

FOR SALE/LEASE

# 921 PARK STREET

921 PARK ST.

Evansville, IN 47710

**PRESENTED BY:**

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## OFFERING SUMMARY

SALE PRICE:	\$516,000
LEASE RATE:	\$5.50 - 6.00 SF/yr [NNN]
BUILDING SIZE:	17,200 SF
AVAILABLE SF:	9,800 SF
LOT SIZE:	1.35 Acres
PRICE / SF:	\$30.00
ZONING:	M-3
MARKET:	Evansville
VIDEO:	<a href="#">View Here</a>

## PROPERTY OVERVIEW

The Martin Team is pleased to present this 9,800 SF warehouse building located at the corner of Park & Fountain Ave. This warehouse space has 2 overhead doors. This location is just minutes from Deaconess Hospital Midtown, Berry Plastics, Mead Johnson, and downtown Evansville.

## PROPERTY HIGHLIGHTS

- M3 Zoning
- Entire City Block Available
- Well Located Within Evansville
- Located in SBA HUB Zone
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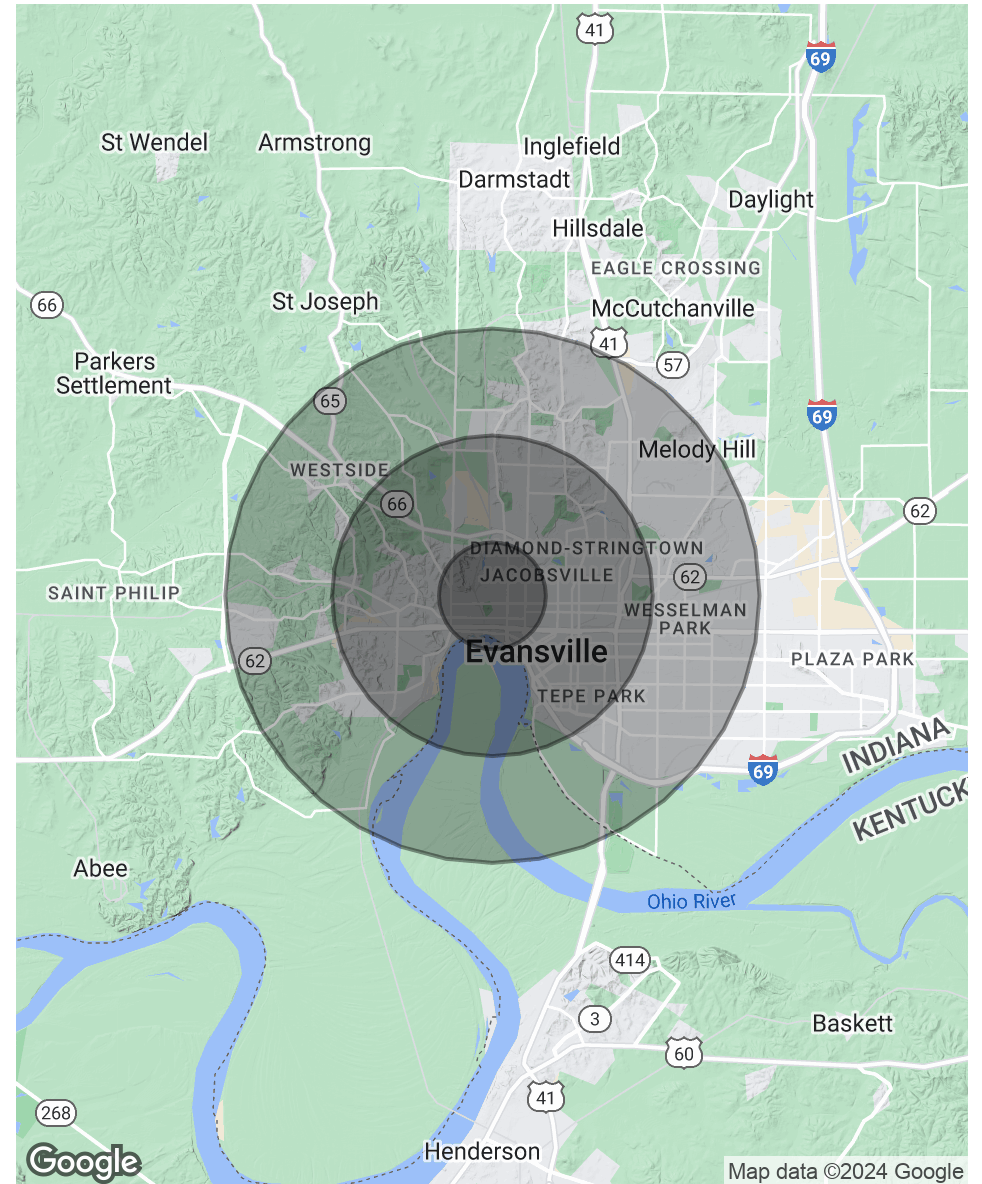
## POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,603	59,901	118,596
AVERAGE AGE	43.0	37.0	36.4
AVERAGE AGE (MALE)	44.1	35.8	35.4
AVERAGE AGE (FEMALE)	42.7	39.0	37.8

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,949	26,221	50,153
# OF PERSONS PER HH	2.2	2.3	2.4
AVERAGE HH INCOME	\$35,874	\$41,934	\$46,857
AVERAGE HOUSE VALUE		\$96,496	\$109,460

\* Demographic data derived from 2020 ACS - US Census



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