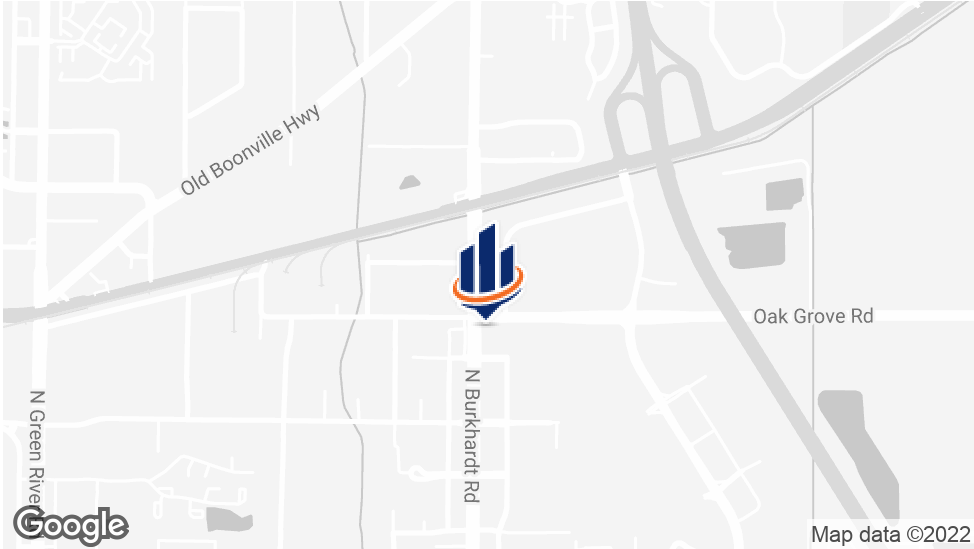


PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$20.00 - 26.00 SF/yr (NNN)
BUILDING SIZE:	28,000 SF
AVAILABLE SF:	1,500 - 6,000 SF
LOT SIZE:	2.78 Acres
ZONING:	C4
MARKET:	Evansville
SUBMARKET:	Promenade

PROPERTY OVERVIEW

SVN | The Martin Group is pleased to present this highly visible retail shopping center at the lighted corner of Burkhardt Rd and Oak Grove Rd. Louis Point consists of 4 new construction buildings that sit in the middle of the region’s most densely populated office, retail, and medical corridors.

This center is perfect for retailers, restaurants, medical users, or anyone looking to take advantage of the lifestyle being created at The Promenade.

PROPERTY HIGHLIGHTS

- Hard Lighted Corner Exposure
- Drive Thru Available
- SW Indiana’s Strongest Retail Corridor
- Last Burkhardt Retail Available in The Promenade

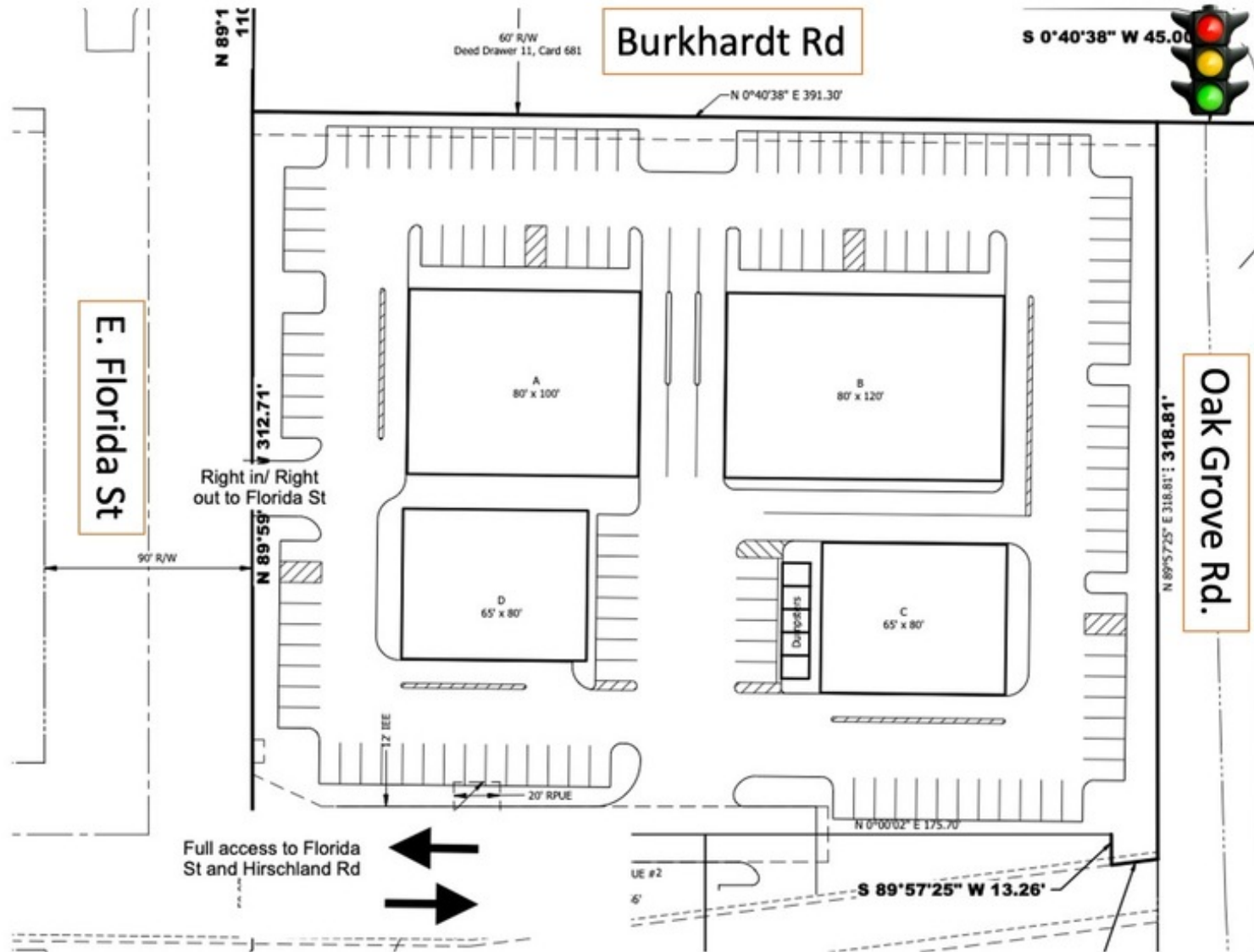
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SITE PLAN



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PROPERTY RENDERINGS



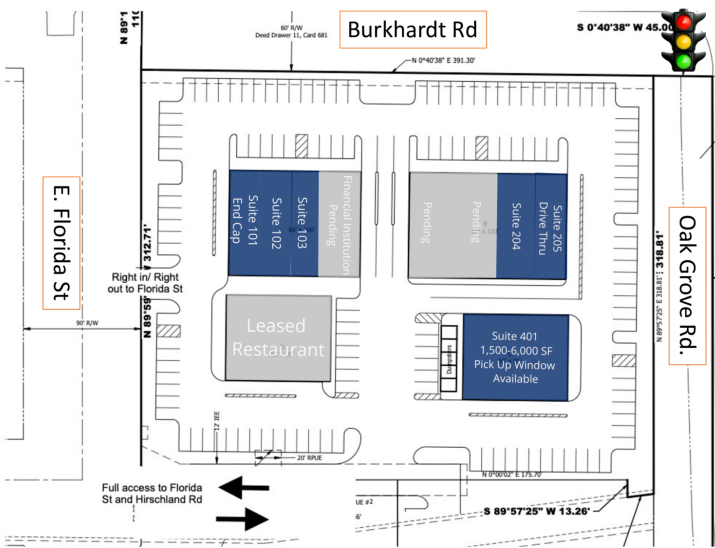
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PLANS

LEGEND

Available
Unavailable



AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Louis Point Suite 101	Available	2,000 SF	NNN	\$26.00 SF/yr	End Cap has a Pick Up Window available. CAM estimated at \$5/SF. Rent is quoted as Cold Dark Shell.
Louis Point Suite 102	Available	2,000 SF	NNN	\$23.00 SF/yr	CAM estimated at \$5/SF. Rent is quoted as Cold Dark Shell.
Louis Point Suite 103	Available	1,500 SF	NNN	\$23.00 SF/yr	CAM estimated at \$5/SF. Rent is quoted as Cold Dark Shell.
Louis Point Suite 104	Financial Insitution	2,500 SF	NNN	-	CAM estimated at \$5/SF. Rent is quoted as Cold Dark Shell.
Louis Point Suite 201	Dessert Retailer	2,000 SF	NNN	-	CAM estimated at \$5/SF. Rent is quoted as Cold Dark Shell.
Louis Point Suite 202	Pending	3,600 SF	NNN	-	CAM estimated at \$5/SF. Rent is quoted as Cold Dark Shell.

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PLANS

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Louis Point Suite 204	Available	2,000 SF	NNN	\$23.00 SF/yr	CAM estimated at \$5/SF. Rent is quoted as Cold Dark Shell.
Louis Point Suite 205	Available	2,000 SF	NNN	\$26.00 SF/yr	Suite is an end cap with the last remaining drive thru available at The Promenade. CAM estimated at \$5/SF. Rent is quoted as Cold Dark Shell.
Louis Point Suite 301	Restaurant	5,200 SF	NNN	-	-
Louis Point Suite 401	Available	1,500 - 6,000 SF	NNN	\$20.00 SF/yr	CAM estimated at \$5/SF. Rent is quoted as Cold Dark Shell.

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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

1 MILE 5 MILES 10 MILES

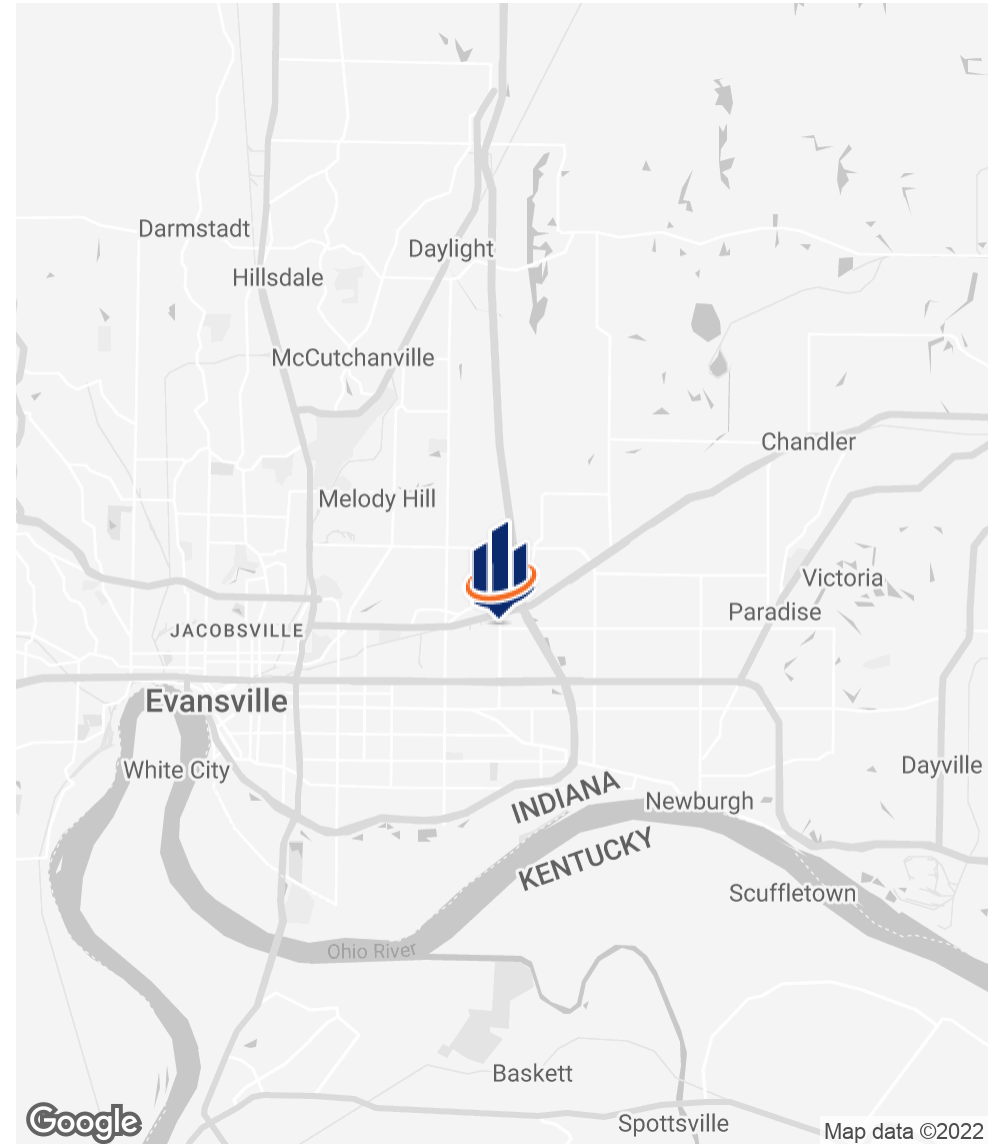
TOTAL POPULATION	2,222	102,533	241,579
AVERAGE AGE	36.4	37.7	38.0
AVERAGE AGE (MALE)	31.0	35.0	36.1
AVERAGE AGE (FEMALE)	40.3	39.9	39.8

HOUSEHOLDS & INCOME

1 MILE 5 MILES 10 MILES

TOTAL HOUSEHOLDS	1,102	43,245	99,732
# OF PERSONS PER HH	2.0	2.4	2.4
AVERAGE HH INCOME	\$40,669	\$60,437	\$60,634
AVERAGE HOUSE VALUE	\$268,943	\$161,207	\$149,815

* Demographic data derived from 2010 US Census



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