

8401 N Kentucky Avenue

Evansville, IN 47725



Retail Spaces for Lease



Property Details:

- Size: 1,800 - 8,003 SF Available / Space Divisible (Suites A, B, C, D, E, L, & M)
- Lease Rate: \$11 PSF Per Year
- CAM: \$2.49 PSF Per Year (NNN)
- Great location off Highway 41 and Mount Pleasant Road
- Ideal for office/service/retail
- Traffic Counts of 26,041 cars per day on Highway 41 at Mount Pleasant
- Population Density: 6,270 (1 Mile) 56,937 (3 Miles) 132,631 (5 Miles)
- Nearby tenants include: Johnson Controls, Iwataya Japanese, Midwest Skin Institute, NorthWinds Church, Granola Jar, Behind the Wheel Driving Academy, Garland Vision, Mount Pleasant Family Practice, McDonald's, Bob's Gym North, Deaconess Hospital, and much more



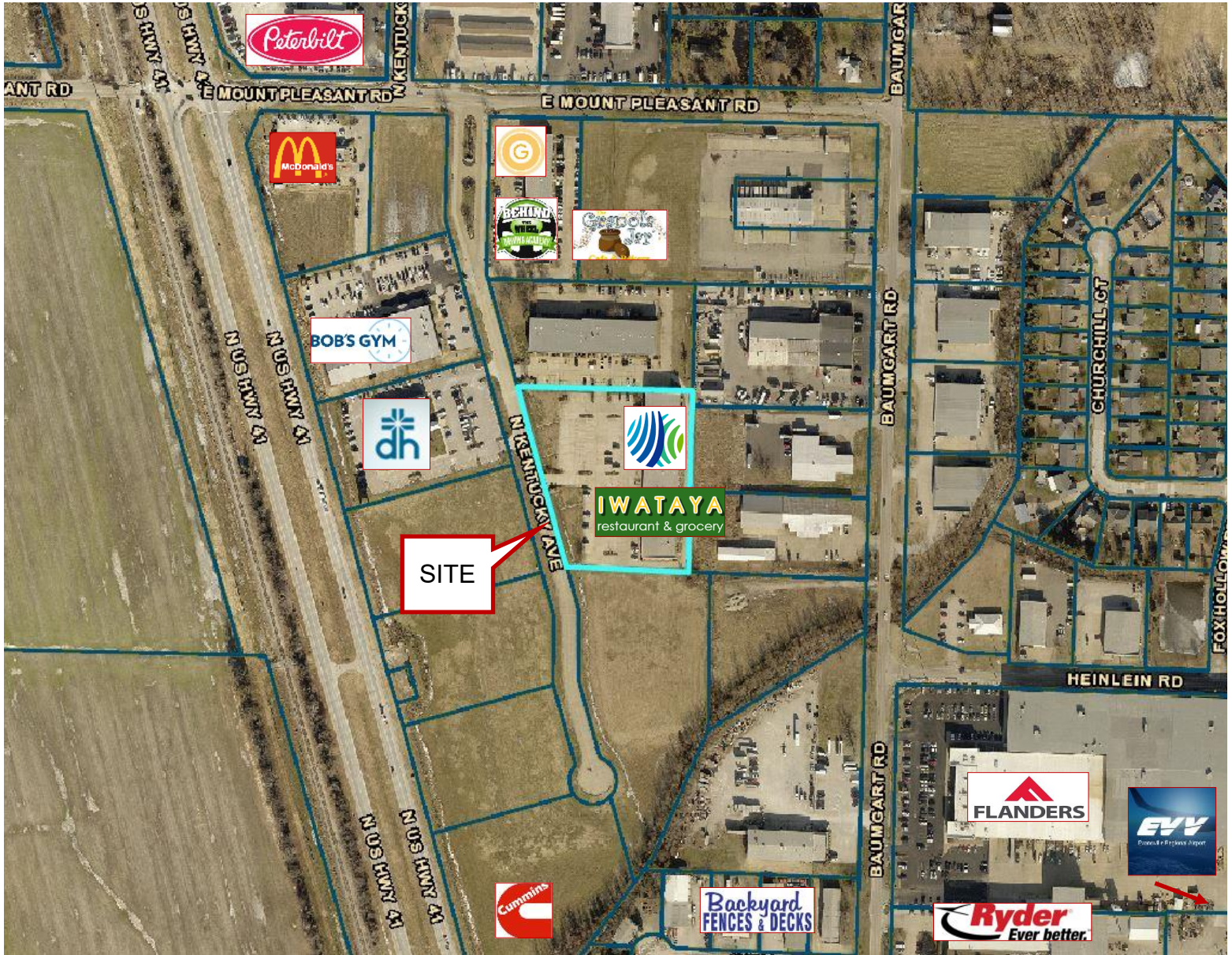
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Suite A : 1,596 SF

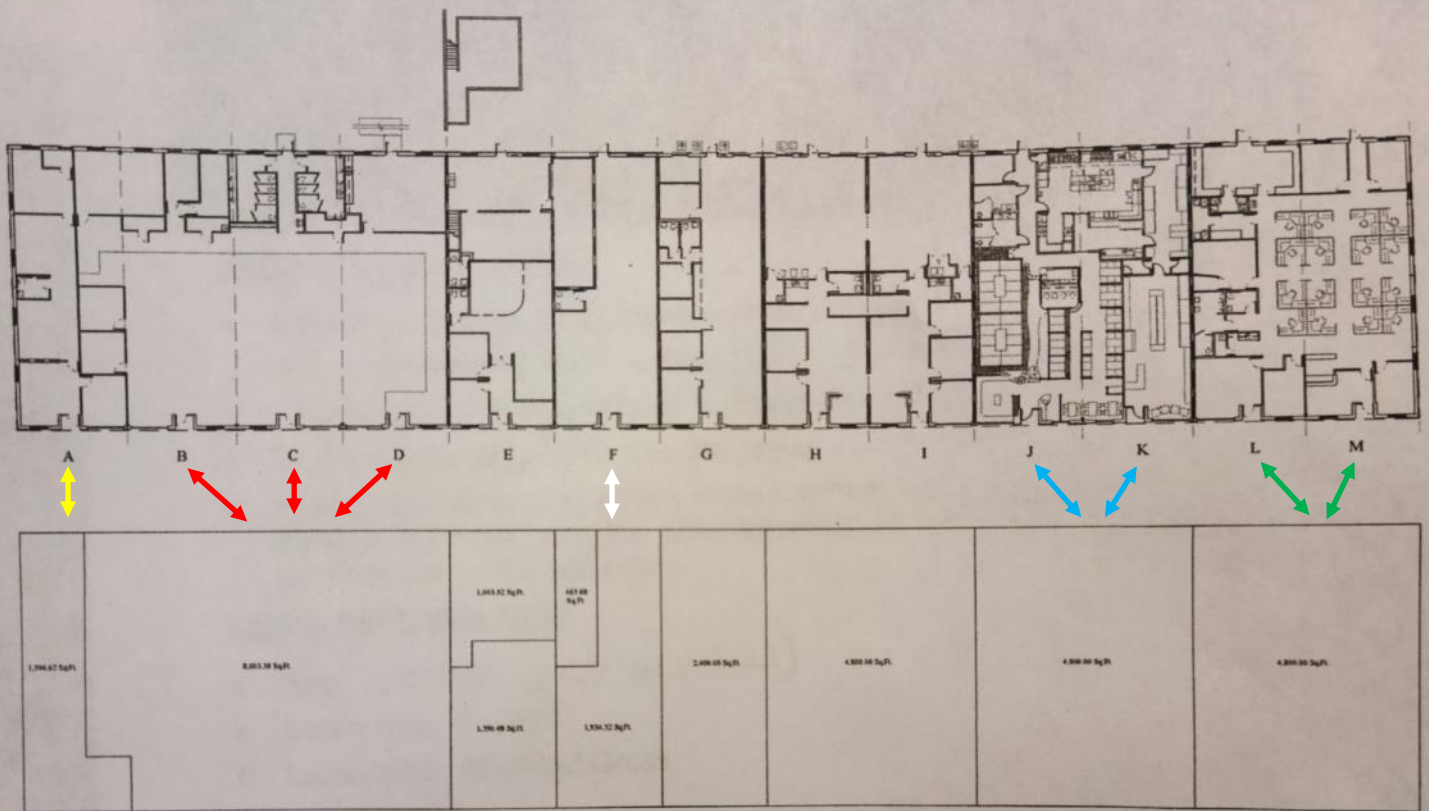


Suite B,C,D: 8,003 SF



Suite L & M: 4,800 SF





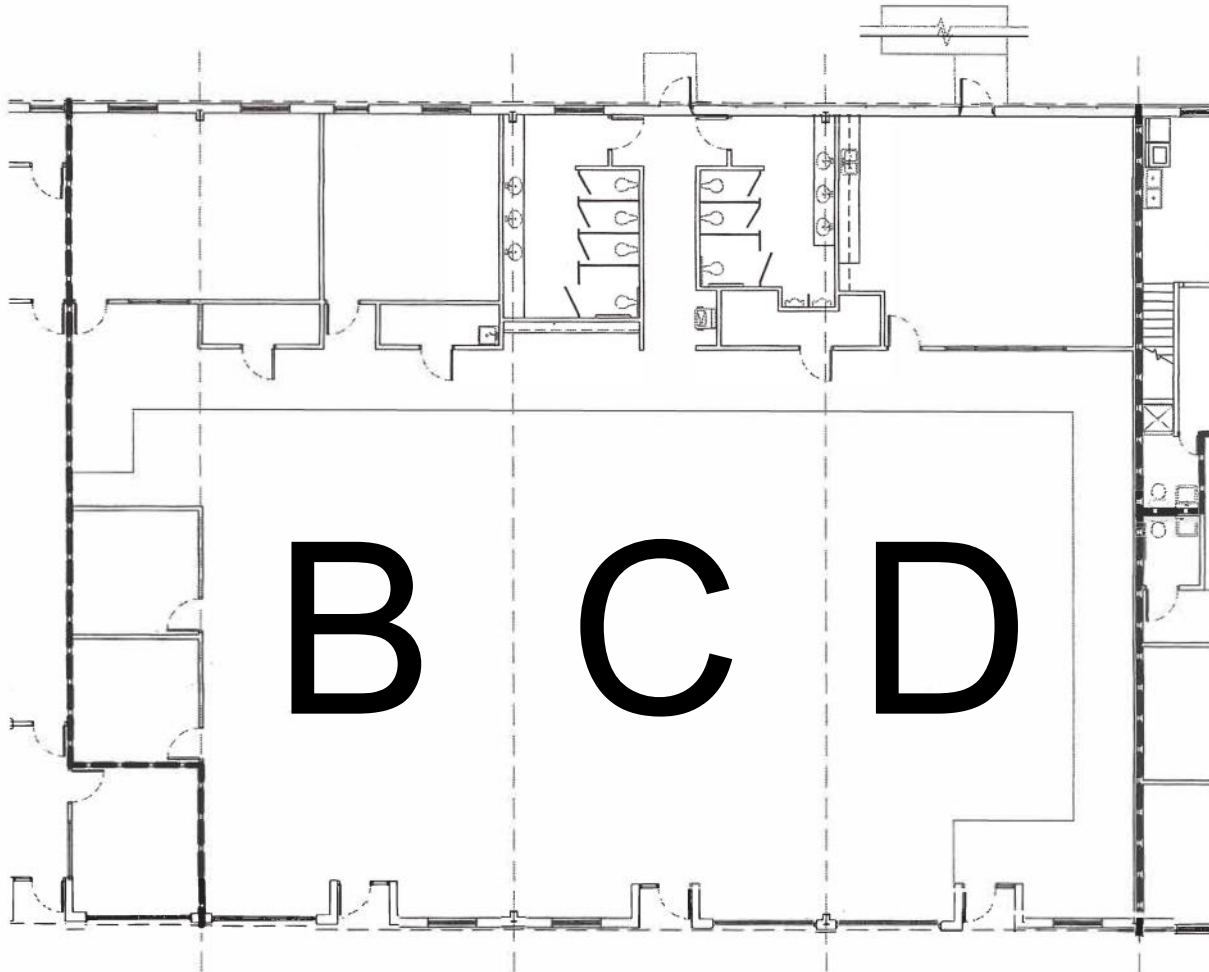
8401 Kentucky Ave.
31,200 sq.ft

41 north business park

Floor Plan listed above shows the suites along with their square footage which are as follows:

- A: 1,596.62 SF (yellow arrow)
- BCD: 8,003 SF (red arrows)
- F: 1,862.16 SF (white arrow)
- J & K: 4,800 SF (blue arrows) - unavailable
- L & M: 4,800 SF (green arrows)

FLOOR PLAN



8401 Kentucky Ave.

Suite "B, C & D"

8,003 sq.ft