

FOR SALE - 1 AC ON N GREEN RIVER RD



4019 N GREEN RIVER RD

C-2 zoned corner lot with frontage on North Green River Road ready for development. Located near the corner of Lynch Road and Green River Road, near Deaconess Clinic, Huck’s, O’Reilly Auto Parts, and BFit by Bob’s. Great location for STNL tenant retail, office, or medical.

OFFERING SUMMARY

SALE PRICE:	\$525,000
LOT SIZE:	0.98 Acres
ZONING:	C-2

LOCATION DESCRIPTION

PRICE REDUCED - Just north of the Green River Road and Lynch Road intersection. Green River Rd south of Lynch sees 24k AADT and Lynch east of Green River Rd sees 19.5K AADT. Traffic Is mostly commuters traveling southbound in the AM and northbound in the PM. Lynch connects US Hwy 41 (to the west) and I-69 (to the east).

Adjacent to the south of the subject is an STNL to O’Reilly’s Auto Parts that was completed in 2022. A short distance south of the subject is a developer anchored by Meijers and Menards. Green River Road is the main commercial artery in Evansville and is home to a regional mall and several newer shopping centers. North of the subject lies a regional sports complex (soccer, lacrosse, baseball) and the bulk of the regional residential developments.

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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,903	27,611	115,874
AVERAGE AGE	44.6	43.3	40.5
AVERAGE AGE (MALE)	41.7	41.1	39.1
AVERAGE AGE (FEMALE)	47.3	45.8	42.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,633	13,784	55,257
# OF PERSONS PER HH	1.9	2.0	2.1
AVERAGE HH INCOME	\$60,443	\$64,088	\$63,620
AVERAGE HOUSE VALUE	\$139,480	\$121,430	\$132,042

* Demographic data derived from 2020 ACS - US Census

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ADVISOR BIO



WILLIAM SIMON

Associate Advisor

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PROFESSIONAL BACKGROUND

Will Simon is a dedicated commercial real estate advisor at SVN | The Martin Group, a full-service brokerage firm that provides commercial real estate services to large corporations, middle-market businesses, and individual entrepreneurial investors. With a strong focus on client-centric solutions, Will has quickly become an integral part of the diverse and experienced team at SVN.

As an Evansville native, Will brings a unique understanding of the local market and the desires of the younger demographic. This insight enables Will to actively contribute to the growth and development of the community, as well as attract new businesses to the region.

Although new to the business, Will is eager to make a lasting impact in the commercial real estate industry. With SVN | The Martin Group's ongoing projects, such as the promenade development in East Evansville, Will is excited about the potential for growth and the opportunity to create spaces that cater to both business and recreational needs.

Under Will's leadership, SVN | The Martin Group is positioned to continue its success in the Indiana commercial real estate market and beyond, bringing innovative and client-focused solutions to every transaction.

EDUCATION

Bachelor of Science in Business Administration

MEMBERSHIPS

Indiana Commercial Board of Realtors

SVN | The Martin Group

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ANDY MARTIN, CCIM

Managing Director

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PROFESSIONAL BACKGROUND

Andy Martin, CCIM is a seasoned expert in commercial real estate and a third-generation leader at SVN | The Martin Group. Working alongside his father Steve Martin and brother Alex Martin, Andy is an owner and managing director of the company. A graduate of Ball State University, Andy has built a reputation for providing exceptional service to his clients by leveraging his expertise in local markets, technology, and collaborative relationships.

Andy specializes in industrial and retail real estate. His expertise lies in helping clients buy, sell, or lease commercial real estate assets to drive value and financial growth. His clients include individual investors, investment groups, as well as larger corporations with nationwide needs. Andy’s local market knowledge, sales expertise, and strong relationships with vendors and service providers have proved invaluable in providing optimal outcomes for his clients.

As a leader who values collaboration and putting his clients’ needs first, Andy believes in compensated cooperation with the entire brokerage community and ensuring that their properties are seen by as many people as possible. He also values the importance of utilizing technology to provide a higher level of service for his clients, enabling his team to stay ahead of the curve in providing innovative solutions for their clients.

With a focus on growth in the industrial and retail real estate sectors, Andy Martin is well-positioned to continue innovating and providing value for clients in the years to come. With his expertise, commitment to technology, and focus on creating financial wealth for his clients, Andy Martin is a true leader in the commercial real estate industry, and a valued member of the SVN | The Martin Group legacy.

EDUCATION

Certified Commercial Investment Member - (CCIM) 2024
Ball State University Class of 2012
B.S. Business Administration & Real Estate Development

MEMBERSHIPS

Certified Commercial Investment Member - (CCIM)

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PROFESSIONAL BACKGROUND

Christopher M. Stuard serves as a Senior Investment Advisor with SVN | The Martin Group in the Midwest markets since 2004. Chris resides in and is a native of Evansville, Indiana with over 26 years of practice in the commercial real estate arenas. Chris holds a real estate license in the State of Indiana and Kentucky and is a member of the Indiana Commercial Board of Realtors (ICBR), National Association of Realtors (NAR) and the International Association of Shopping Centers (ICSC). Although not currently practicing, he is an Indiana Certified General Appraiser.

As part of SVN | The Martin Group, he has serviced investment real estate ranging from net leased assets, apartments, retail, office, industrial, and raw land to complex subsidized housing projects and franchises. The Martin Team has provided services to clients in 20 states ranging from brokerage to assets management.

Prior to joining SVN, Chris was a consultant/advisor with The Forrestal Group, which provides real estate consulting services on complex real estate assets.

Chris served on the board of directors for both the Indiana Commercial Board of Realtors as the District 8 Representative and Make-a-Wish for the Ohio, Kentucky & Indiana Chapter. He currently serves on the Indiana Commercial Board of Realtor/CREA CRE Taskforce and also provides his expertise as an appointed board member for the Property Tax Assessment Board of Appeal (PTABOA) for Vanderburgh County.

Specialties:

Retail, Industrial, Mixed Use Land Development, Multifamily Apartment Properties, and other related investment properties.

MEMBERSHIPS

International Consul of Shopping Centers (ICSC)

Indiana Commercial Board of Realtors (ICBR) - Former Board Member - CRE Task Force

National Association of Realtors (NAR)

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