

AVAILABLE FOR LEASE

313 Main St

Evansville, IN 47708

PRESENTED BY:

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IN #RB14043658

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IN #RB1404888



PROPERTY SUMMARY



LOCATION DESCRIPTION

Immerse your retail business in the vibrant energy of downtown Evansville, IN. Surrounding the property, discover a dynamic district with a rich tapestry of attractions. Enjoy close proximity to the Ford Center, Bally’s Casino, and the scenic Ohio River walkway. With a diverse array of dining options, boutique shops, and cultural hotspots, the area offers an appealing blend of entertainment and convenience. Take advantage of the bustling foot traffic and lively atmosphere, perfect for attracting eager customers to your retail venture. Embrace the charm and vitality of downtown Evansville, where the fusion of business and leisure creates an inviting backdrop for your retail success.

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313 MAIN ST | Evansville, IN 47708

PROPERTY DESCRIPTION

Introducing an exceptional leasing opportunity at 313 Main St, Evansville, IN, 47708. This prime commercial property is located in the heart of downtown Evansville. Boasting a strategic location, the property features flexible square footage, open layouts, and modern amenities suited for retail, office, or mixed-use ventures. With its prominent Main Street address, this two-story space is highly visible with great accessibility for potential customers or clients. Embrace the opportunity to establish a thriving business in this worthy space, strategically positioned for success in the vibrant downtown Evansville area. Don’t miss the chance to elevate your business with this sought-after leasing opportunity.

OFFERING SUMMARY

LEASE RATE:	\$15.00 SF/yr (NNN)
AVAILABLE SF:	4,674 SF-9,348 SF
BUILDING SIZE:	21,888 SF
ZONING	C-1

EXTERIOR PHOTOS

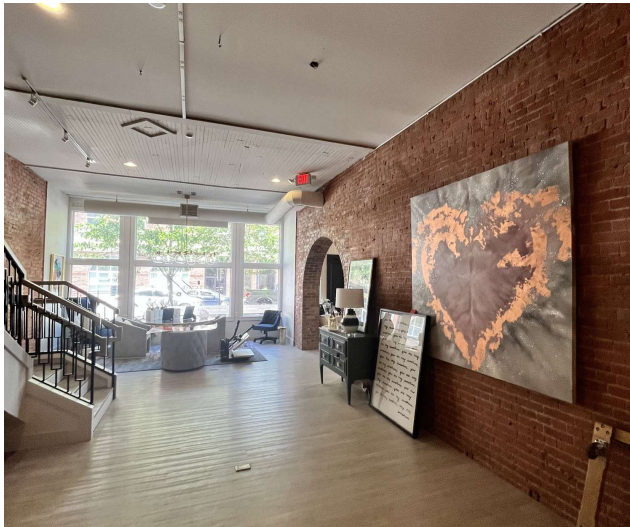


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FIRST FLOOR RETAIL

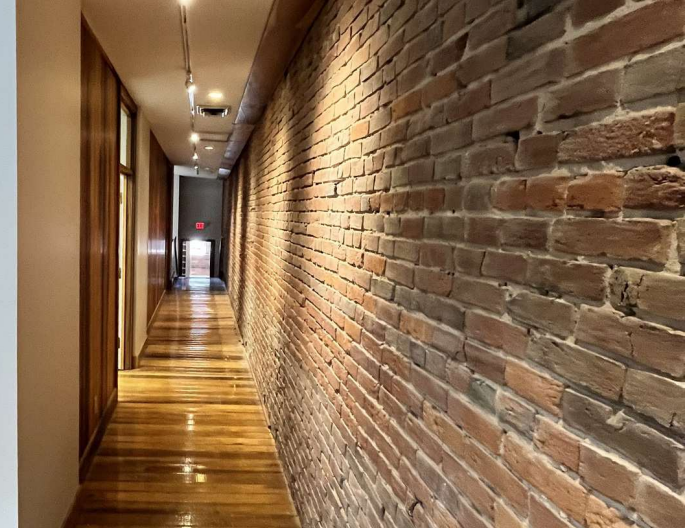
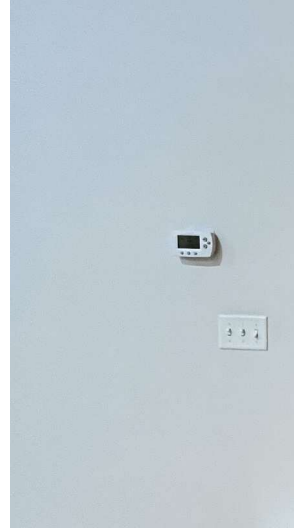


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SECOND FLOOR OFFICE SPACE



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LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	60 months
TOTAL SPACE:	4,674 - 9,348 SF	LEASE RATE:	\$12.00 - \$18.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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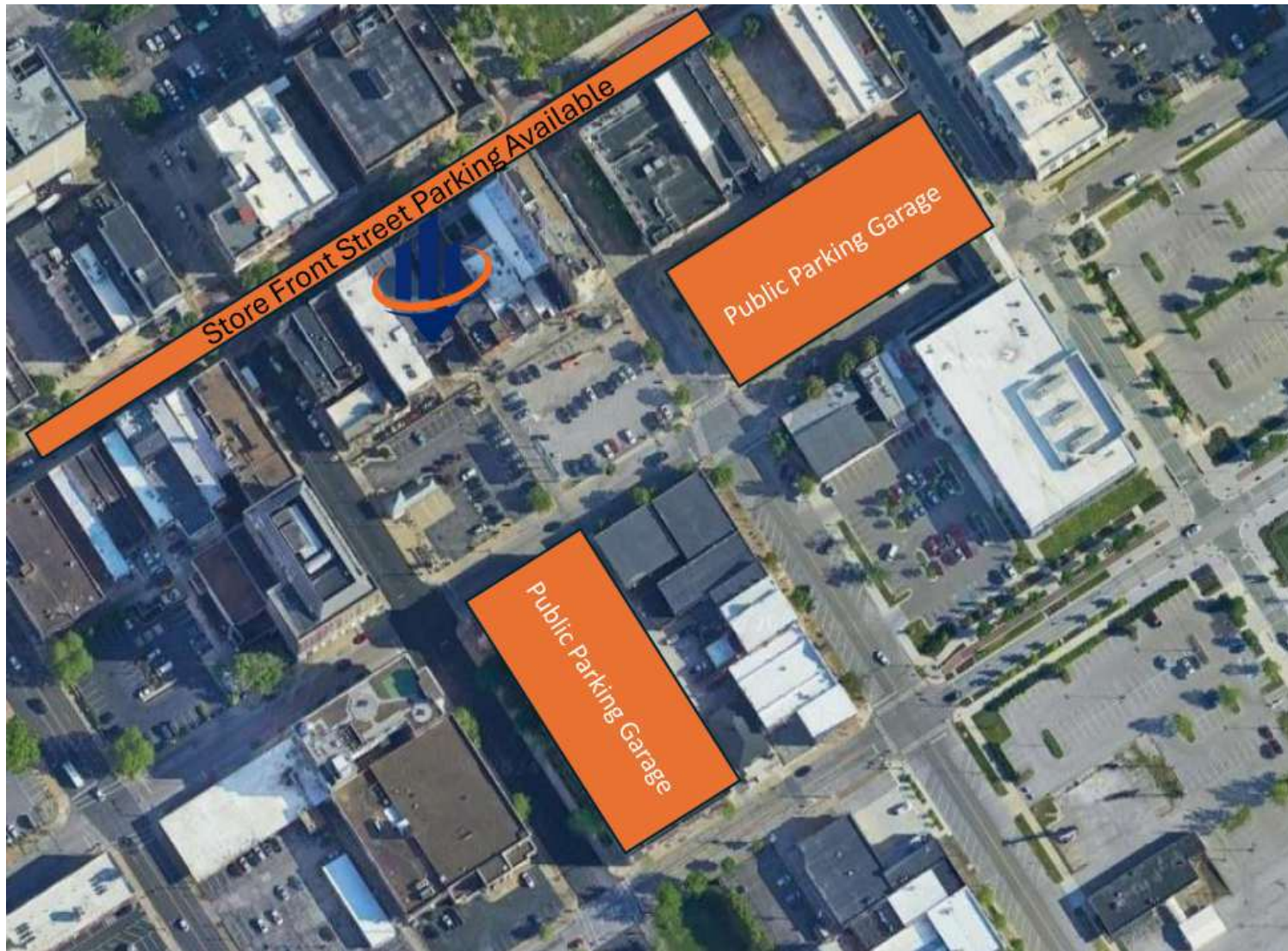
313 Main St.- 1st Floor	Available	4,674 SF	NNN	\$18.00 SF/yr	Common area kitchen/break room included on 1st floor. Tenant Improvement allowance available for the space.
313 Main St. - 2nd Floor	Available	4,674 SF	NNN	\$12.00 SF/yr	Accessible through front or back stairwell. Tenant improvement allowance available for the space.
313 Main St. - 1st & 2nd Floor	Available	9,348 SF	NNN	\$15.00 SF/yr	Freight elevator is available with the space.

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AVAILABLE PARKING

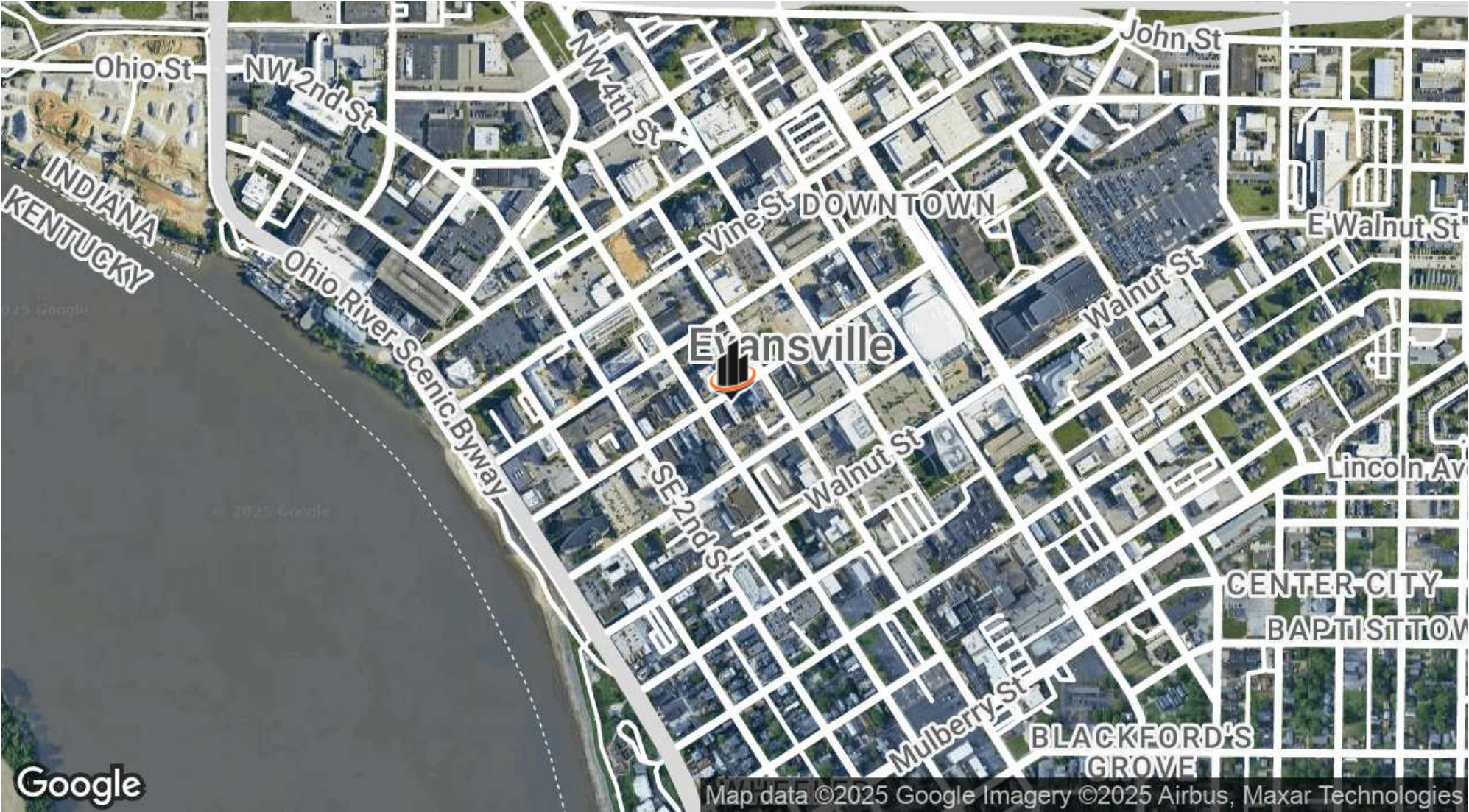


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LOCATION MAP

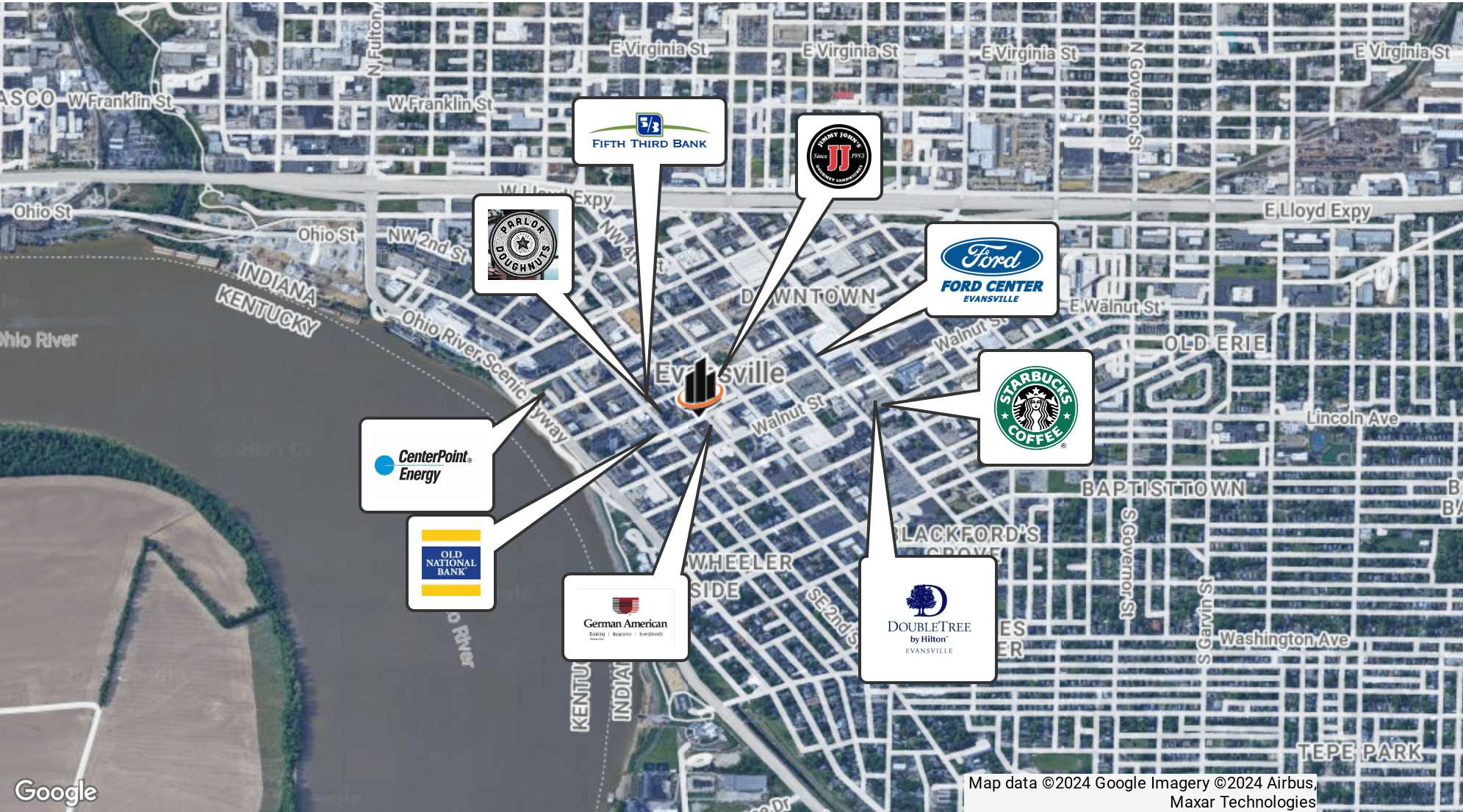


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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,815	62,432	121,305
AVERAGE AGE	41	39	40
AVERAGE AGE (MALE)	40	38	39
AVERAGE AGE (FEMALE)	41	40	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,188	27,119	52,718
# OF PERSONS PER HH	2.1	2.3	2.3
AVERAGE HH INCOME	\$47,505	\$56,694	\$66,079
AVERAGE HOUSE VALUE	\$193,460	\$133,897	\$167,258

Demographics data derived from AlphaMap



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