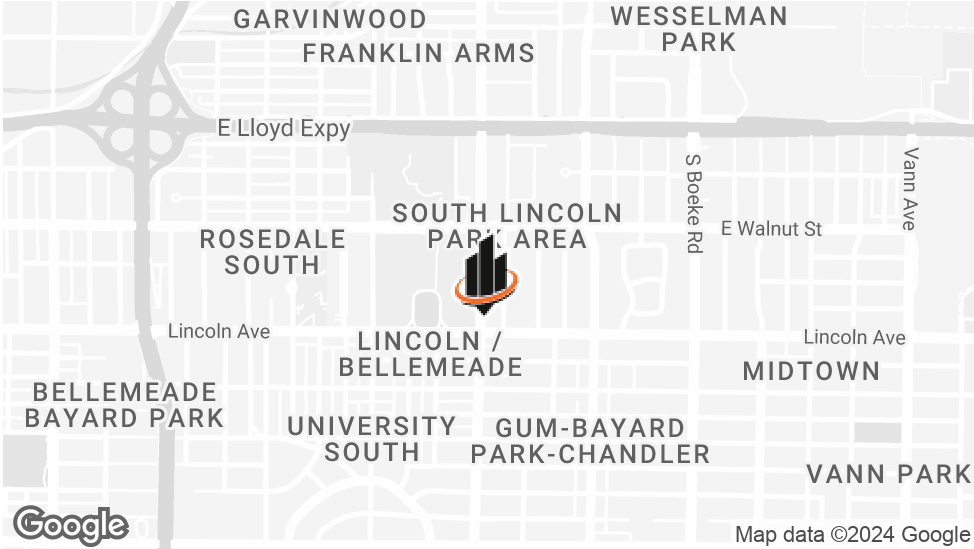


PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$13.50 SF/yr (NNN)
BUILDING SIZE:	3,335 SF
AVAILABLE SF:	1,750 - 3,500 SF
YEAR BUILT:	2024
MARKET:	Evansville
SUBMARKET:	University of Evansville

PROPERTY OVERVIEW

SVN | The Martin Group is pleased to present Lincoln Commons for lease. The space consists of 3,335 SF of prime retail space directly across from the University of Evansville campus. The property has 19 parking spots directly adjacent to the space with an additional 23 on site for student parking. There is also an additional parking lot across Lincoln with 88 parking spots for the development. In total, there are 130 parking spaces dedicated to this development. Dedicated Patio space will be included with the commercial space. There will also be a loading/unloading pullout directly on Lincoln Avenue. In the Fall 2024 semester, Lincoln Commons will be home to approximately 123 upperclassmen in 55 units. In 2023, UE boasted a 23% year over year increase in freshman enrollment, making it the largest freshman class since 2018. In addition to UE, the neighborhood is densely populated with a 3 mile population of 76,123. The location at the corner provides great visibility to the neighborhood with almost 10,000 daily vehicles passing by on Weinbach and almost 6,000 daily vehicles passing by on Lincoln. With a strong population and a good amount of average daily vehicles passing by the property, a business located in Lincoln Commons will be a well known part of the neighborhood quickly.

LOCATION OVERVIEW

Lincoln Commons sits at the corner of Lincoln and Weinbach Ave. directly across the street from the University of

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RENDERINGS



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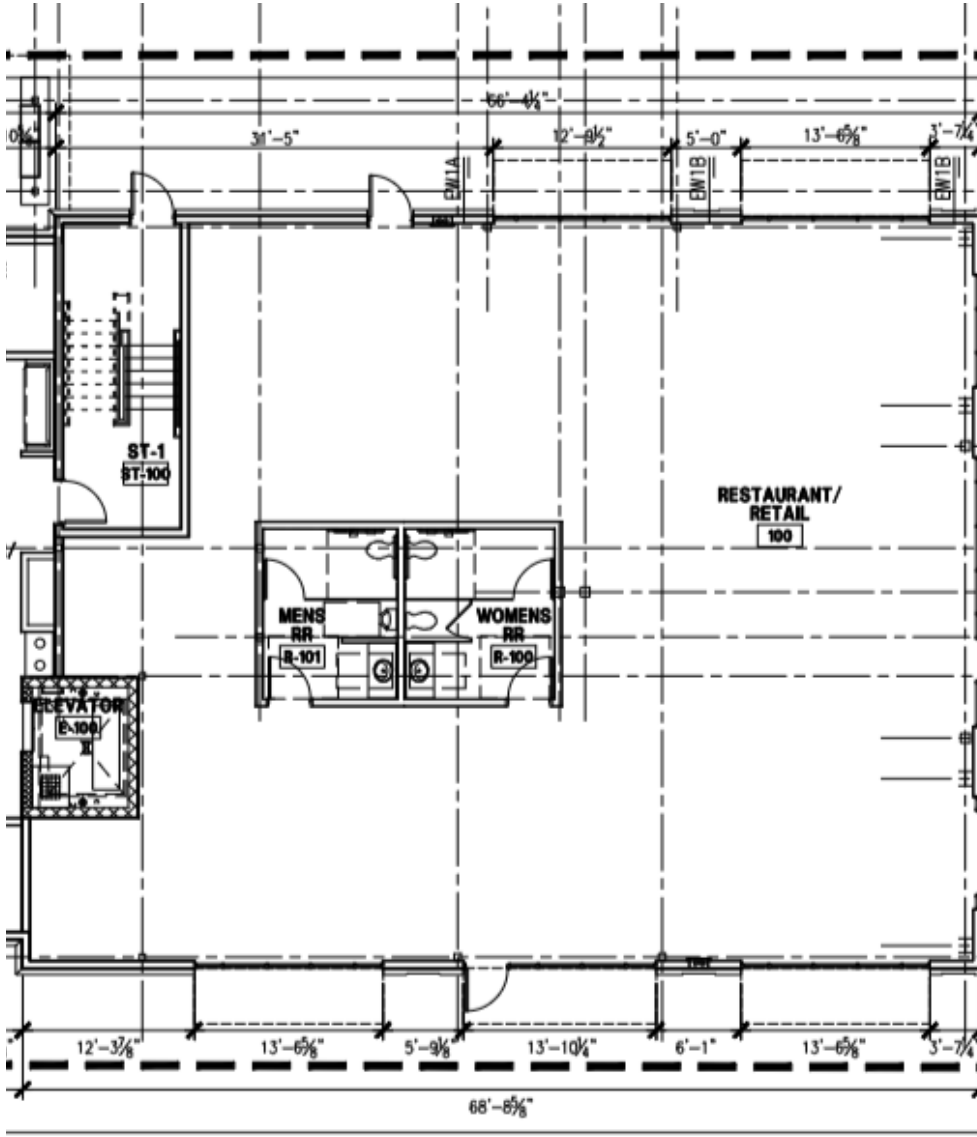
SPACE PLAN



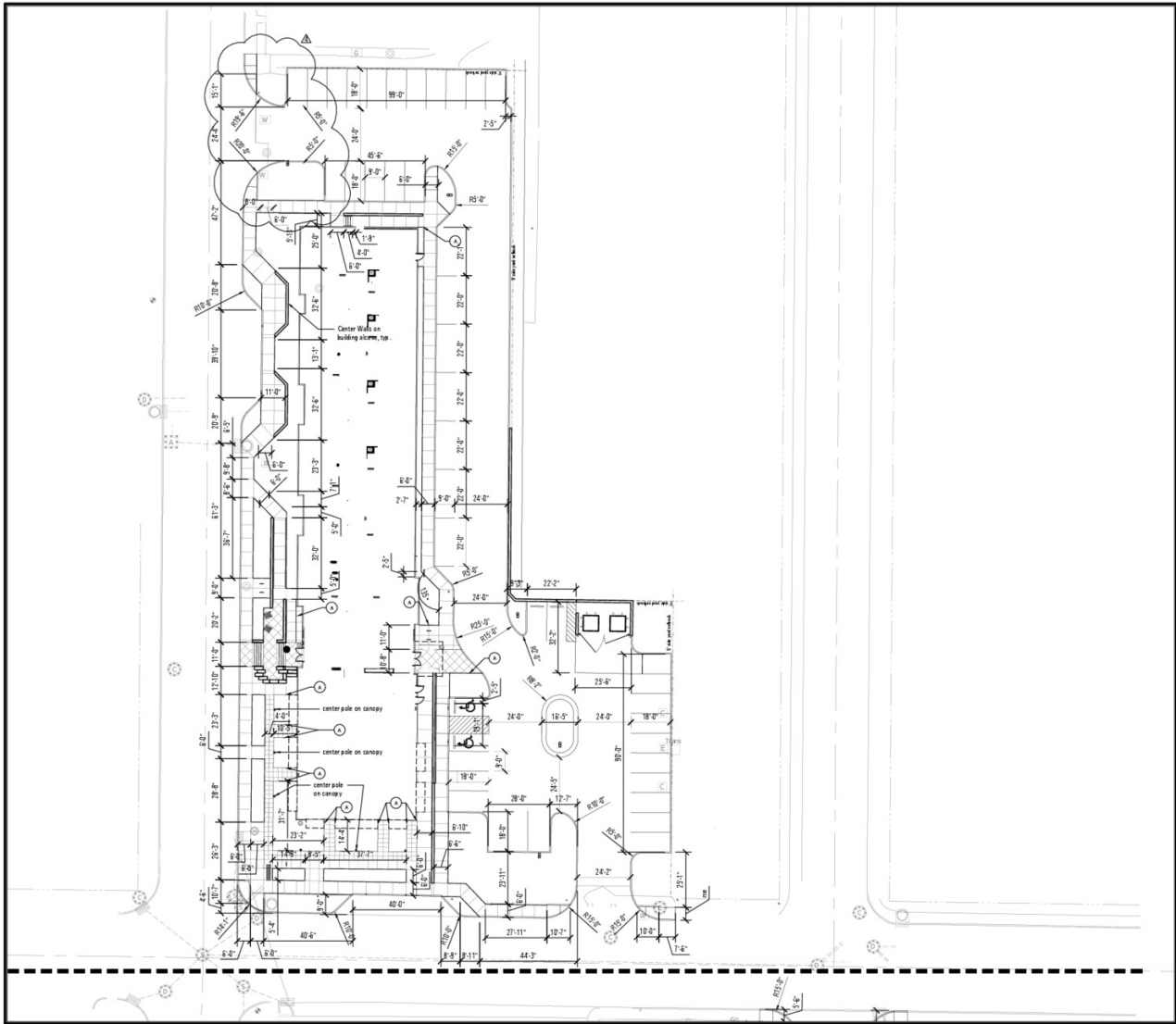
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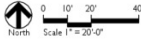


SITE PLANS



- LAYOUT NOTES
1. Dimensions are shown to Face of Curb unless otherwise noted.
 2. Contractor shall coordinate final joint locations in the field with the Landscape Architect. Align to existing conditions when practical, including at building and wall corners, connections to existing work, and to centerlines of doors.
 3. Space control joints evenly between all bands and expansion joints as shown, unless otherwise dimensioned. Space interior joints evenly when not possible.
 4. Digital Auto CAD files will be provided to the successful bidder as a courtesy to assist with field layout. The Contractor maintains all responsibility for the use, accuracy, and confirmation of such data.
 5. All pavement striping shown shall adhere to Specifications. The Contractor shall include in their bid any miscellaneous striping, curbing, or curb painting that may be requested by the Fire Marshal.
 6. All indicated areas not proposed to receive pavements shall be dressed with topsoil and seeded per Specifications.

- LAYOUT LEGEND
- Align Joint/Material Change with building features/corner



2021-2022



PROJECT:
**UNIVERSITY OF
EVANSVILLE
LINCOLN
COMMONS**
Evansville, IN

Scope Description

Revisions	
1. ADD PROGRAM 1	REVISED
2. ADD PROGRAM 2	REVISED
3. REVISE	REVISED
4. REVISE	REVISED

Date: 09-10-2023

Drawn By: AMT

Checked By: APP

Working Title:
**SITE
LAYOUT
PLAN**

Certified By:



Drawing Number:
C L200

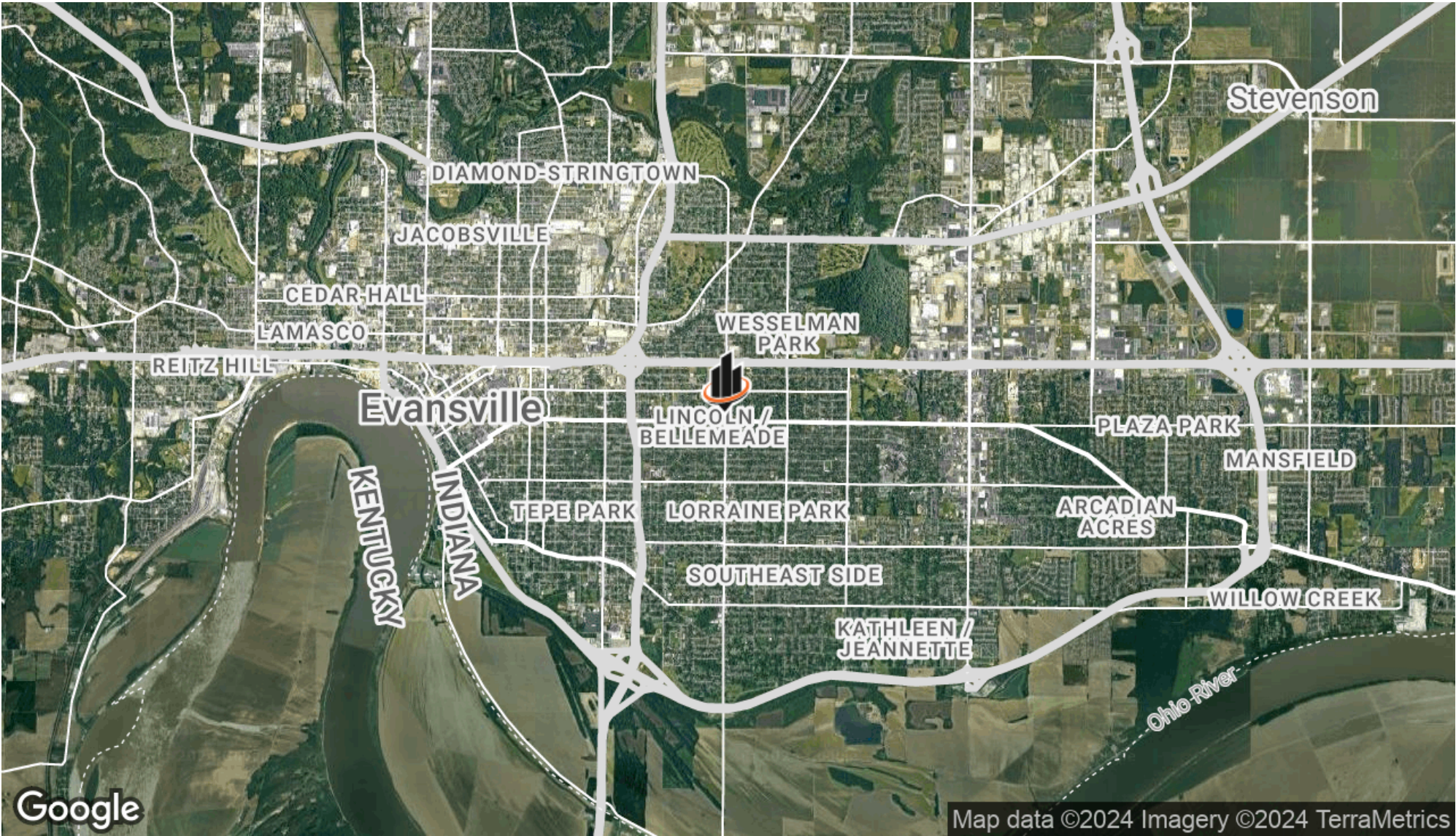
Project Number:
2021126

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REGIONAL MAP



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AERIAL MAP



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