

## S. Green River & Pollack

4900 Pollack Avenue • Evansville, IN 47714



### Availability Overview

Space Available	1,200 - 50,000 SF
Lease Rate	\$7.50 - 8.00 SF/yr (NNN)
Lease Type	NNN
Date Available	
Space Type	Office Building
Spaces available	12
Building Size	1,200 SF
Year Built	2006
Zoning	C-4
Market	Evansville
Sub Market	Southeast Side
Cross Streets	Pollack

### Property Overview

<b>Property</b>	This to-be-built property is ideal for retail service operations, which require good visibility, good access, and high density residential. The property is located just north of the I-164 bypass with no food service available between the I-164 and this property. With Caze Elementary across the street, services in the help-make-my-life-easier category are ideal.
<b>Location</b>	The area is predominately high density residential with some small commercial users in the area. The property is located across from Caze Elementary School, which has a current enrollment of over 550.

#### Presented by

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Location Maps

