



**F.C. Tucker
Commercial**

AVAILABLE

**200 N Main Street
EVANSVILLE, IN 47710**

RETAIL / OFFICE



- **Lease Price:** \$11.50 / SF / NNN
- **NNN Charge:** \$3 / SF est.
- **Total SF:** 7,166 SF
 - **Suite B SF:** 4,805 SF
 - **Suite C SF:** 2,361 SF
- **Year Built:** 2020
- **Zoning:** C-2
- **# of Parking Spaces:** Rear Parking & Street Parking

- **Ext. Construction:** Brick
- **Interior Walls:** Drywall
- **Sprinkler:** Yes
- **# of Restrooms:** 1
- **Water/Sewer:** City
- **Current Use:** Vacant - White Box
- **Showing:** Contact Listing Broker
- **Location:** North Main Corridor
- **AADT:** 6,357 AADT (2023)

New white box finish space available on N Main St. This space has never been occupied and is in the main floor of The Forge on Main. Dollar General is the existing anchor Tenant with the remaining space of 7,166 SF available for any retail or office clients. The space is currently split into 2 spaces with one featuring 4,805 SF and the other 2,361 SF. The larger space already has a bathroom, 1 office and kitchenette in place for a new Tenant. Ownership is motivated to get this space leased.

For More Information, Contact:

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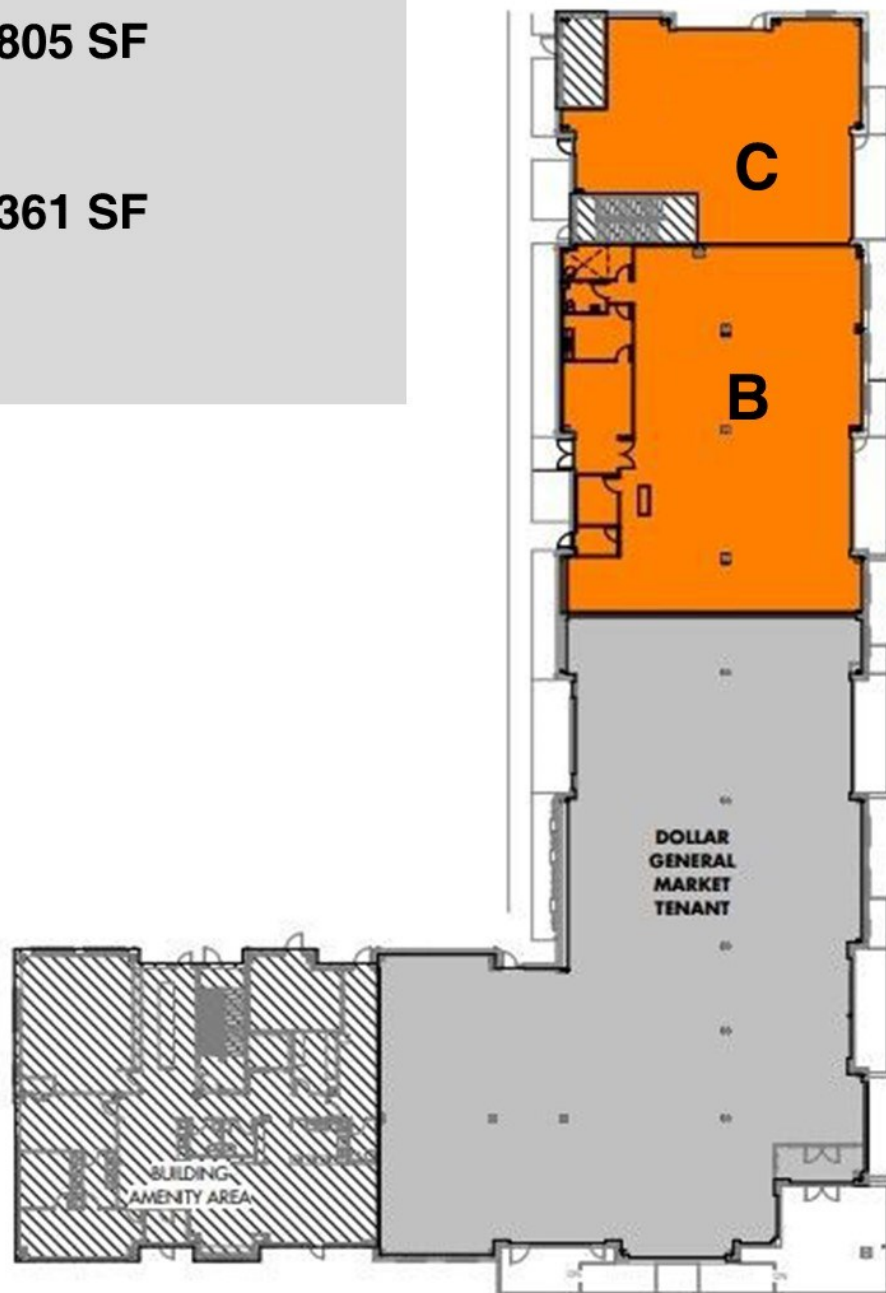
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North Main District



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