

# 2000 COVERT AVE.

2000 COVERT AVE., EVANSVILLE, IN 47714

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Legacy Commercial Property has commercial real estate available at 2000 COVERT AVENUE in Evansville, IN. This well-managed retail or office space has vet good visibility on the NE corner of Covert Ave & S Weinbach Ave with up to 4931 SF available for lease. The building is in a well-established area with great on-site parking, over 40 spaces. The 7,028 SF building is located near the heart of the Evansville business district and is ready for its next generation of retail. This property is a well-known retail staple of the Evansville community for years and offers landmark recognition & captivating signage. Give our Vanderburgh County commercial leasing agents a call at (847) 904-9200 to learn more about about leasing options. This is the perfect opportunity to grow your business' footprint on the NE corner of Covert Ave & S Weinbach Ave.

### PROPERTY HIGHLIGHTS

### OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	2
Available SF:	2,097 - 4,931 SF
Building Size:	7,028 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,351	32,661	58,387
Total Population	15,869	65,399	116,236
Average HH Income	\$50,750	\$45,863	\$50,959

Presented By:

**Legacy Commercial Property**

847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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[info@legacypro.com](mailto:info@legacypro.com)



**LEGACY**  
COMMERCIAL PROPERTY

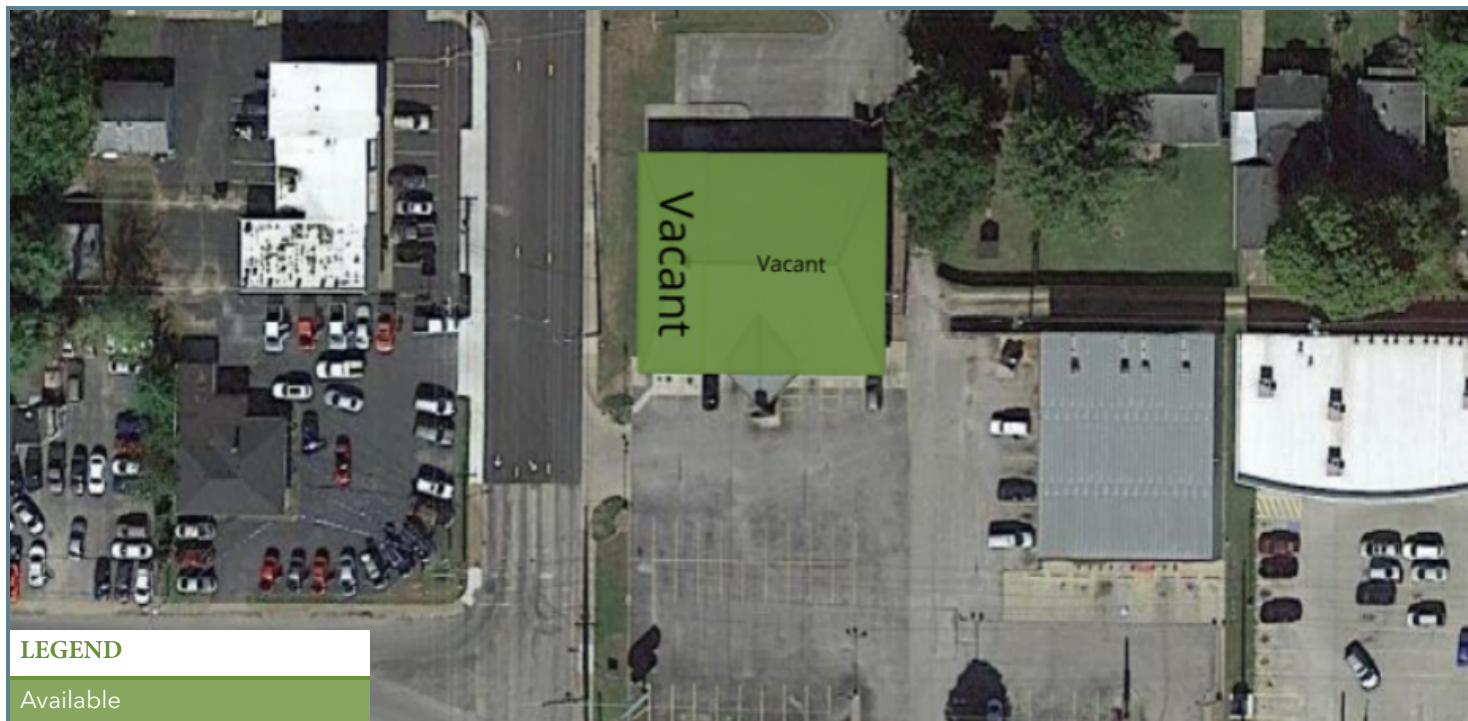
209 Powell Place  
Brentwood, TN 37027  
<http://legacypro.com>



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PLANS



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,097 - 4,931 SF	Lease Rate:	Negotiable

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
2000 Covert Ave.	Available	2,097 SF	NNN	Negotiable	-
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RETAILER MAP



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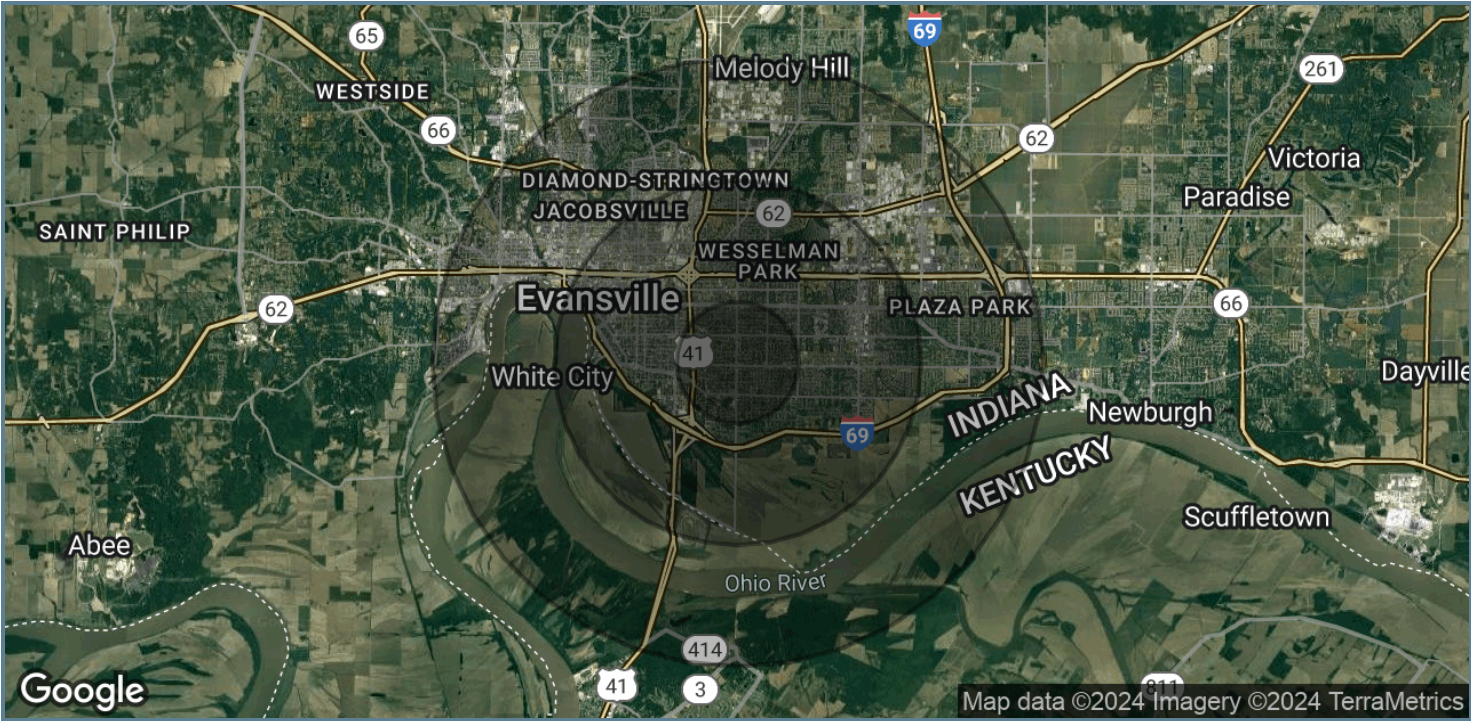
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,869	65,399	116,236
Average Age	38.1	38.2	39.8
Average Age (Male)	37.1	36.8	38.5
Average Age (Female)	38.8	39.6	41.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,351	32,661	58,387
# of Persons per HH	2.2	2.0	2.0
Average HH Income	\$50,750	\$45,863	\$50,959
Average House Value	\$86,744	\$103,054	\$108,628

\* Demographic data derived from 2020 ACS - US Census

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**LEGACY**  
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## Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves in operating quickly and have a proven track record of helping you find the best locations in every market.

### Your Go-to Expansion Partner

#### Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

#### Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

### Our National Tenants

**DOLLAR GENERAL**



## Why Legacy



#### Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



#### One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



#### Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



#### True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

