

**LEASE**  
**1223 Hirschland Rd**

**1223 HIRSCHLAND RD**

Evansville, IN 47715

**PRESENTED BY:**

**ANDY MARTIN, CCIM**

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IN #RB14043658

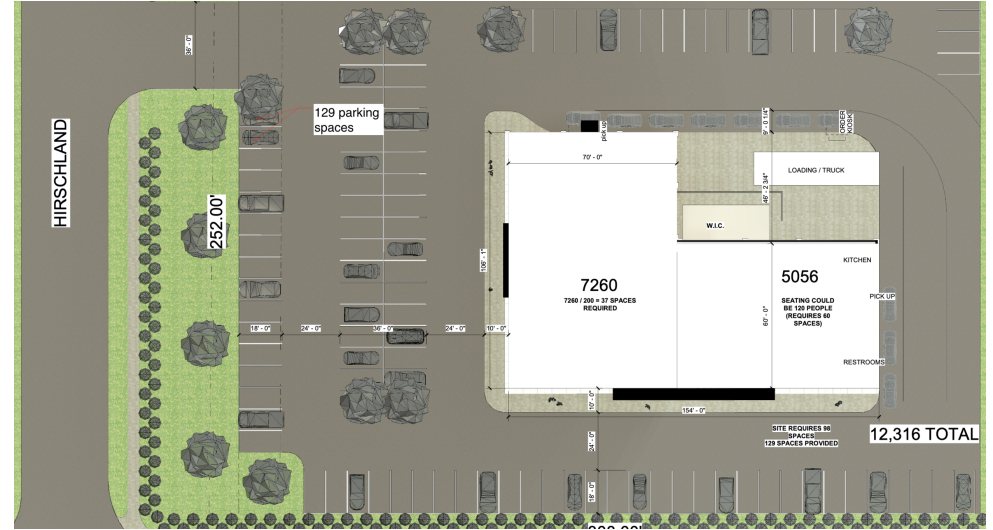
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## PROPERTY SUMMARY



## OFFERING SUMMARY

LEASE RATE:	\$17.50 - 20.00 SF/yr (NNN)
BUILDING SIZE:	12,316 SF
AVAILABLE SF:	1,630 - 7,260 SF
LOT SIZE:	1.75 Acres
YEAR BUILT:	2022
ZONING:	C-4
MARKET:	Evansville

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## PROPERTY OVERVIEW

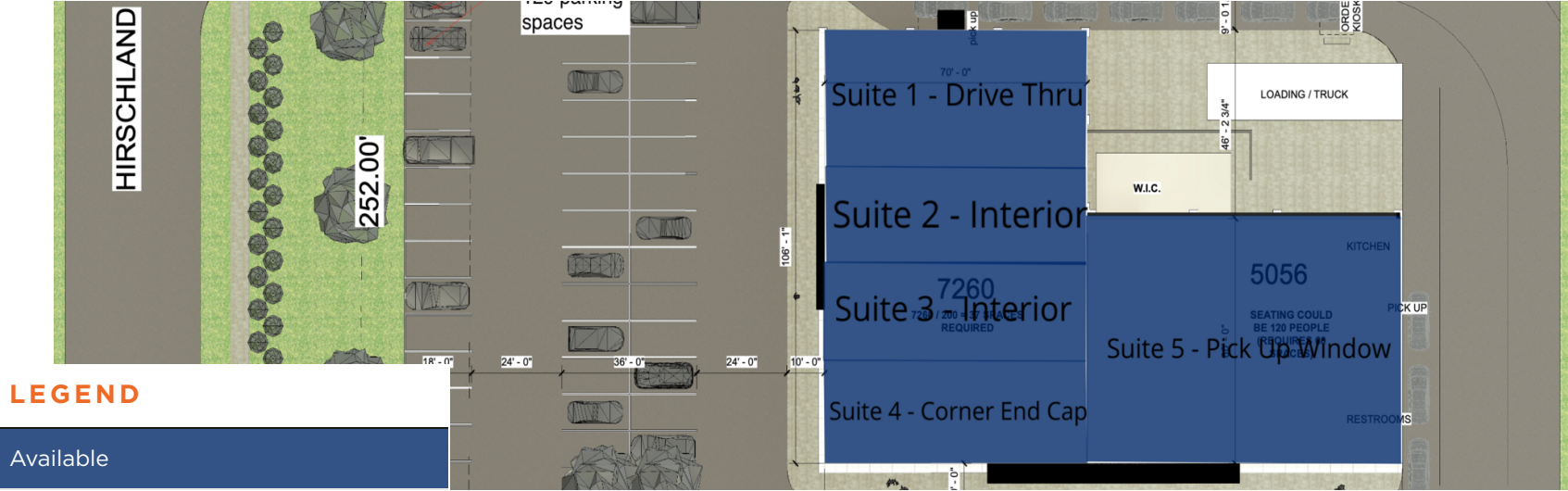
SVN | The Martin Group is pleased to present this highly visible shopping center located in The Promenade on Evansville's east side. Signiel Plaza is a new construction building is situated at the entrance to The Promenade, directly adjacent to Fresh Thyme Farmer's Market and Drake's. There are 4 spaces remaining ranging from 1,630 - 2,000 SF (7,260 contiguous), each fronting Hirschland Rd and Vogel Rd. The property has one drive thru for the northern suite and one pick up window with the east suite. The center has an abundance of well lit parking with quick access to Burkhardt Rd. Offering rent is Cold Dark Shell. Other tenants in the area are Fresh Thyme, Wasabi Hibachi Grill, Spectrum Communications, Drake's, Mister B's, Sam's Club, Academy Sports, Marshall's, Costco and many others. Vogel Rd is being extended in 2022 and will connect Eastland Mall all the way to Cross Pointe Blvd and Costco. This center is perfect for retailers, restaurants, medical users, or anyone looking to take advantage of the lifestyle being created at The Promenade.

## PROPERTY HIGHLIGHTS

- Areas Strongest Retail Corridor
- Located directly next to Fresh Thyme



PLANS



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	120 months
TOTAL SPACE:	1,630 - 7,260 SF	LEASE RATE:	\$17.50 - \$20.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 1 - Drive Thru	Available	2,000 - 7,260 SF	NNN	\$20.00 SF/yr	CAM Estimated at \$6/SF. Rent is quoted as Cold Dark Shell.
Suite 2 - Interior	Available	1,630 - 7,260 SF	NNN	\$17.50 SF/yr	CAM Estimated at \$6/SF. Rent is quoted as Cold Dark Shell.

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PLANS

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 3 - Interior	Available	1,630 - 7,260 SF	NNN	\$17.50 SF/yr	CAM Estimated at \$6/SF. Rent is quoted as Cold Dark Shell.
Suite 4 - Corner End Cap	Available	2,000 - 7,260 SF	NNN	\$20.00 SF/yr	CAM Estimated at \$6/SF. Rent is quoted as Cold Dark Shell.
Suite 5 - Pick Up Window	Available	5,040 SF	NNN	\$20.00 SF/yr	Cold Dark Shell

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## EXTERIOR PHOTOS



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REGIONAL MAP



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## LOCATION MAP



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# The Promenade of Evansville



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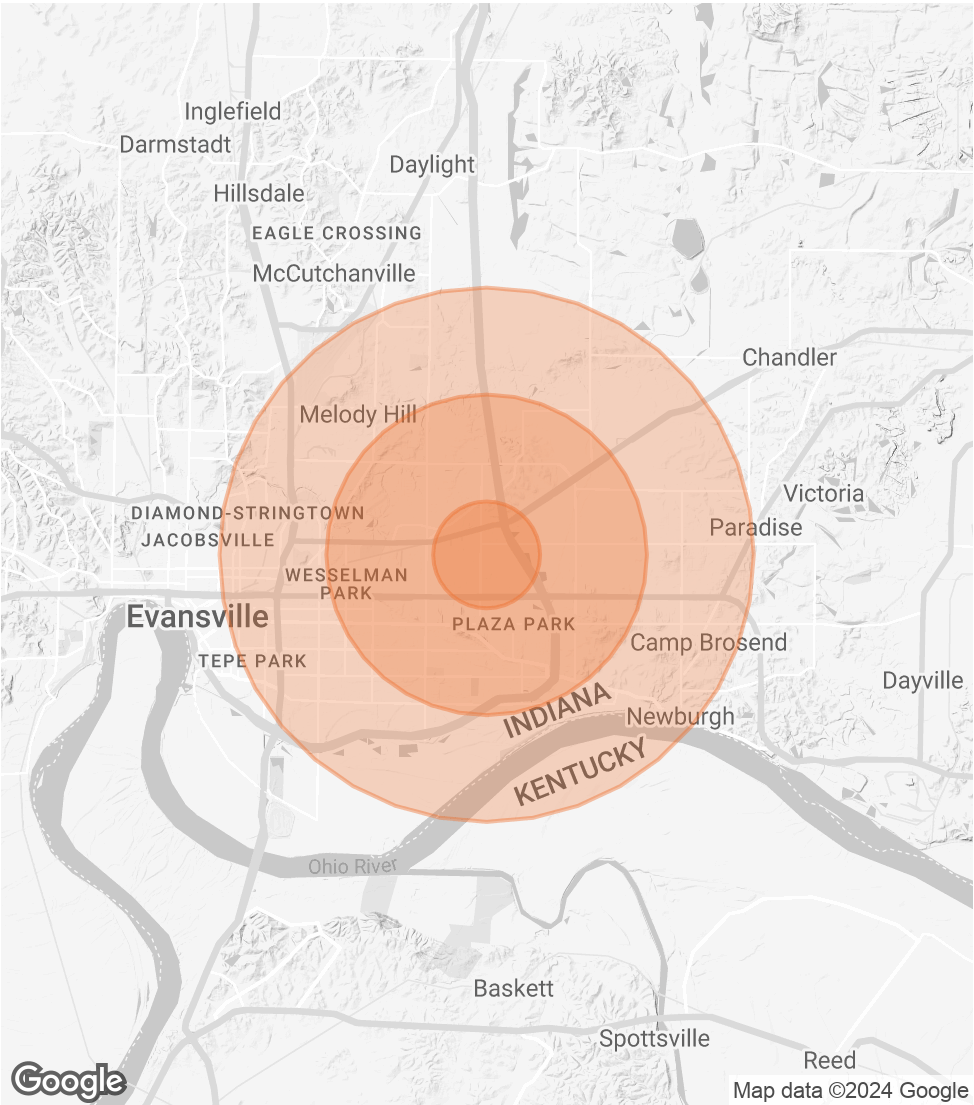
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# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,366	36,213	99,710
AVERAGE AGE	37.2	43.9	41.0
AVERAGE AGE (MALE)	37.2	41.5	39.6
AVERAGE AGE (FEMALE)	38.6	47.2	42.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,034	18,646	48,025
# OF PERSONS PER HH	1.7	1.9	2.1
AVERAGE HH INCOME	\$53,156	\$71,120	\$66,176
AVERAGE HOUSE VALUE	\$199,518	\$200,745	\$180,422

\* Demographic data derived from 2020 ACS - US Census



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