

Sweetwater Events Center for Sale or Lease

8335 Eagle Lake Drive
Evansville, IN 47715



Demographics: (5-mile radius)

2020

Population: 104,075
Households: 44,684

2025

Population: 105,184
Households: 45,501
Average Income: \$ 93,071

2030

Population: 105,869
Households: 46,069
Average Income: \$102,895

Contact:

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Financial Information:

Sale Price: \$1,400,000.00

Lease Price: \$17/SF/NNN

Description:

Primary Type: Restaurant / Retail

Building Size: 7,233 SF

Lot Size: 1.32 Acres

Year Built: 2006

Zoned: C-4

Heat/Cool: Central HVAC

Water: City

of Floors: 1

Restrooms: 4

Construction: Brick

Power: CenterPoint

Additional Information:

- Currently occupied by Sweetwater Events Center as an entertainment venue for wedding receptions, parties, etc.
- Full kitchen with ovens, stoves, walk-in cooler, freezer, dishwasher, tables, dishes, bar, tables, etc.
- Ideal for any retail, restaurant, bar, etc. Could also be used as a professional office.
- Lake view and patio in rear of property.
- Neighbors include Cracker Barrel, hotels, restaurants, etc.
- High visibility location from I-69.
- Upstairs office and storage area.
- Approximately 80 parking places.
- 3-way liquor license is not included, but can be purchased separately.
- TV, liquor, computers, dollies, Blink security system not included.
- Glassware, 250 Chiavari chairs, 30 round tables, 15 8' tables, plates, tableware, Christmas and other decorations included.

Property Highlights:

- Large entry lobby
- 2 restrooms off lobby:
 - Women's restroom has 4 stalls
 - Men's restroom has 2 stalls and 2 urinals
- Large office / dressing room off entry lobby frequently used as changing room for bride / groom or wedding party
- Upstairs office with restroom and shower includes large storage closet with 4 furnace units, security system, etc.
- Large enclosed patio with 4 glassed garage doors
 - Patio holds 11 tables
- Large outdoor patio holds 15 tables
- Raised stage in main event hall
- Main event area has seating capacity of 180 people with 16 large, round tables
- Entire building has capacity of 250 people
- Large kitchen includes the following:
 - Manitowac ice maker
 - Dishwasher
 - 1 walk-in cooler
 - 1 walk-in freezer
 - Large Avtec ventilation hood
 - 2 stove / ovens
 - Refrigerator
 - 3 compartment sink
 - 2 pizza ovens
 - 6 stainless steel work tables
 - 1 microwave
- 3 200 amp electrical panels (600 amps total)
- Bar includes the following:
 - 3 compartment sink
 - 2 bay beer / drink cooler
 - 1 large ice sink holder



Rear patio area with lake view

