

High Visibility Lease Opportunity

117 S Green River Rd, Evansville, IN 47715



Listing ID: 30186716
 Status: Active
 Property Type: Retail-Commercial For Lease
 (also listed as Office)
 Retail-Commercial Type: Free-Standing Building, Street Retail
 Contiguous Space: 1,450 - 2,900 SF
 Total Available: 2,900 SF
 Lease Rate: \$1,200 - 2,404 (Monthly)
 Unit Price: \$4.97 - 9.95 PSF (Annual)
 Base Monthly Rent: \$1,200 - 2,404
 Lease Type: NNN
 Loading: 1 Dock
 Ceiling: 10 ft.



Overview/Comments

Current area for lease is 2,900 sf and the space can be divided if a smaller area is desired. This property fronts Green River Road which is the major north & south thoroughfare in Evansville with an ADTC of over 28,000. Visible from the Lloyd Expressway makes this opportunity even more rewarding.

More Information Online

<http://www.cpix.net/listing/30186716>



QR Code

Scan this image with your mobile device:

General Information

Taxing Authority:	Vanderburgh County	Zoning:	C-2
Tax ID/APN:	82-06-26-013-159.001-027	Usable Size (USF):	2,900 SF
Retail-Commercial Type:	Free-Standing Building, Street Retail		

Available Space

Suite/Unit Number:	117	Space Type:	Relet
Suite Floor/Level:	1	Date Available:	12/22/2017
Space Available:	2,900 SF	Lease Rate:	\$1,200 - 2,404 (Monthly)
Minimum Divisible:	1,450 SF	Lease Type:	NNN
Maximum Contiguous:	2,900 SF	Parking Spaces:	15
Space Subcategory 1:	Strip Center	Rent Escalators:	Fixed Lease
Space Description:	Large open area that can be built out for any type of business requirement.		

Area & Location

Retail Clientele:	General, Business	Traffic/Vehicle Count:	28,410
Property Located Between:	Lincoln Avenue & Lloyd Expressway	Highway Access:	Lloyd Expressway, Highway 41, I-69 & I-64
Property Visibility:	Excellent	Airports:	Evansville Regional Airport
Largest Nearby Street:	Lloyd Expressway		

Building Related

Tenancy:	Multiple Tenants	Construction/Siding:	Block, Brick
Total Number of Buildings:	1	Total Parking Spaces:	10
Number of Stories:	1	Parking Ratio:	3.4 (per 1000 SF)
Property Condition:	Good	Parking Type:	Surface
Roof Type:	Flat		

Parking Description:	Large paved parking lot with additional parking behind building.	Heat Type:	Natural Gas
Ceiling Height:	10	Heat Source:	Central
Loading Docks:	1	Air Conditioning:	Engineered System
		Internet Access:	Cable

Land Related

Water Service:	Municipal
Sewer Type:	Municipal
Legal Description:	HARRISON VILLAGE L1&PT L2

Location

Address:	117 S Green River Rd, Evansville, IN 47715
County:	Vanderburgh
MSA:	Evansville

Property Contacts



Mark J. Miller

ERA Commercial
812-760-1506 [M]
mark.miller@erafirst.com