



312 NW MLK JR. BLVD

312 NW MARTIN LUTHER KING JR BLVD
EVANSVILLE, IN 47708

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Property Summary



OFFERING SUMMARY

Lease Rate:	\$6.00 - 10.00 SF/yr [Gross]
Building Size:	18,194 SF
Available SF:	318 - 3,300 SF
Lot Size:	0.707 Acres
Year Built:	1957
Renovated:	2016
Zoning:	C-4
Market:	Downtown
APN:	82-06-30-029-037.021-029

PROPERTY OVERVIEW

Flexible floor plans for most any user ranging from small offices to approximately 2000 sf. Offices may be built out per tenants needs. Contact listing Broker for information on remaining suites. Listing broker has ownership interest in property.

PROPERTY HIGHLIGHTS

- Convenient location
- Ample free on-site parking
- Competitively priced
- Flexible layouts
- Fiber-optic internet service available

Lease Spaces



LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	318 - 3,300 SF	Lease Rate:	\$6.00 - \$10.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE [SF]	LEASE TYPE	LEASE RATE	DESCRIPTION
101	-	1,705 SF	Gross	\$8.00 SF/yr	-
103	Available	852 SF	Gross	\$8.00 SF/yr	Mostly open floor plan remodeled in 2016. Provides two private offices. Easy entrance right off of MLK Jr. Blvd.
201	Available	3,300 SF	Gross	\$8.00 SF/yr	-
201A	Available	800 SF	Gross	\$10.00 SF/yr	-
201B	Available	800 SF	Gross	\$10.00 SF/yr	-

Lease Spaces



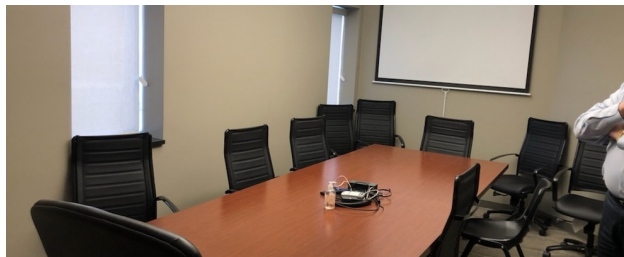
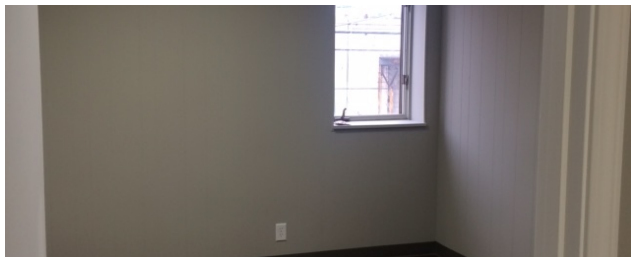
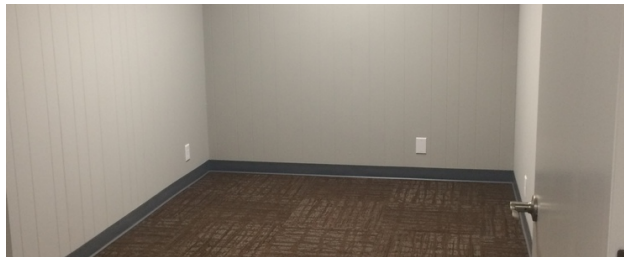
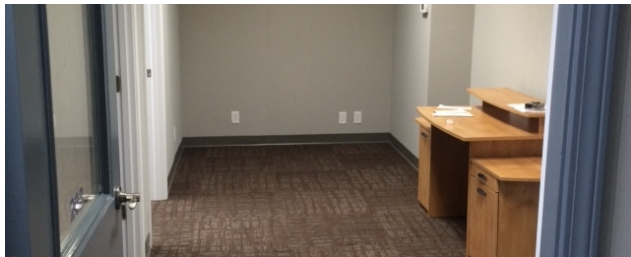
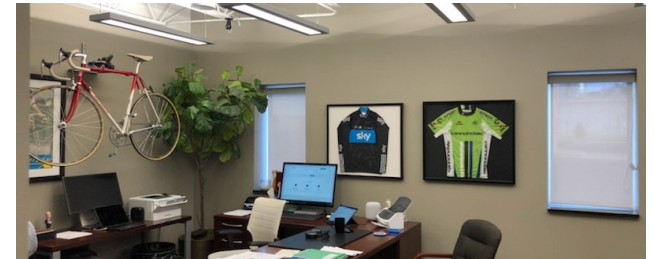
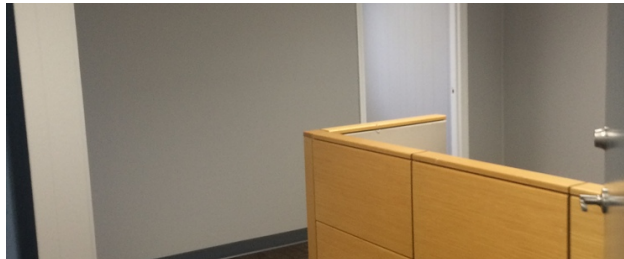
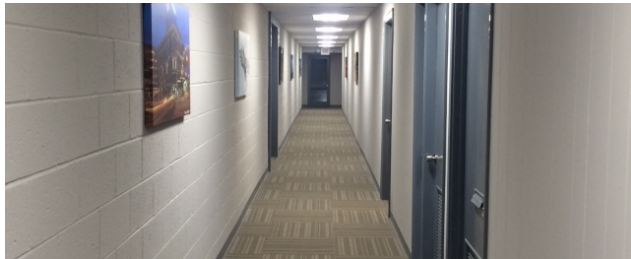
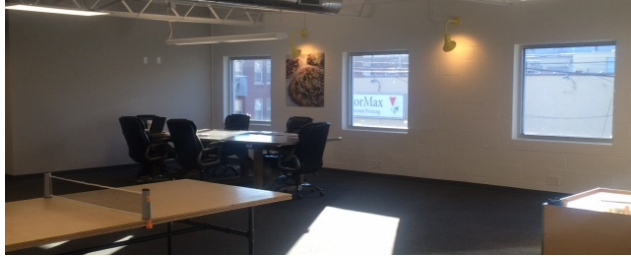
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
201C	Available	800 SF	Gross	\$10.00 SF/yr	-
201D	Available	800 SF	Gross	\$10.00 SF/yr	-
202	Available	400 SF	Gross	\$10.00 SF/yr	-
203	-	640 SF	Gross	\$8.00 SF/yr	-
204	Available	1,071 SF	Gross	\$8.00 SF/yr	Mostly open floor plan with one private office and kitchenette. Remodeled in 2016.
204A	Available	535 SF	Gross	\$10.00 SF/yr	-
204B	Available	535 SF	Gross	\$10.00 SF/yr	-
205	-	112 SF	Gross	\$150 per month	Individual office with window facing the LLOYD Expressway - located on the top floor.
206	-	120 SF	Gross	\$150 per month	Individual office with window facing south - located on the top floor.
207	-	173 SF	Gross	\$12.00 SF/yr	-

Lease Spaces

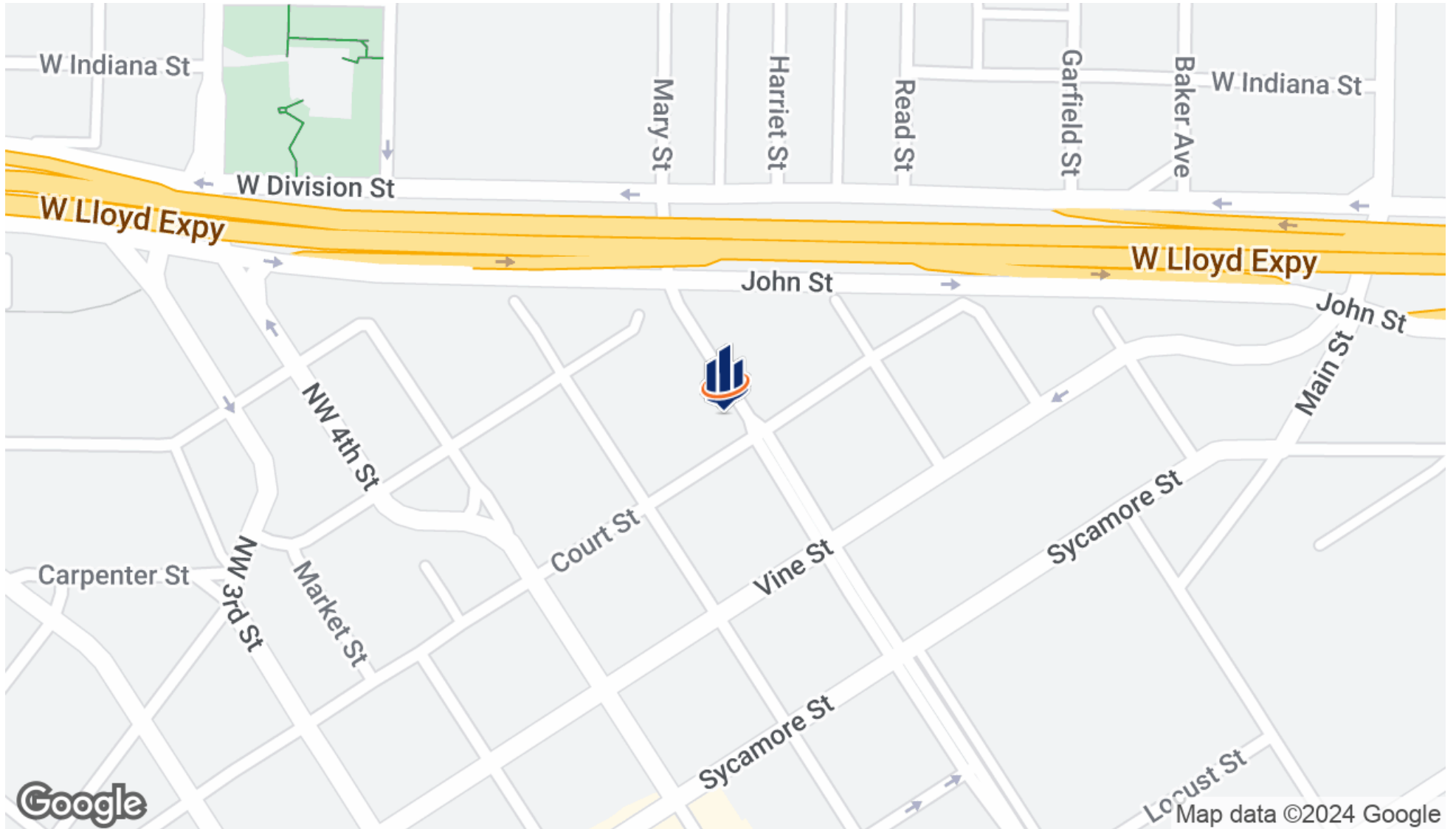


SUITE	TENANT	SIZE [SF]	LEASE TYPE	LEASE RATE	DESCRIPTION
300	Available	712 SF	Gross	\$6.00 SF/yr	-
301	Available	318 SF	Gross	\$6.00 SF/yr	-
302	Available	638 SF	Gross	\$6.00 SF/yr	-
303	Available	598 SF	Gross	\$6.00 SF/yr	-

Additional Photos



Location Map



Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	8,637	131,846	242,060
Average Age	38.3	36.3	37.5
Average Age (Male)	39.1	34.9	36.0
Average Age (Female)	38.9	38.0	39.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,788	55,964	101,099
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$38,029	\$46,246	\$55,570
Average House Value	\$103,599	\$108,489	\$142,297

2020 American Community Survey (ACS)

