

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$14.25 SF/yr (NNN)
BUILDING SIZE:	15,400 SF
AVAILABLE SF:	1,900 SF
YEAR BUILT:	2000
MARKET:	Evansville
SUBMARKET:	Westside
APN:	05-131-07-452-003

WILLIAM SIMON
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IN #RB22002387

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CHRIS STUARD
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PROPERTY OVERVIEW

SVN | The Martin Group is pleased to present for lease 5225 Pearl Drive on the Westside of Evansville, IN. This shopping center is well located on Evansville's Westside submarket with over 33,000+ ADT along the Lloyd Expressway and over 11,000 ADT along Pearl Dr. Suite B is 1,900 SF with an open entrance perfect for a showroom. Join a bustling retail submarket including Walmart, Home Depot, Azzip Pizza, OneMain Financial, Panera Bread, AMC, Old National Bank, McAlister's and many others.

PROPERTY HIGHLIGHTS

- Suite B - 1,900 SF
- 33,000+ ADT
- In front of Walmart
- Evansville's Westside
- CAM- \$3/SF

PROPERTY PHOTOS



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RETAILER MAP

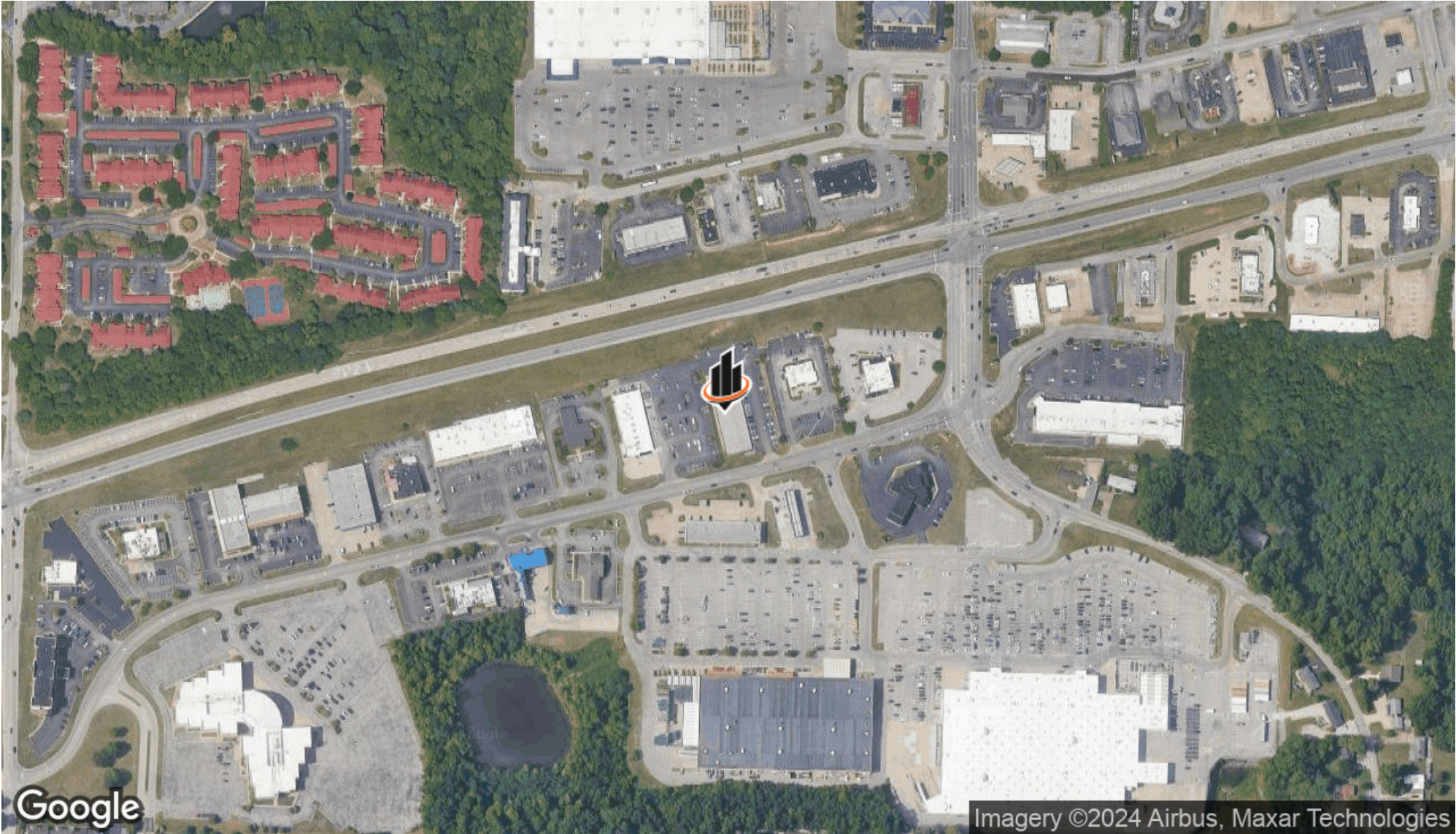


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LOCATION MAP

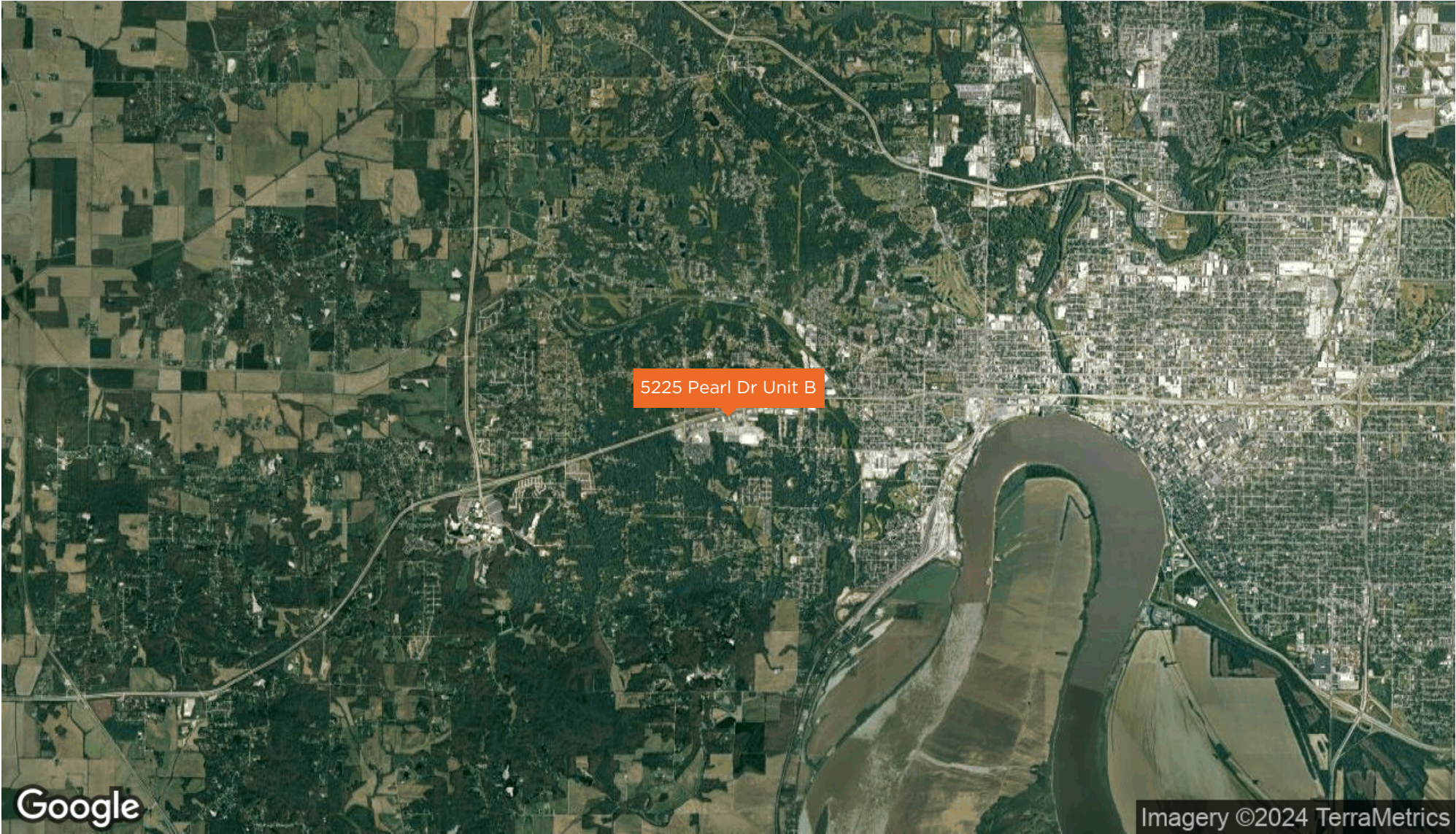


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REGIONAL MAP



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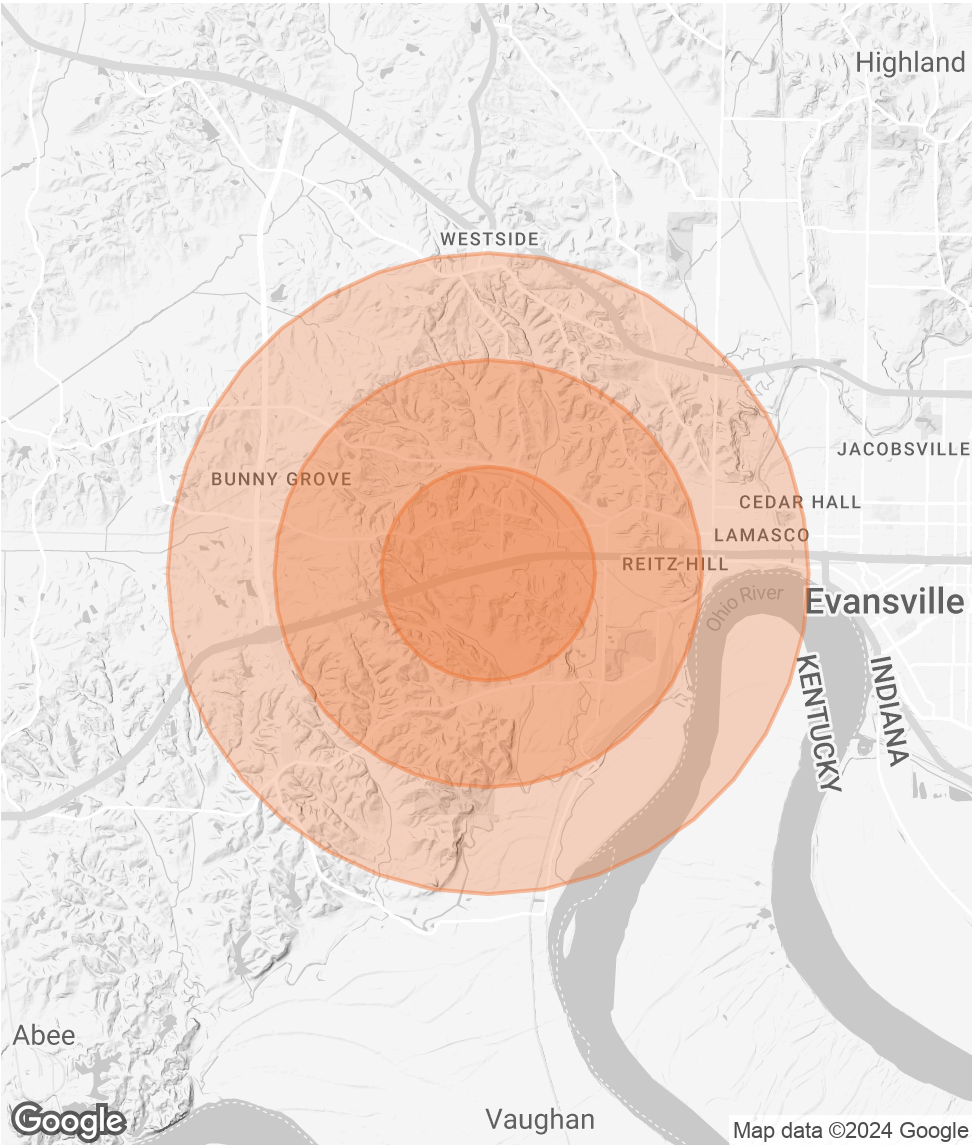
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	4,460	17,180	27,829
AVERAGE AGE	33.0	34.8	35.5
AVERAGE AGE (MALE)	33.1	34.7	35.5
AVERAGE AGE (FEMALE)	33.1	35.1	35.5

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	2,125	7,591	11,684
# OF PERSONS PER HH	2.1	2.3	2.4
AVERAGE HH INCOME	\$50,860	\$57,502	\$61,868
AVERAGE HOUSE VALUE	\$131,045	\$136,461	\$139,760

2020 American Community Survey (ACS)

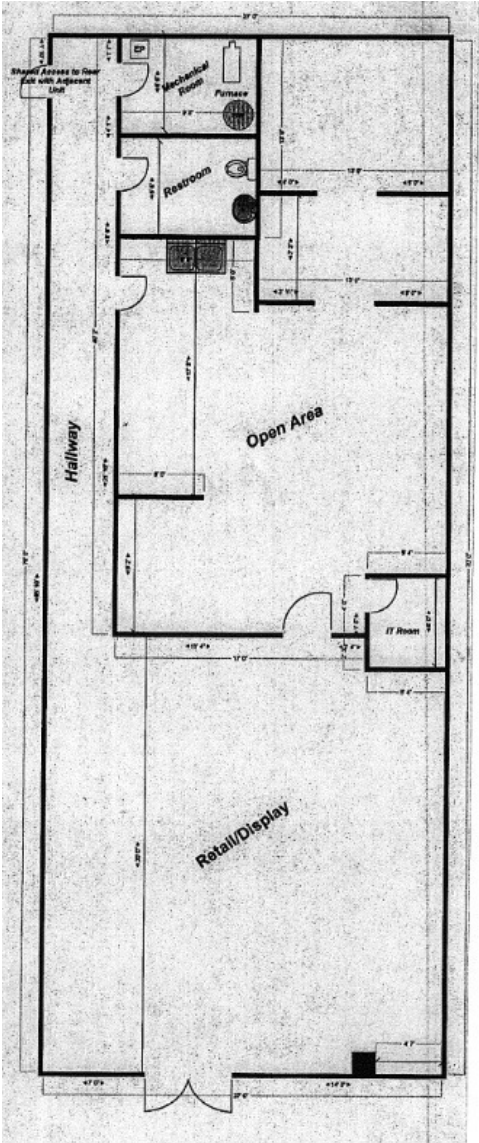


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FLOOR PLANS



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