

# FOR LEASE



**CALIBER**  
COMMERCIAL PROPERTIES

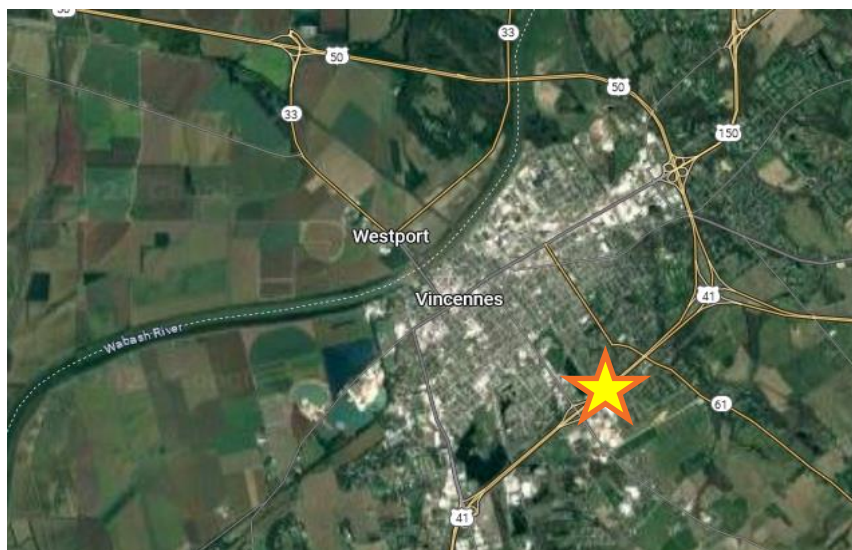
**648 Kimmell Road**

Vincennes, IN 47591

4,800 Available SF

## Property Highlights

- Walmart Anchored Center
- Open Layout
- Can be divided
- Back Entrance with Parking
- Signage Available



**Jackson Geer**

(502) 365-5009

[jackson@caliberproperties.com](mailto:jackson@caliberproperties.com)

**David Barker**

(502) 365-5009

[david@caliberproperties.com](mailto:david@caliberproperties.com)

# 648 Kimmell Road

Vincennes, IN 47591

4,800 SF



**CALIBER**  
COMMERCIAL PROPERTIES

## Building Plan



# 648 Kimmell Road

Vincennes, IN 47591

4,800 SF



**CALIBER**  
COMMERCIAL PROPERTIES

## Retailer Aerial



# 648 Kimmell Road

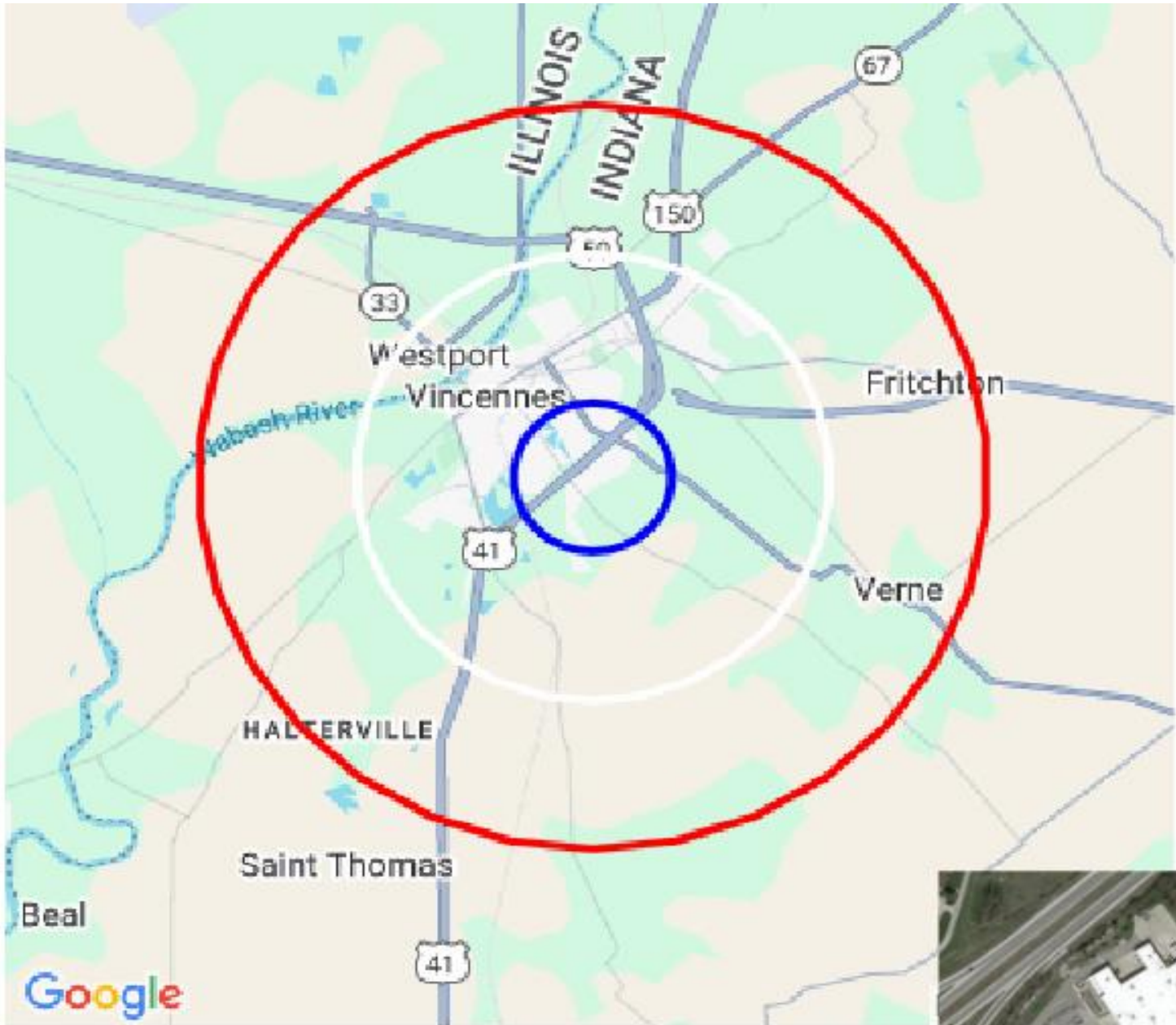
Vincennes, IN 47591

4,800 SF



**CALIBER**  
COMMERCIAL PROPERTIES

## Demographics



## 636-648 Kimmel Rd



### Population

Distance	Male	Female	Total
1- Mile	956	1,041	1,997
3- Mile	10,294	10,445	20,739
5- Mile	12,202	12,553	24,755

# 648 Kimmell Road

Vincennes, IN 47591

4,800 SF



**CALIBER**  
COMMERCIAL PROPERTIES

## Demographics

### POPULATION

**25,523**

### AVG. HH SIZE

**2.32**

### MEDIAN HH INCOME

**\$42,233**

### HOME OWNERSHIP

Renters: **3,868**

Owners: **6,139**

### HH SPENDING



**\$15,194**



**\$5,427**



**\$5,580**



**\$2,396**



**\$1,535**



**\$1,104**

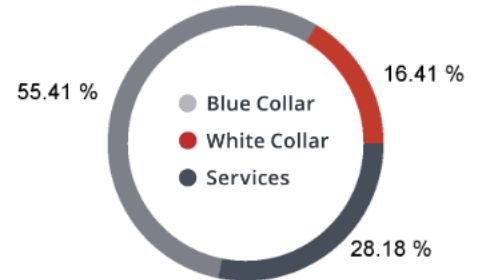


**\$167**



**\$334**

### EMPLOYMENT



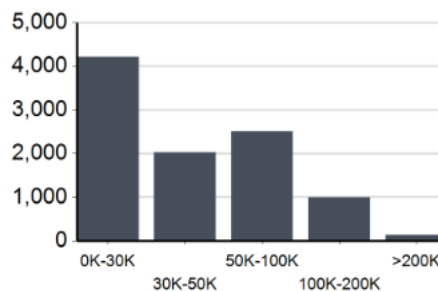
**46.63 %**  
Employed

**1.50 %**  
Unemployed

### EDUCATION

High School Grad: **32.65 %**  
 Some College: **21.42 %**  
 Associates: **10.70 %**  
 Bachelors: **21.42 %**

### INCOME BY HOUSEHOLD



## Traffic Counts

Kimmell Road

**1**

Ford Rd

Year: 2021 **4,067**

Year: 2020 **3,938**

Year: 2019 **5,519**

**Jackson Geer**

(502) 365-5009

[jackson@caliberproperties.com](mailto:jackson@caliberproperties.com)

**David Barker**

(502) 365-5009

[david@caliberproperties.com](mailto:david@caliberproperties.com)