

**5301 Pearl Dr. (off West Lloyd Expressway)  
Evansville, IN 47712**



**New Retail Space for Lease**

**Anchored by**



**Price \$19.50/SF/YR NNN**

**2960 SF White Box Finish**

**Estimated NNN \$3.50/SF/YR**

**ADT: 11,785 cars on  
W. Lloyd Expy**

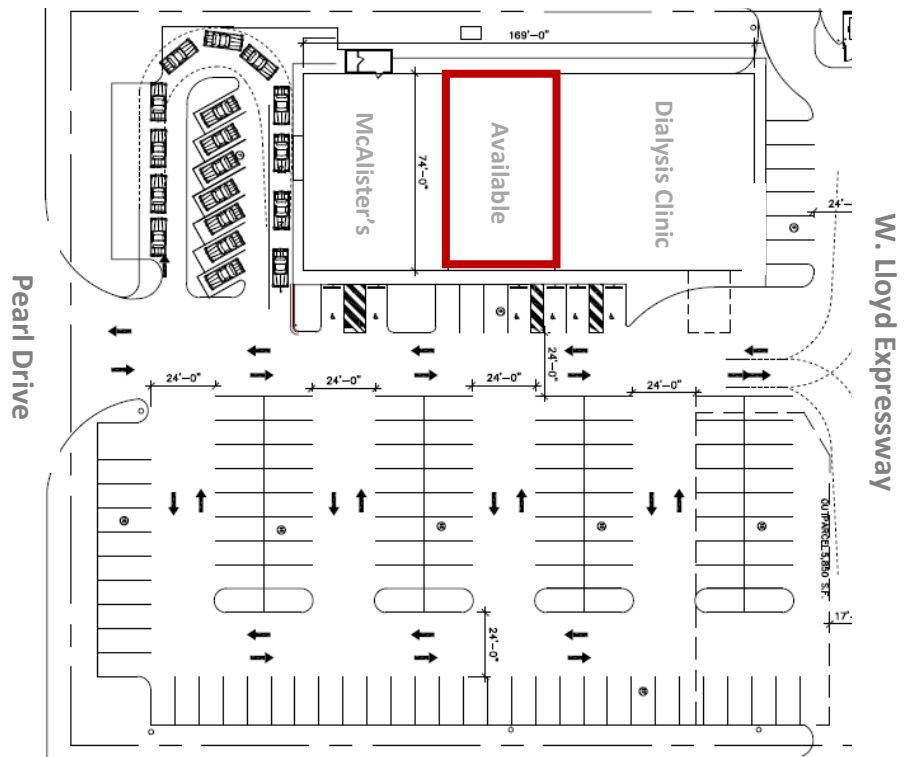
**Zoned C-4**

**Open floor plan**

**White box includes:**

- Concrete floor-smooth finish
- Dry wall ready to be painted
- 1 ADA bathroom
- Double door, glass store front
- HVAC
- Electric Panel

*Located on Evansville's west side,  
near major retailer, restaurants,  
banks, and gas stations.*



**For more information contact: Joe Kiefer, Managing Broker**

**Hahn Kiefer Real Estate Services**

**[jkiefer@hahnkiefer.com](mailto:jkiefer@hahnkiefer.com)**

**(812) 477-6980**



*This information was obtained from sources we consider reliable. We cannot be responsible however, for errors, omissions, prior sales or leases, withdrawal from the market or change in price.*

# McALISTER'S

DELI

