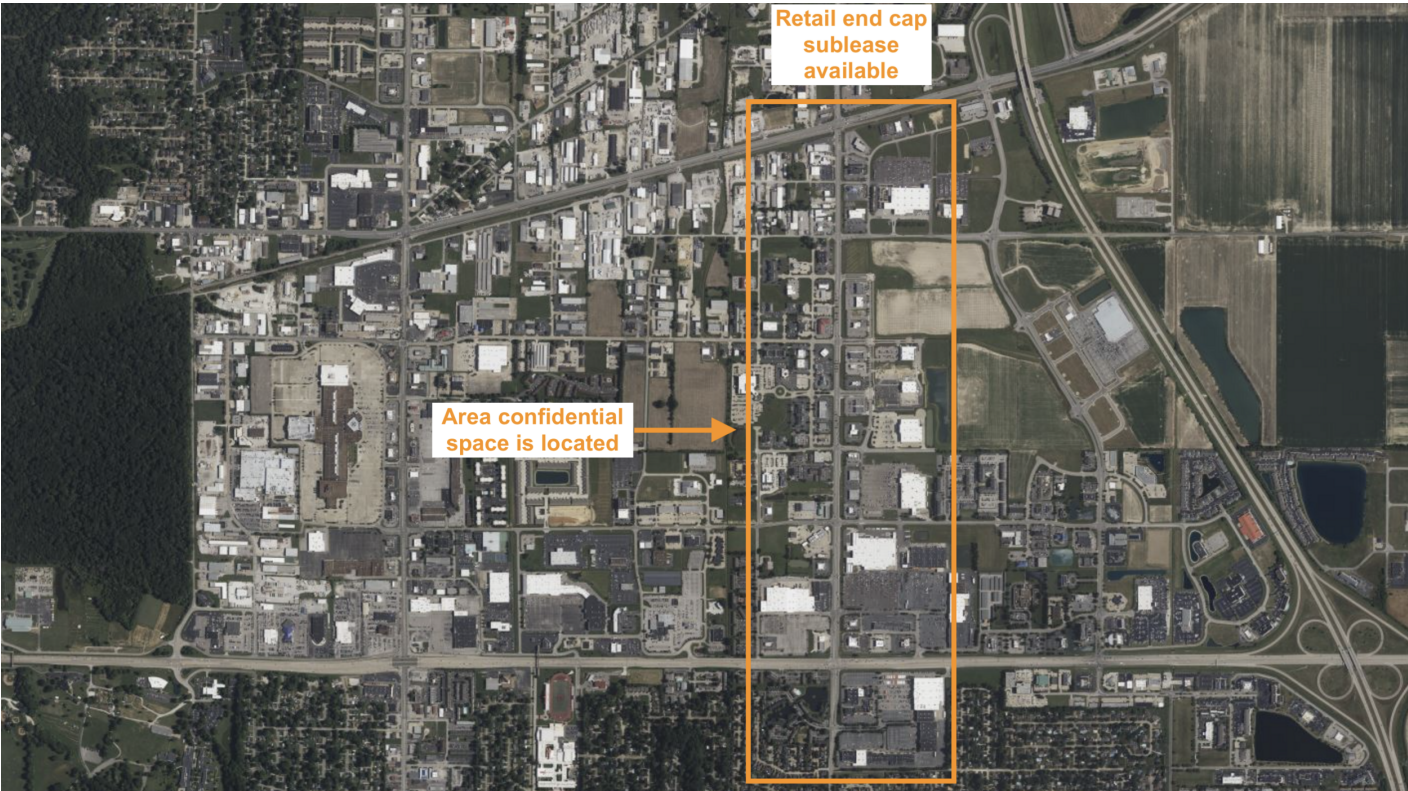


PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$27.00 SF/yr (NNN)
BUILDING SIZE:	3,600 SF
AVAILABLE SF:	3,600 SF
ZONING:	C-4
MARKET:	Evansville
SUBMARKET:	Burkhardt Road

PROPERTY OVERVIEW

SVN and The Martin Team are proud to offer for lease a highly visible 3,600 SF end cap located along Burkhardt Rd. The space contains a drive thru and has excellent co-tenants. Burkhardt Rd is one of the most highly visited retail corridors in the southern Indiana providing approximately 30,000 Average Daily Trips (ADT) which means this location provides constant marketing opportunities for your business. Other retailers in the area include Starbucks, Moe’s, Target, Bubba’s 33, McDonald’s, Walmart, AT&T, Old National Bank, Qudoba, Crumbl Cookie, Zaxby’s, Marshall’s, Fresh Thyme, Chipotle, Mister B’s, Computers Plus, Nothing Bunt Cakes, Culver’s, and many others. The existing tenant requests this lease to be handled confidentially so for more detail information please sign the attached Confidentiality Agreement and contact Andy Martin at Andy.Martin@svn.com

LOCATION OVERVIEW

This end cap space is located on Evansville’s thriving east side fronting Burkhardt Rd.

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



NON-DISCLOSURE & CONFIDENTIALITY AGREEMENT

SVN | The Martin Group, whose agent for purposes of this agreement and any transaction arising thereof shall be, Andy Martin and Chris Stuard hereafter referred as Broker, in connection with the possible lease of the property described below, will furnish proprietary information regarding said property.

Brief property description: 3,600 SF restaurant space located along Burkhardt Rd. in Evansville, IN.

In consideration of this, I/we agree as follows:

1. Not to reveal to anyone, except for immediate advisors and fiduciaries, any proprietary information, rental details, lease terms, etc. disclosed by broker, and further, to instruct these immediate advisors and fiduciaries, to respect this non-disclosure and confidentiality agreement.
2. All property information furnished will be deemed confidential. Proprietary information does not include any information, which is or becomes generally available to the public or is already in our possession.
3. Unless otherwise agreed in writing, not to disclose or reveal any proprietary information for three (3) years from the date hereof to any persons or entities other than referred to in Paragraph 1 of this agreement.
4. Not to contact the business, tenant or property owners(s), employees, suppliers, competitors, attorney, accountant, or customers except through said Broker.
5. All communications, whether oral, written, or electronic audio-visual presentations or any other form of information, data, or communication containing information as to the terms and conditions of the Lease and other information provided by Current Tenant/Landlord to Prospective Tenant regarding the Property, shall be deemed "confidential."
6. To the understanding that although certain information has been included which you consider to be relevant, Broker makes no representation or warranty (implied or expressed) as to its accuracy or completeness.
7. I/we also acknowledge that SVN | The Martin Group is solely representing the interests of the Current Tenant/Landlord, unless otherwise agreed to in writing.

Agreed to & accepted this _____ day of _____, 2024.

Address _____

Phone _____ Email: _____

Potential Tenant (Print) _____

Potential Tenant's Signature _____

Potential Tenant's Broker _____

Once signed, please email to: Andy.Martin@svn.com or text to Andy at 812.573.3500