![SVN THE MARTIN GROUP logo]

FORMER GROCERY STORE NEAR DOWNTOWN

200 N MAIN STREET
EVANSVILLE, IN 47710

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Property Summary

OFFERING SUMMARY

Sale Price: $1,070,000

Lot Size: 2 SF

Year Built: 1967

Building Size: 34,375 SF

Renovated: 2012

Zoning: C-4

Market: Evansville Henderson MSA

Submarket: Evansville Central

Price / SF: $31.13

PROPERTY OVERVIEW

Available subject to right of first refusal - Former grocery in densely populated area.

Former tenant is paying $9,950/month through 11/30/19. The majority of this building is leased to Houchen's for the operation of an IGA Grocery. Houchens closed this store in early 2018 as part of a market repositioning effort. 25k SF of this building is finished out as a grocery and the remainder of the 34k SF building is semi-finished space created when the tenant remodeled and consolidated their footprint in 2012.

This presents a unique opportunity for a developer or user to acquire a vacant building with cash flow in place and the possibility of negotiating a buyout of the existing lease with the former tenants. The building is located in the Jacobsville area of Evansville, just north of Downtown, in an area that is the current focus of a revitalization initiative and a $16.7M capital improvement project (completed late 2017) to its streets and infrastructure that is expected to increase property values, attract new businesses and additional private development in one of the most culturally significant parts of the City.
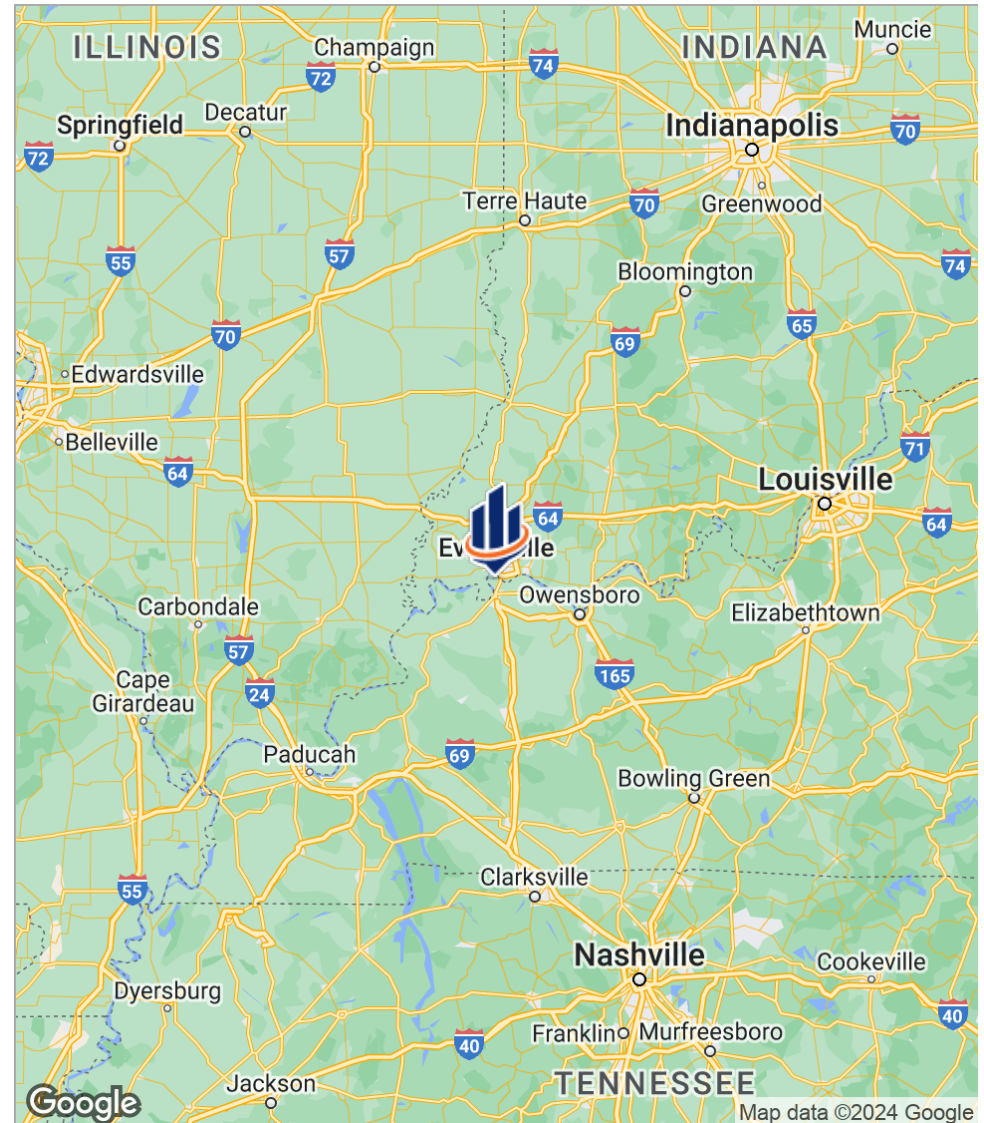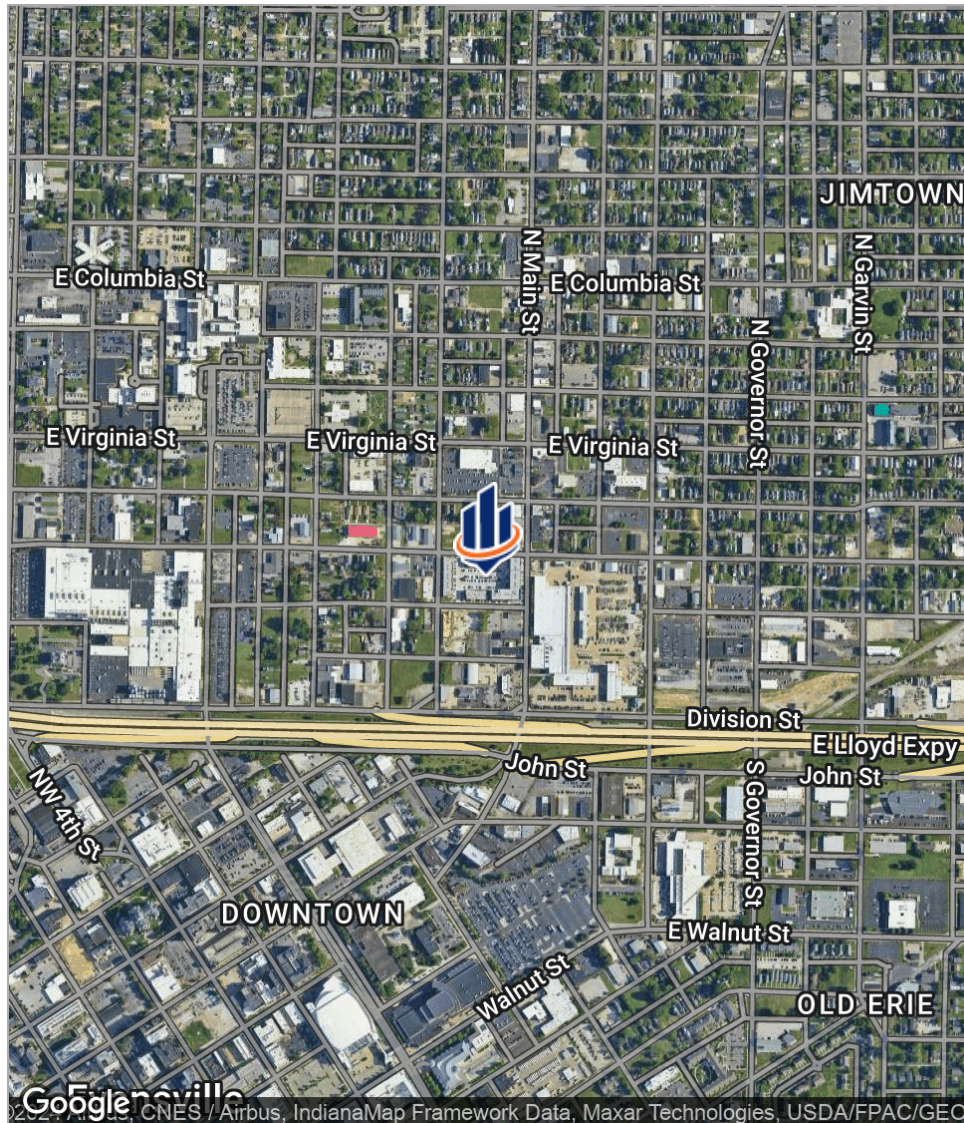
PROPERTY HIGHLIGHTS

- Located in high-density residential neighborhood
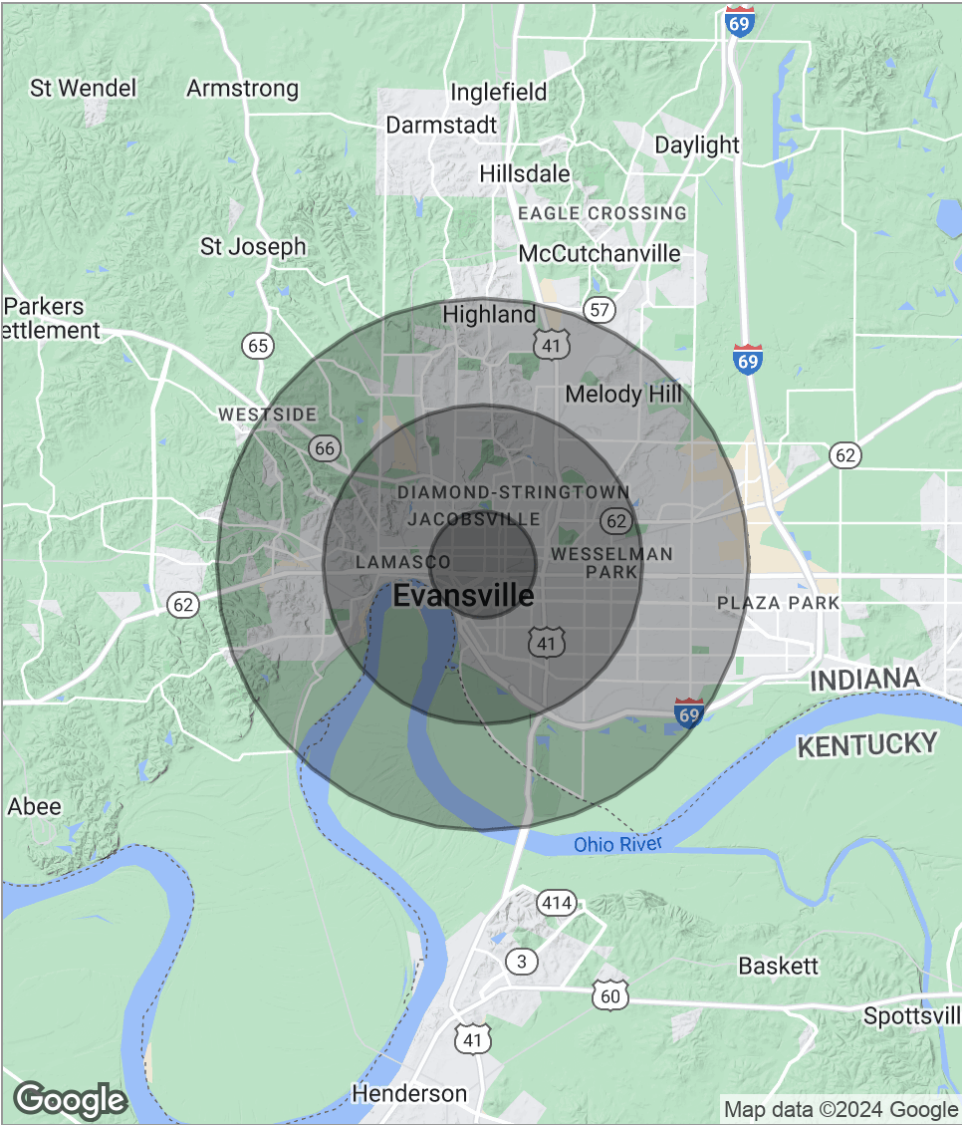- Area is focus of major capital improvement project

Additional Photos

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Location Maps

Demographics Map

POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,438	71,191	138,169
Median age	36.8	35.8	36.5
Median age (Male)	36.8	34.8	35.1
Median age (Female)	37.1	37.4	38.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,411	30,192	58,660
# of persons per HH	2.4	2.4	2.4
Average HH income	$38,229	$41,242	$46,833
Average house value		$99,365	$109,937

* Demographic data derived from 2020 ACS - US Census