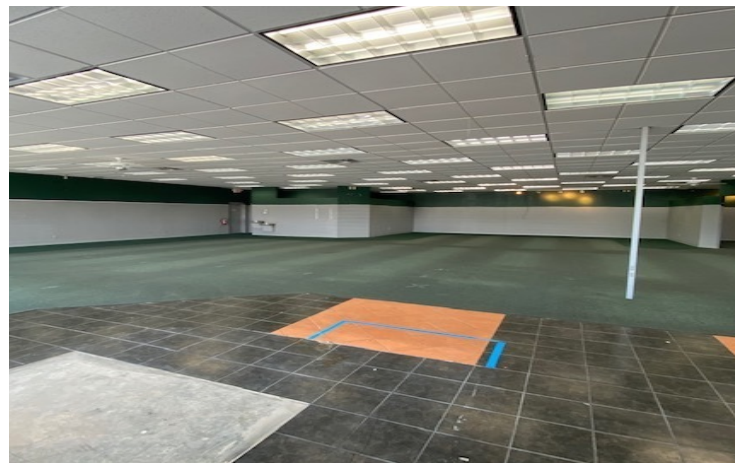
847.904.9200

info@legacypro.com

4011 STATE RT. 261

4011 STATE RT. 261, NEWBURGH, IN 47630

ADDITIONAL PHOTOS



Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



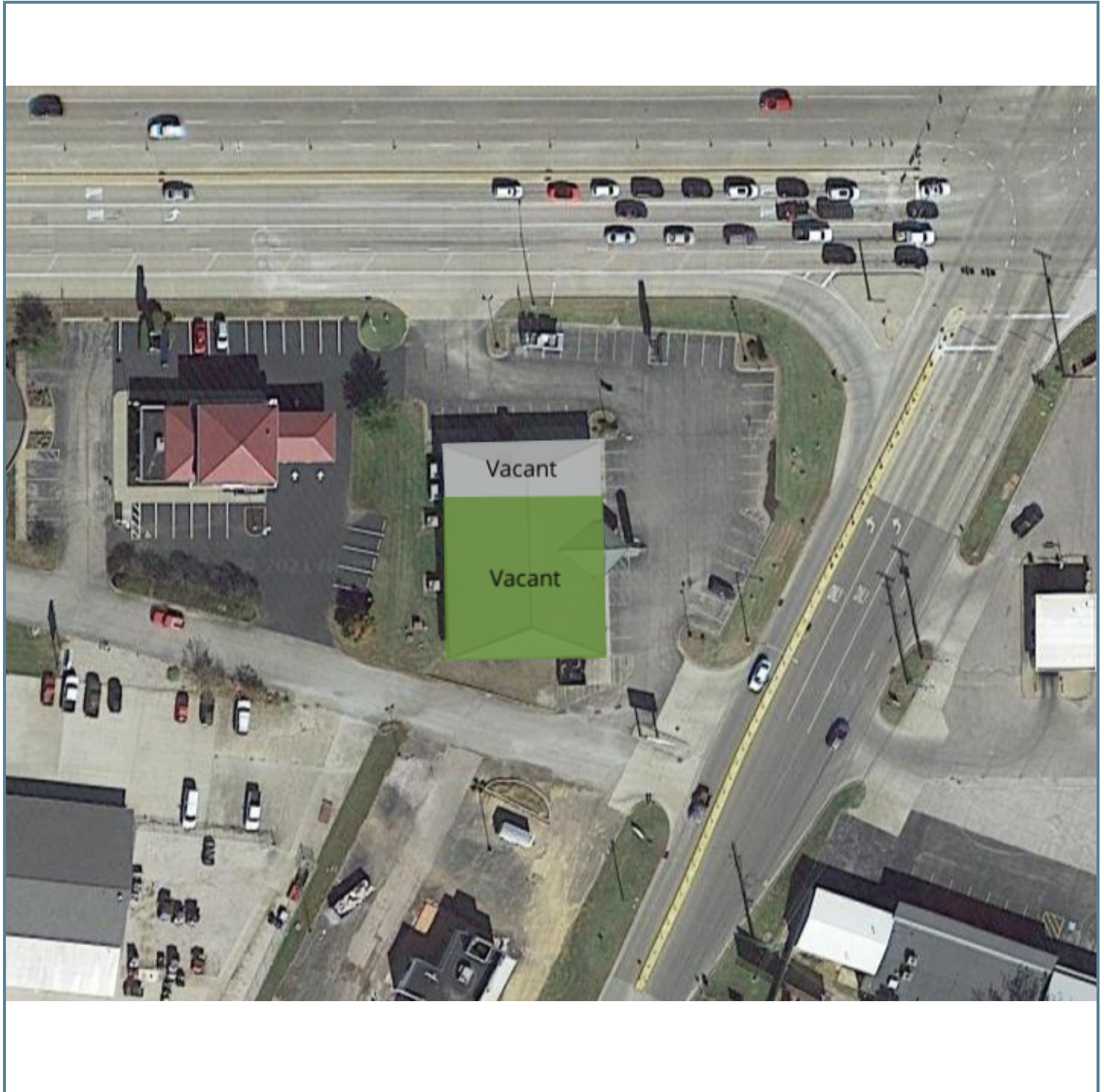
LEGACY
COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

4011 STATE RT. 261

4011 STATE RT. 261, NEWBURGH, IN 47630

SITE PLANS



Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



LEGACY
COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

4011 STATE RT. 261

4011 STATE RT. 261, NEWBURGH, IN 47630

RENT ROLL

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	PRICE PER SF/YR
Vacant	A	5,419			\$0	77.34	\$0.00
Pollo Asada Don Juan	B	1,588			\$0	22.66	\$0.00
Totals/Averages		7,007			\$0		\$0.00

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



LEGACY
COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>