

SALE / LEASE

Former Cheeseburger In Paradise

8301 EAGLE LAKE DR.

Evansville, IN 47715

PRESENTED BY:

RANDALL FORSTER

O: 812.471.2500

randall.forster@svn.com

IN #RB14044106

ANDY MARTIN, CCIM

O: 317.849.8001

andy.martin@svn.com

IN #RB14043658

CHRIS STUARD

O: 812.471.2500

chris.stuard@svn.com

IN #RB1404888

PROPERTY SUMMARY



LOCATION DESCRIPTION

Nestled in a prime location, the former Cheeseburger In Paradise site presents an unparalleled opportunity for a new restaurant venture. Adjacent to a thriving Cracker Barrel and just a stone’s throw away from the popular Texas Roadhouse and 13+ hotels, this property is strategically positioned at the heart of the Tri-State Area’s burgeoning retail and commercial hotspot. Boasting visibility from both I-69 and the Lloyd Expressway, this locale offers maximum exposure for your business.

Surrounded by key amenities including two major hospitals, The Promenade, Sam’s Club, COSTCO, Wal-Mart, and Eastland Mall, as well as the added advantage of being in close proximity to two universities, the potential customer base is diverse and substantial. Capitalize on the vibrant and growing community that frequents this area.

PROPERTY DESCRIPTION

Seize the opportunity at this prime property for sale or lease – fully furnished and equipped for your restaurant venture. With a generous seating capacity of 217, great market visibility, and standout features like a stylish bar and three overhead garage doors leading to outdoor seating, this space is designed for success. Elevate your culinary vision in a prime location that seamlessly combines functionality with flair. Don’t miss out on this chance to make a lasting impression in a vibrant market!

OFFERING SUMMARY

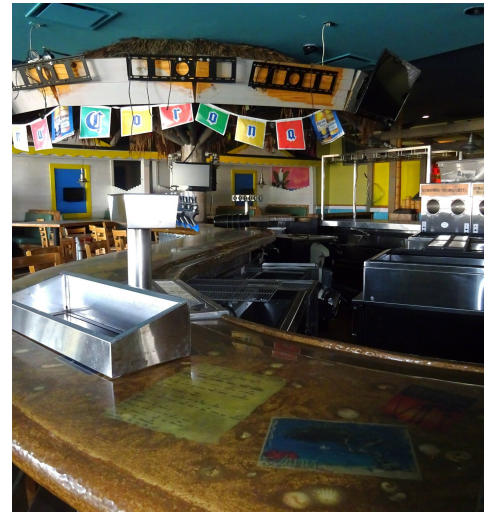
SALE PRICE:	\$1,650,000
LEASE RATE:	\$19.75 SF/yr (NNN)
AVAILABLE SF:	6,365 SF
LOT SIZE:	2 Acres
SEATING CAPACITY:	217

RANDALL FORSTER
O: 812.471.2500
randall.forster@svn.com
IN #RB14044106

ANDY MARTIN, CCIM
O: 317.849.8001
andy.martin@svn.com
IN #RB14043658

CHRIS STUARD
O: 812.471.2500
chris.stuard@svn.com
IN #RB1404888

ADDITIONAL PHOTOS



RANDALL FORSTER
O: 812.471.2500
randall.forster@svn.com
IN #RB14044106

ANDY MARTIN, CCIM
O: 317.849.8001
andy.martin@svn.com
IN #RB14043658

CHRIS STUARD
O: 812.471.2500
chris.stuard@svn.com
IN #RB1404888

LOCATION MAP

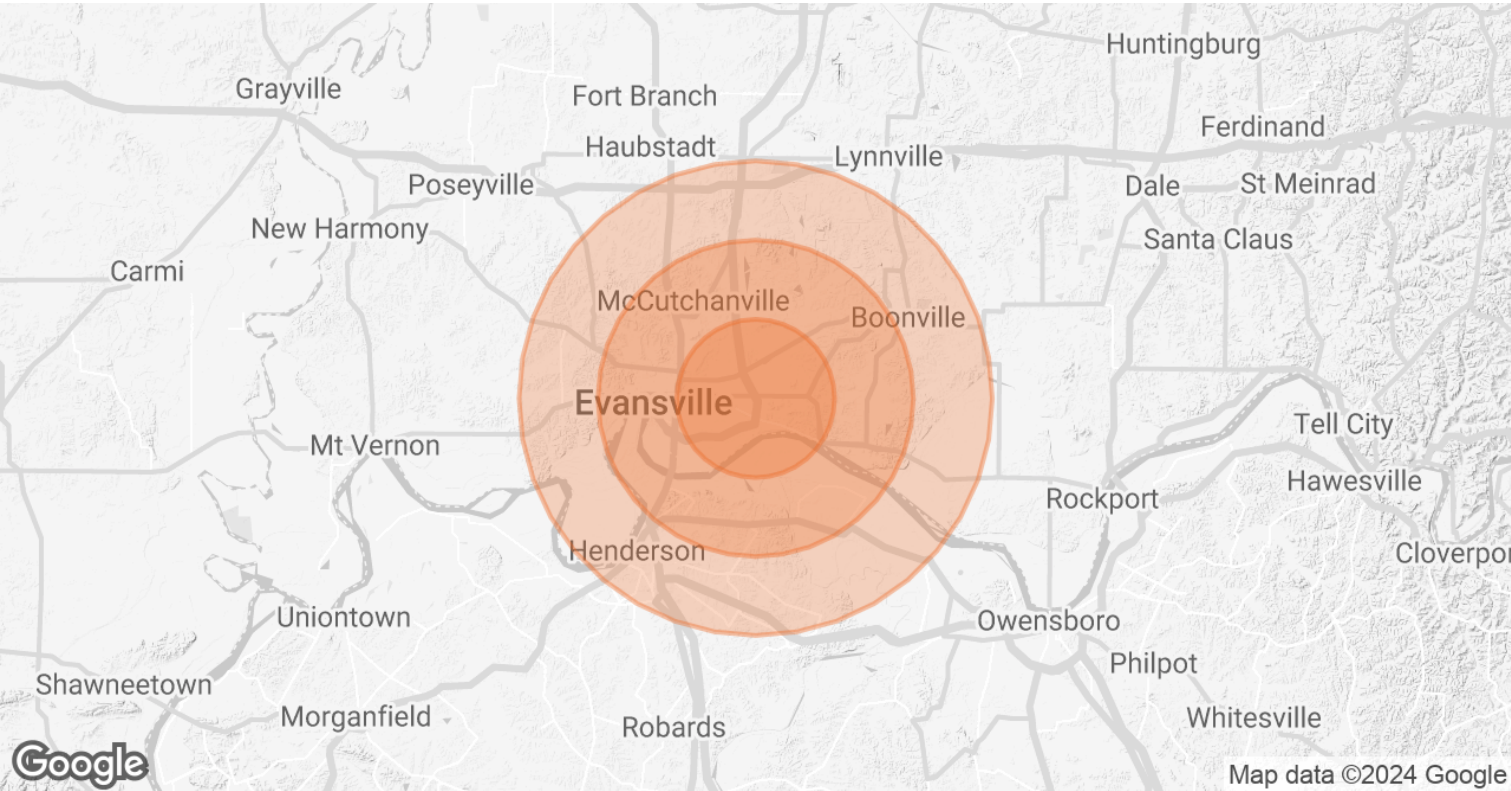


RANDALL FORSTER
O: 812.471.2500
randall.forster@svn.com
IN #RB14044106

ANDY MARTIN, CCIM
O: 317.849.8001
andy.martin@svn.com
IN #RB14043658

CHRIS STUARD
O: 812.471.2500
chris.stuard@svn.com
IN #RB1404888

DEMOGRAPHICS MAP & REPORT



POPULATION	5 MILES	10 MILES	15 MILES
TOTAL POPULATION	99,217	211,296	276,862
AVERAGE AGE	40.7	40.2	40.4
AVERAGE AGE (MALE)	39.5	39.1	39.3
AVERAGE AGE (FEMALE)	41.9	41.1	41.3

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
TOTAL HOUSEHOLDS	46,532	97,862	125,624
# OF PERSONS PER HH	2.1	2.2	2.2
AVERAGE HH INCOME	\$73,677	\$67,861	\$69,077
AVERAGE HOUSE VALUE	\$149,029	\$144,747	\$150,899

2020 American Community Survey (ACS)

RANDALL FORSTER
O: 812.471.2500
randall.forster@svn.com
IN #RB14044106

ANDY MARTIN, CCIM
O: 317.849.8001
andy.martin@svn.com
IN #RB14043658

CHRIS STUARD
O: 812.471.2500
chris.stuard@svn.com
IN #RB1404888