

FOR LEASE | 111 SOUTH

111 S. GREEN RIVER ROAD
EVANSVILLE, IN 47715

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	2,209 SF
Lease Rate:	\$12.50 SF/yr (NNN)
NNN Expenses:	CAM \$1.21 SF/yr Taxes \$1.65 SF/yr Insurance <u>\$0.48 SF/yr</u> \$3.34 SF/yr
Building Size:	42,500 SF
Year Built:	1973
Renovated:	2018
Zoning:	C-2
Traffic Count (VPD):	Green River: 26,806 Lloyd Expy: 52,007

PROPERTY OVERVIEW

Situated at the high traffic intersection of Green River Road and the Lloyd Expressway, 111 South is a thriving shopping center in the heart of Evansville's eastside retail district.

PROPERTY HIGHLIGHTS

- High demand center with a quality mix of tenants
- Excellent visibility with over 75,000 VPD on Lloyd Expressway/Green River Road
- Signage available along Lloyd Expressway and on entrance pylon sign
- Tenants include: Brinker's Jewelers, Brinker's Etc., Pangea Kitchen, Club Pilates, Cyclebar, Bash Salon and coming soon, Amelia Aesthetics
- Other area businesses include: At Home, Sky Zone, First Security Bank, Green River Dentistry, O'Reilly Auto Parts, D-Patrick Motoplex, Long Horn Steakhouse, Chipotle Mexican Grill, Barnes & Noble and many more

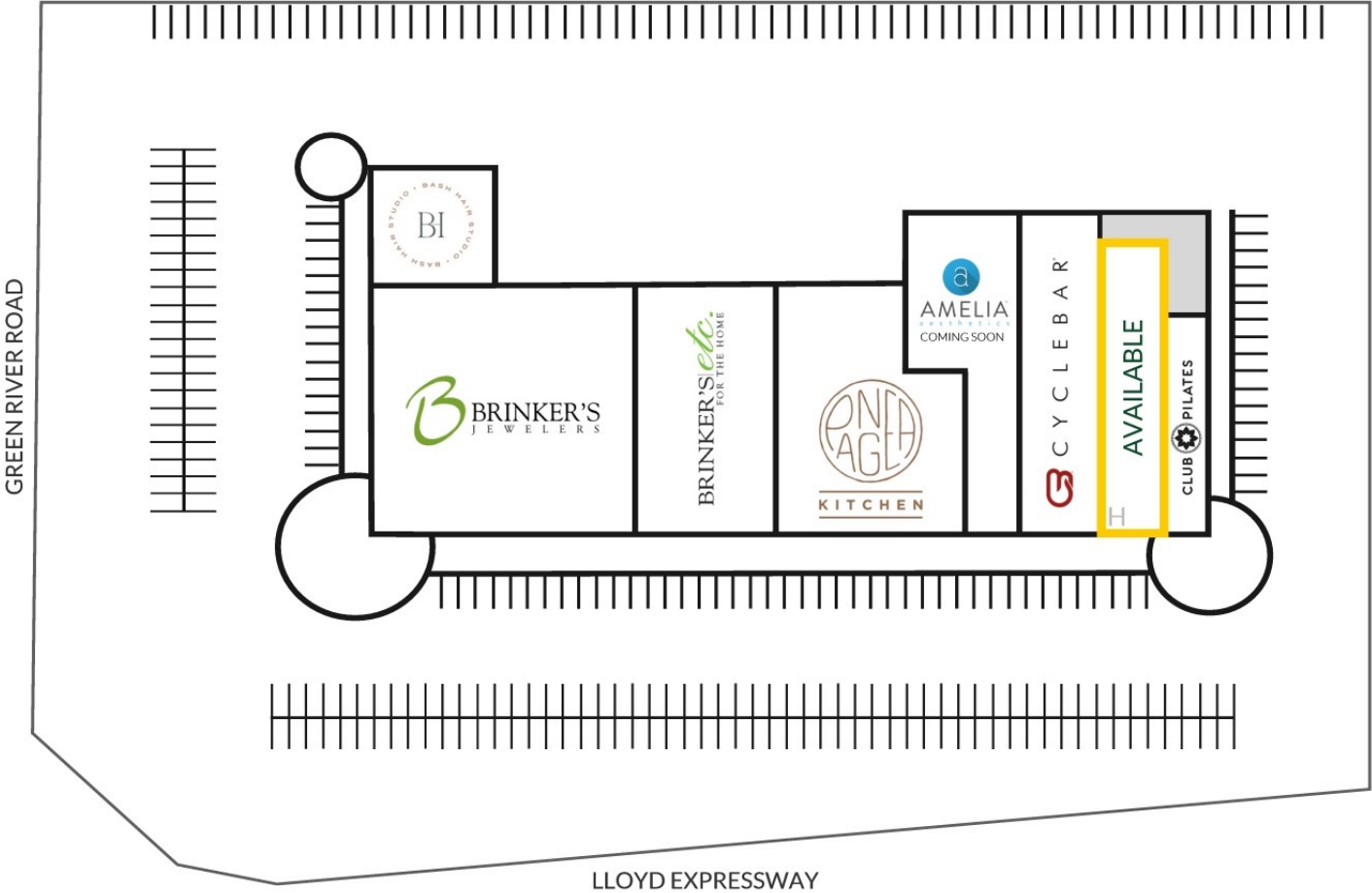
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AVAILABLE SPACE



SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite H	2,209 SF	NNN	\$12.50 SF/yr

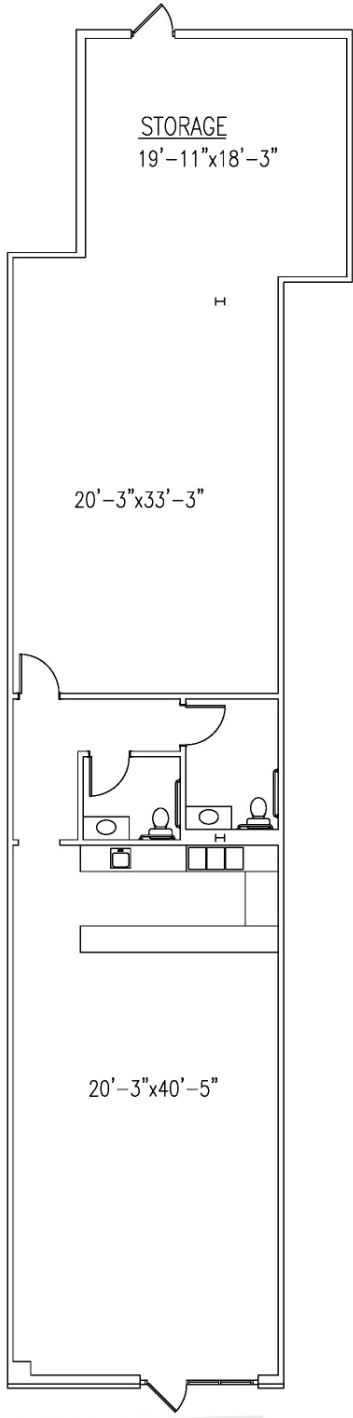
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FLOOR PLAN



1 SUITE H
2,209 SF

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RETAILER MAP



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total population	5,800	69,200	119,126
Daytime population	14,980	77,132	153,899
Total households	2,817	31,219	51,925
# of persons per HH	2.01	2.15	2.21
Average HH income	\$63,962	\$71,264	\$72,917
Average house value	\$227,235	\$182,765	\$187,126

* Demographic data derived from U.S. Census Bureau, 2010 Census and ESRI forecasts for 2023

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