

Retail for Lease

2334 W. Franklin Street
Evansville, IN 47712



Demographics: (5-mile radius)

2020

Population: 102,075
Households: 42,922

2025

Population: 101,801
Households: 43,445
Average Income: \$72,287

2030

Population: 101,122
Households: 43,523
Average Income: \$81,105

Contact:

Mike Richardson

6131 Wedeking Avenue, G-1
Evansville, IN 47715

Office: 812.479.8440

Cell: 812.480.7454

Email: miker@remax.net

www.richardsoncommercial.net



Financial Information:

Lease Price: \$15/SF/NNN

Description:

Primary Type: Retail

Building Size: 9,945 SF

Zoned: C-4

Heat/Cool: Central HVAC

Power: CenterPoint

Water: City

of Floors: 1

Electric Service: 400 amp

Ceiling Height: 12" with panels that can be removed to get 13-14' clearance

OH Doors: 1 8' door

Restrooms: 1

Offices: 1

Laundry Room: 1 that can be converted into a restroom

Additional Information:

- High profile location at the corner of Franklin Street & St Joseph Avenue.
- Traffic signal at corner of property.
- Franklin Street is the main bar and restaurant location for the west side of Evansville.
- Franklin Street is also home of the West Side Nut Club Fall Festival which takes place in the first week of October every year. This event is the second largest street festival in the US.
- Neighbors include Donut Bank, Hardees, Liquor Locker, Jimmy Johns, and many local bars and restaurants.
- Current Tenant is wanting to downsize and move to another location.



