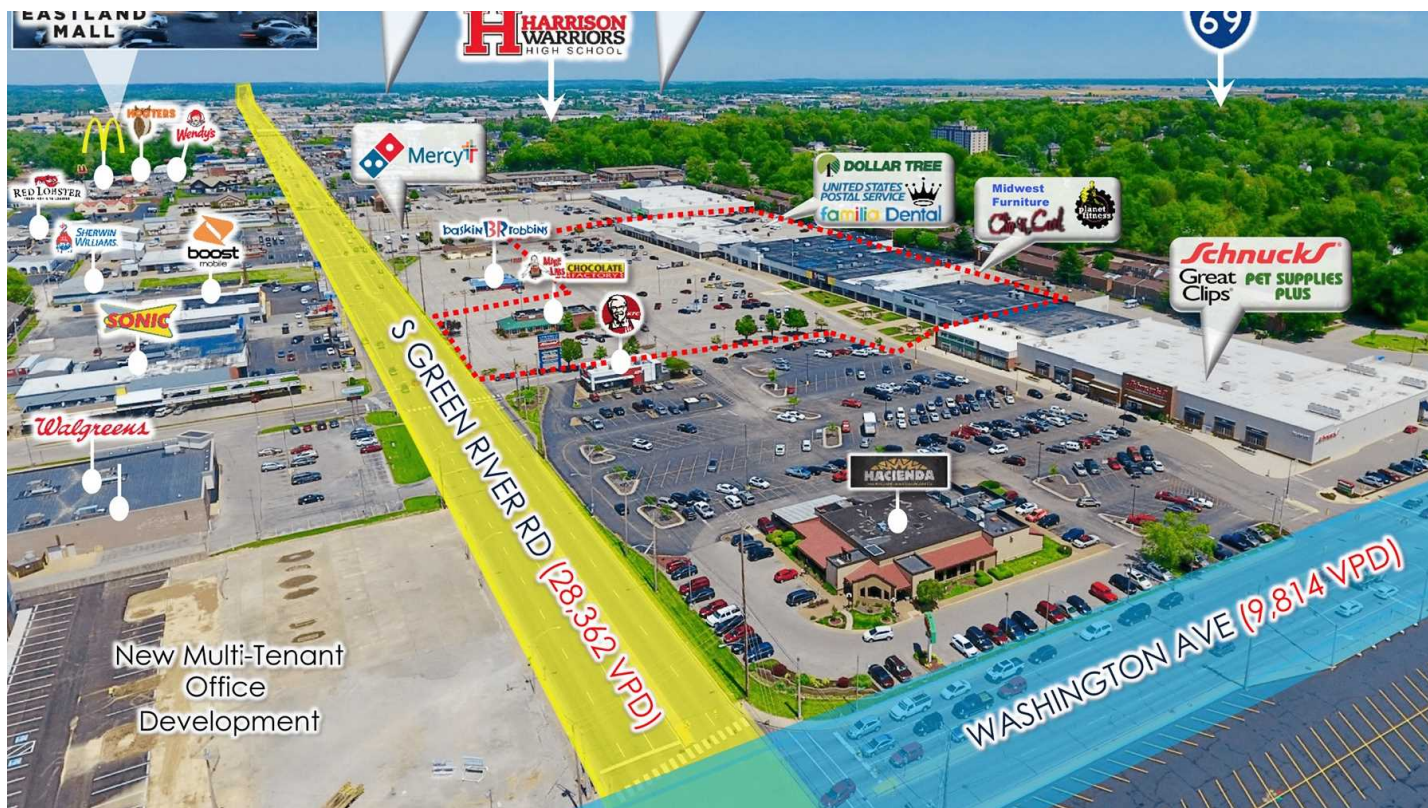


Lawndale Commons

Lease Rate: \$7 - \$9 / SF

Evansville, IN 47715

FOR LEASE



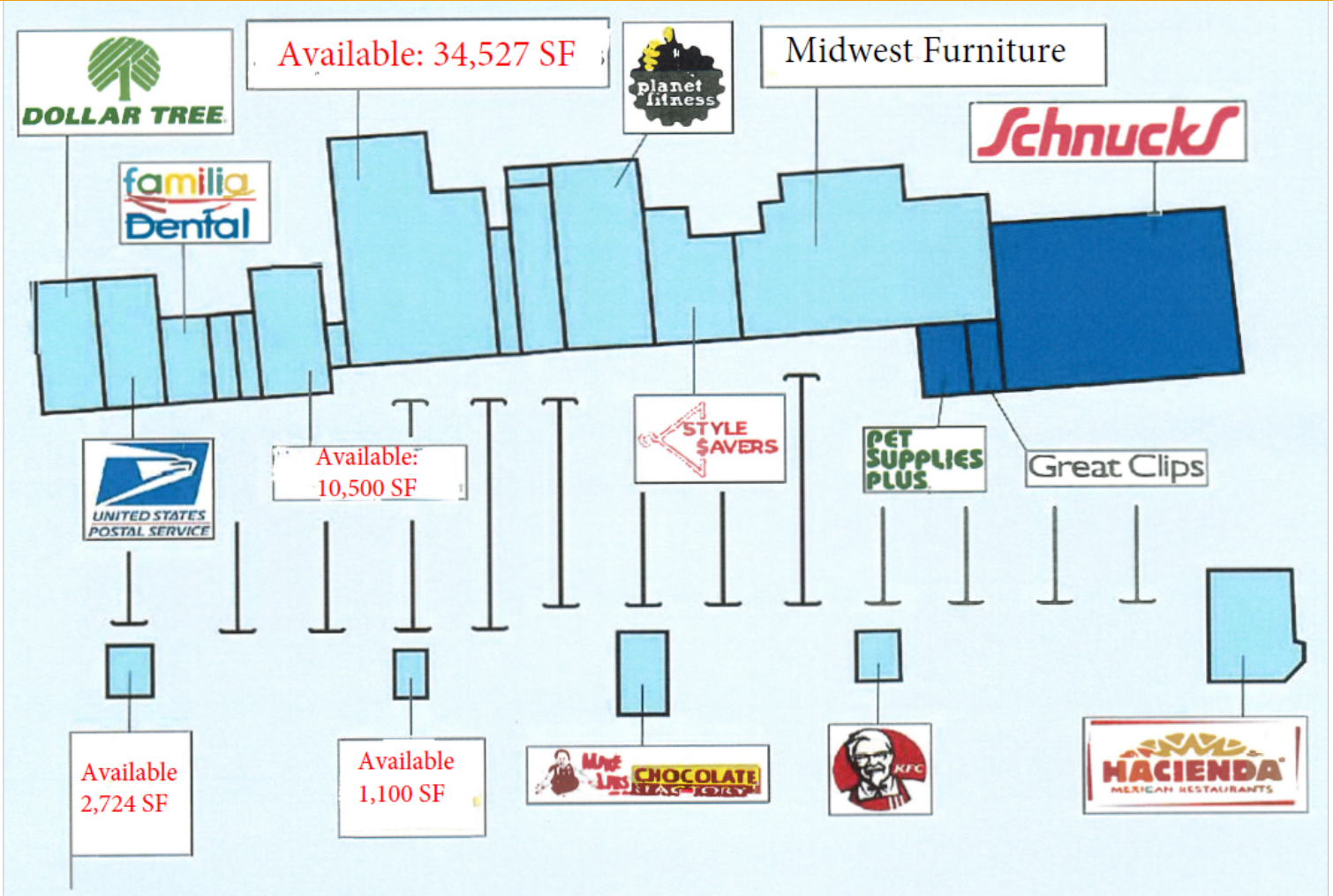
800 South Green River Road

Property Highlights

- Multiple Units Available
- S Green River Rd traffic count: 28,362 VPD
- Washington Ave traffic count: 9,814 VPD
- Current Tenants include: Big Lots, Home Outlet, Dollar Tree, USPS, Familia Dental, Planet Fitness, Style Savers, Pet Supplies Plus, Great Clips, and Schnucks.



AVAILABLE SPACES



Available Spaces

Space	Size	Term	Rate	Space Use	Condition	Available
850	34,527	Base + NNN	\$7.00 /sf/yr	Retail		Immediately
808	10,500	Base + NNN	\$9.00 /sf/yr	Retail		Immediately
810	2,724	Base + NNN	\$3,405 /mo	Retail		Immediately
848	1,100	Base + NNN	\$2,292 /mo	Retail		Immediately



Location Overview

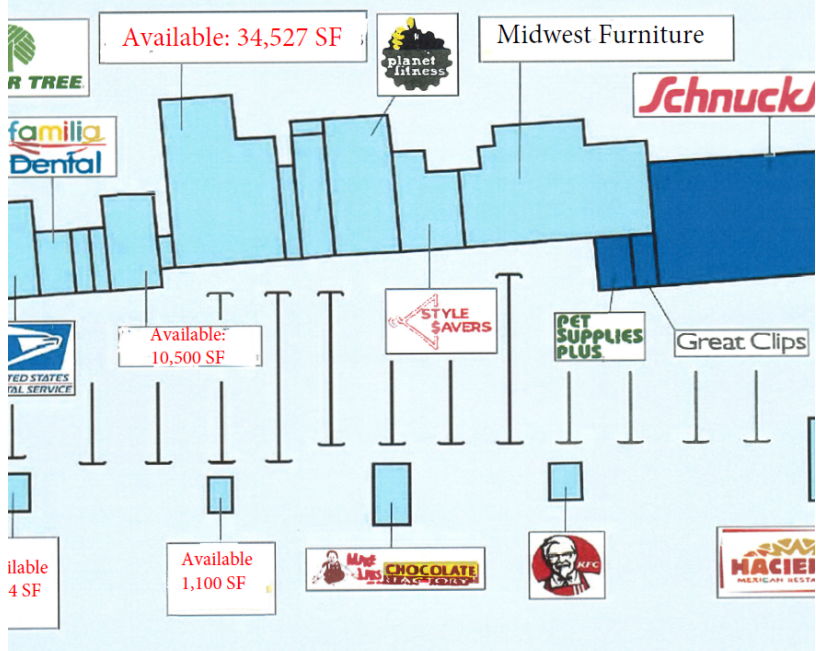
Evansville, Indiana is the county seat of Vanderburgh County and is the largest city in Southern Indiana and the Illinois-Indiana-Kentucky tri-state area, home to over 911,000 people. Three NYSE companies are headquartered in Evansville (Accuride, Berry Global, and Springleaf), as the city serves as the region's economic hub home to both public and private enterprises. The Tropicana Evansville is the state's first casino and the Mesker Park Zoo and Botanic Garden is one of the state's oldest and largest zoos. The city has several educational institutions, including the University of Evansville and the University of Southern Indiana.

Evansville sits less than 200 miles from 4 major U.S. cities: 176 miles from Indianapolis, 156 miles from Nashville, 126 miles from Louisville, and 174 miles from St. Louis.

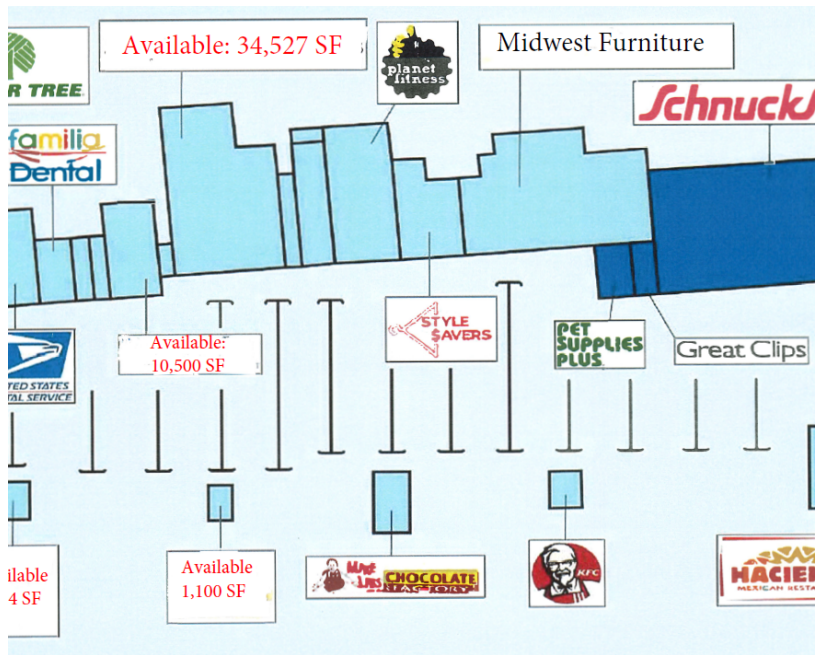
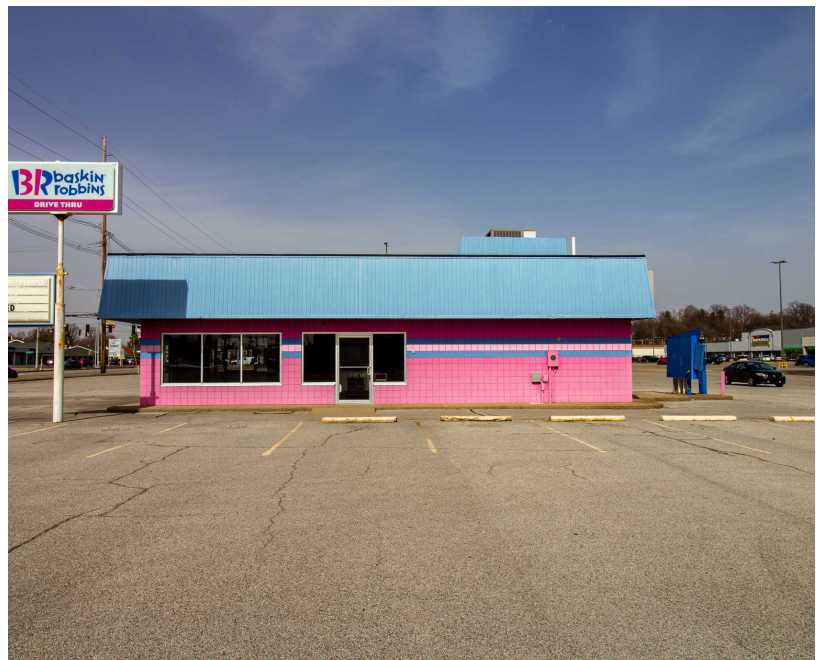
PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



BUSINESS MAP

