

COMMERCIAL FOR LEASE

4210 N FIRST AVE

4210 NORTH FIRST AVENUE, EVANSVILLE, IN 47710

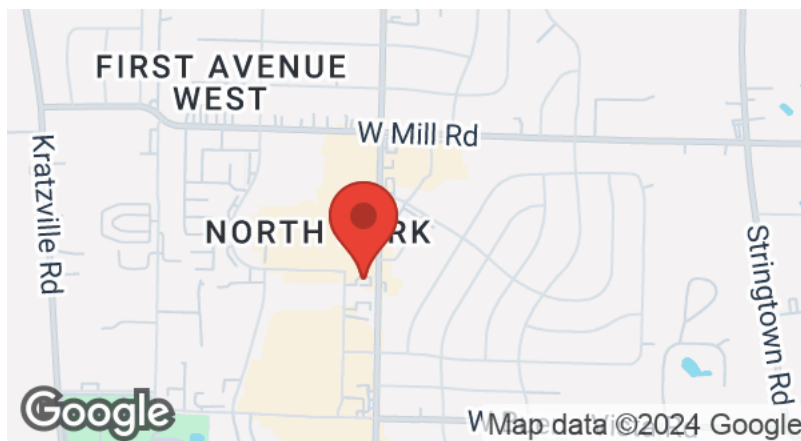


PROPERTY OVERVIEW

- Lease Rate: \$4,500/mo NNN
- Open floor plan with restroom
- Located in the high traffic area of Northpark on First Ave
- Zoned C-4
- Shares the same lot as Subway

OFFERING SUMMARY

LEASE RATE:	\$4,500/mo
BUILDING SF:	1,920
PARKING:	26 Spaces
TRAFFIC COUNT:	19,615 AADT
YEAR BUILT:	2019



HAHN KIEFER REAL ESTATE SERVICES

1352 E Division St
Evansville, IN 47711



JOE KIEFER

President / Managing Broker
office: (812) 604-5973
cell: 812.604.5973
jkiefer@hahnkiefer.com
License #: RB14037711, Indiana

JOSEY MCLAUGHLIN

Associate Broker
office: (812) 549-9114
cell: (812) 549-9114
jmclaughlin@hahnkiefer.com