

OFFICE FOR LEASE

2340 WASHINGTON AVE

2340 WASHINGTON AVE, EVANSVILLE, IN 47714



PROPERTY OVERVIEW

- Lease Rate: \$11 / SF / YR / NNN
- Traffic Count: 11,068 AADT
- Located in a high traffic area on Evansville's southeast side
- Nearby business include American Pride Thrift Store, Babb Dentistry, Heritage FCU, Marathon Gas Station, Cool Breeze Vapor, Chinno's and many more

OFFERING SUMMARY

LEASE RATE:	\$11/SF/YR
BUILDING SF:	5,044
LOT SIZE:	0.40 Acres
PARKING:	11 Spaces
TRAFFIC COUNT:	11,068 AADT
YEAR BUILT:	1986
ZONING:	Commercial



HAHN KIEFER REAL ESTATE SERVICES

1352 E Division St
Evansville, IN 47711



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