

LEASE

Alexandria Commons

401 N GREEN RIVER RD

Evansville, IN 47715

PRESENTED BY:

ANDY MARTIN, CCIM

O: 317.849.8001

andy.martin@svn.com

IN #RB14043658

CHRIS STUARD

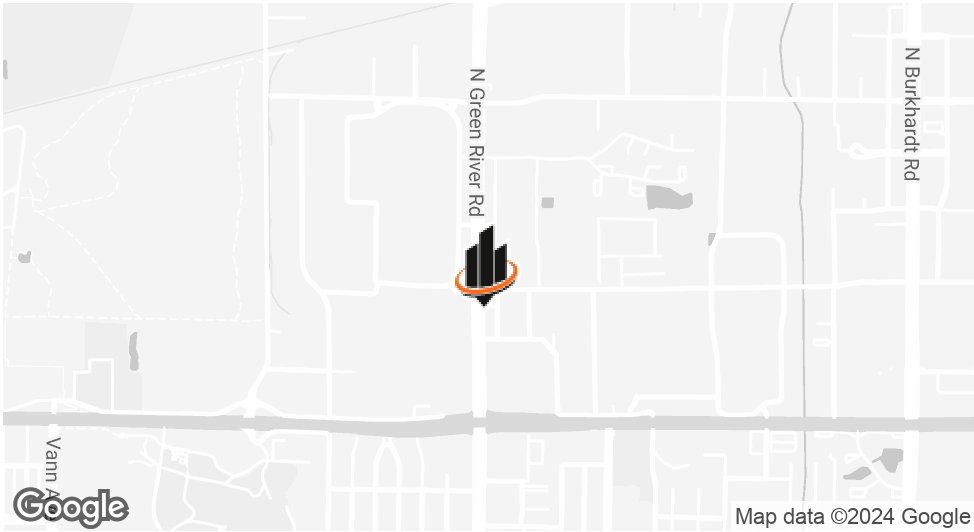
O: 812.471.2500

chris.stuard@svn.com

IN #RB1404888



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$27.00 SF/yr (NNN)
BUILDING SIZE:	5,050 SF
AVAILABLE SF:	2,500 SF
ZONING:	C-4
MARKET:	Evansville
SUBMARKET:	Green River Road

PROPERTY OVERVIEW

SVN | The Martin Group is proud to offer for lease Alexandria Commons located at 401 N Green River Rd on Evansville’s Eastside. This 2,500 SF end cap is strategically located along one of the best retail corridors in Southern Indiana. Green River Rd carries about 33,500 cars per day providing built in visibility and marketing for your business. Its strategic location, coupled with the close proximity to Eastland Mall, further enhances the appeal, drawing in potential customers from this popular shopping destination. This suite is a perfect location for insurance, accounting, or other office users needing retail visibility. Retailers in the area include Kay Jewelers, Denny’s, Starbucks, Chipotle, Parlor Doughnuts, T-Mobile, Wingstop, and many others. This 2,500 SF is perfect for restaurants or retailers looking to capture traffic from Green River Rd and Eastland Mall.

PROPERTY HIGHLIGHTS

- Highly Visible on Green River Road providing stable marketing for your business.
- Easy Access for your customers to find you.

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

EXTERIOR PHOTOS



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

INTERIOR PHOTOS



ANDY MARTIN, CCIM

O: 317.849.8001

andy.martin@svn.com

IN #RB14043658

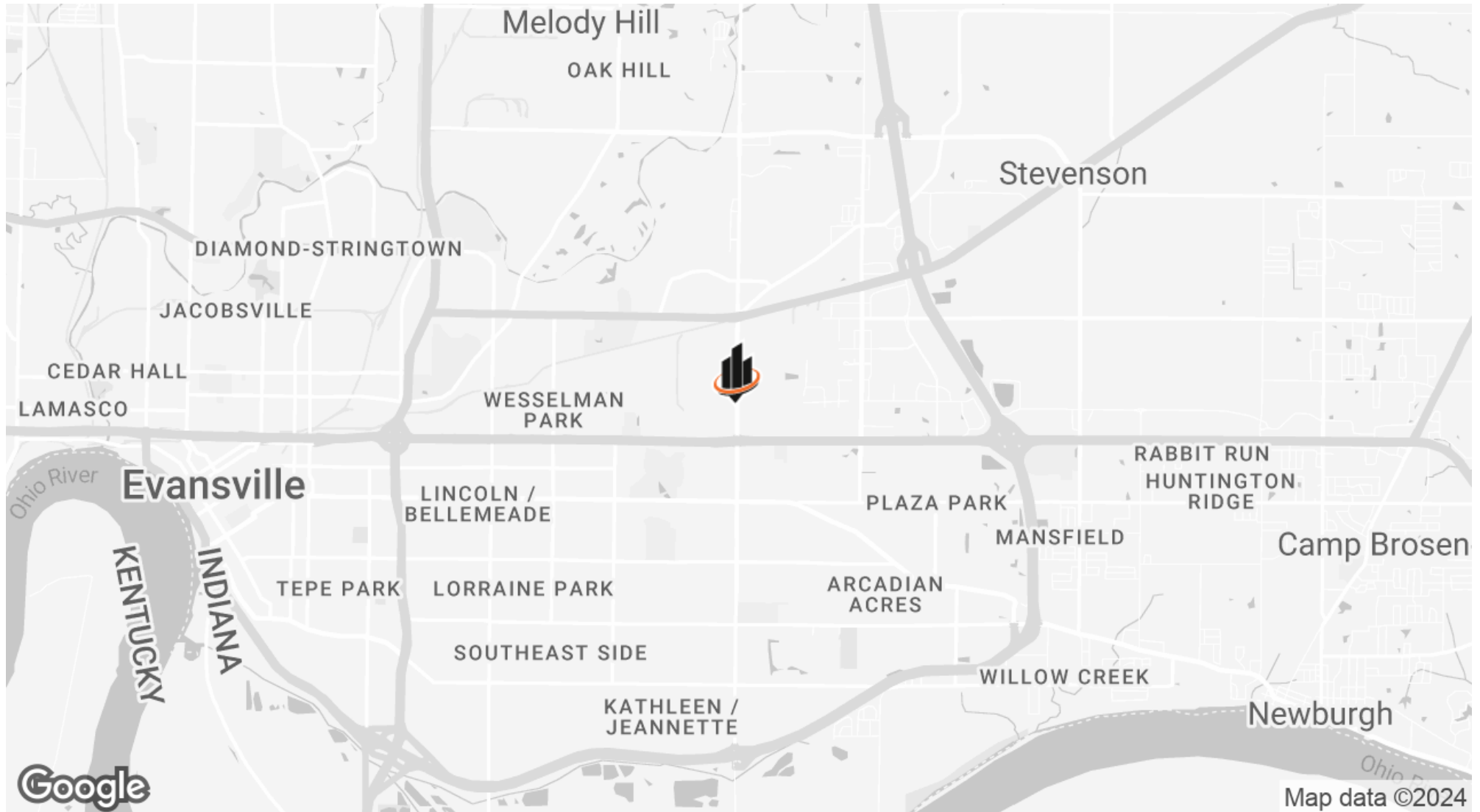
CHRIS STUARD

O: 812.471.2500

chris.stuard@svn.com

IN #RB1404888

LOCATION MAP



ANDY MARTIN, CCIM

O: 317.849.8001

andy.martin@svn.com

IN #RB14043658

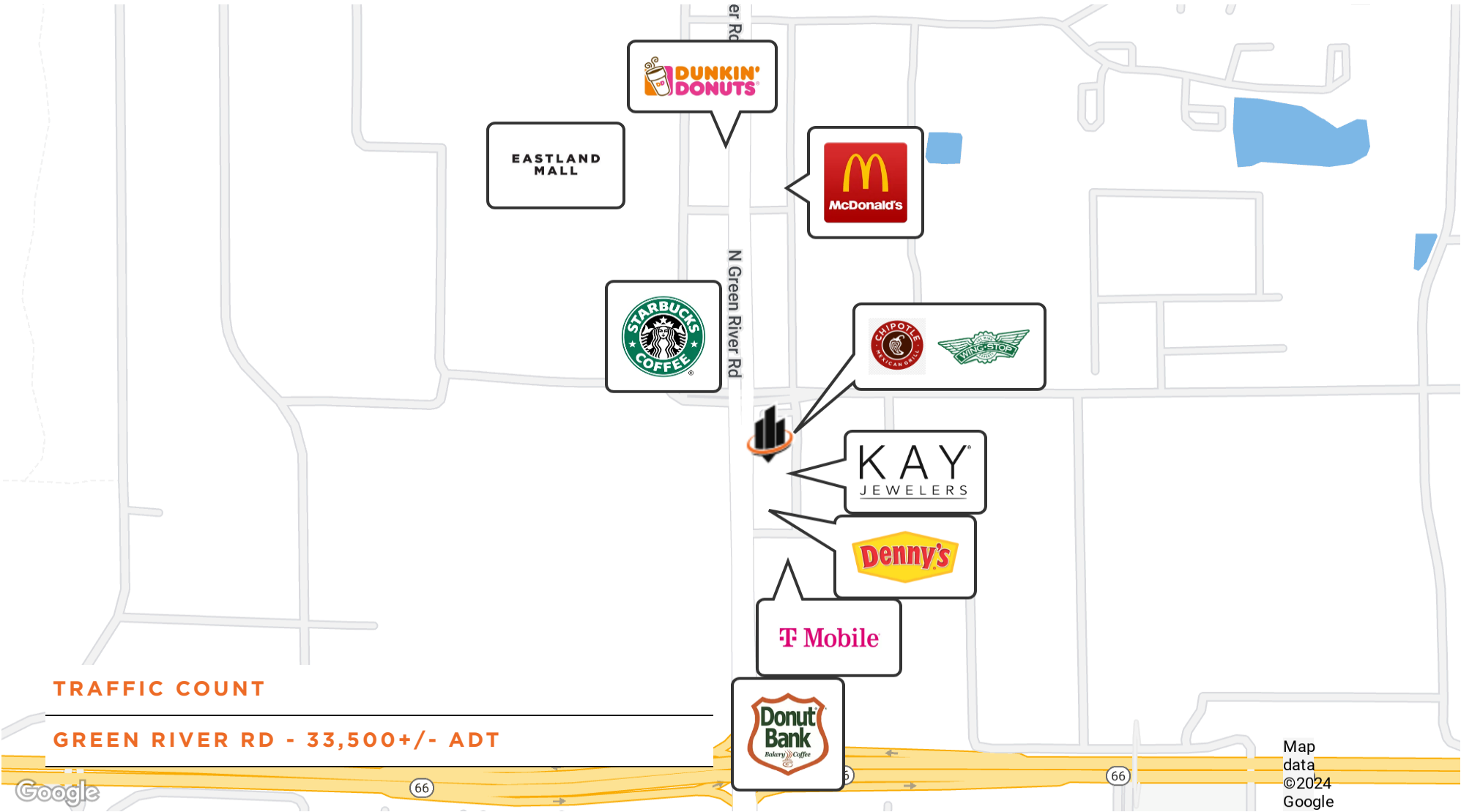
CHRIS STUARD

O: 812.471.2500

chris.stuard@svn.com

IN #RB1404888

RETAILER MAP



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