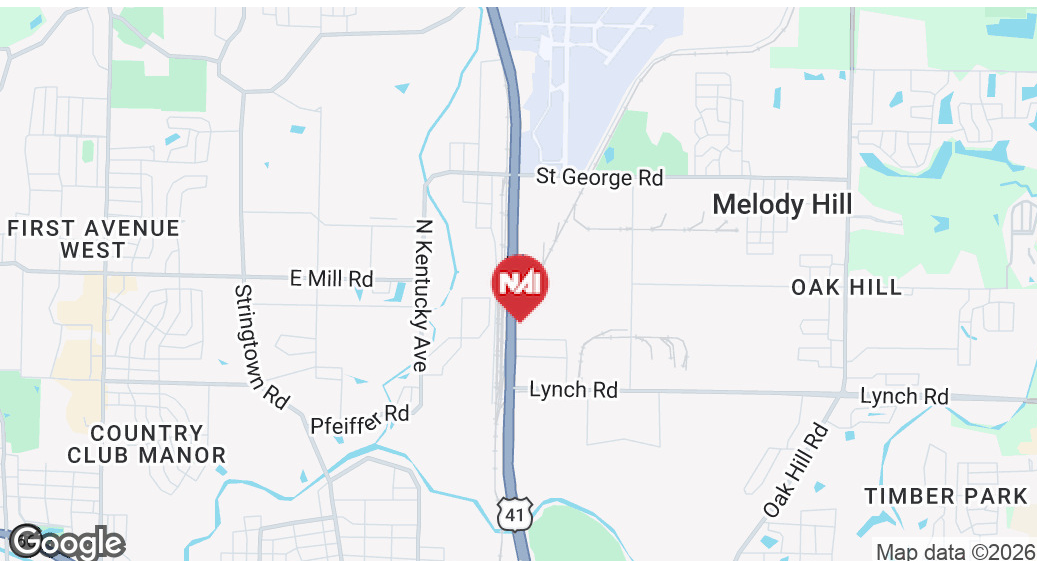




Property Description

Formerly a Denny's restaurant on US Hwy 41. This building is set up to be a restaurant but could be converted to any retail or office use. This site sees daily traffic count of 33k vehicles per day.

Strategically located near the regional airport along a major highway on the north side of Evansville, IN, this area has experienced substantial redevelopment over the past 24 months. Directly to the south, a prominent mixed-use shopping center now features a newly opened restaurant, fitness club, and indoor shooting range. Additionally, the former Clarion Inn at the Lynch Road intersection is undergoing an extensive renovation and transformation into residential apartments.

Property Highlights

- High traffic count location
- Close to demand drivers
- Upward trending submarket
- Prime Evansville location
- Ideal for retail or restaurant
- Excellent visibility

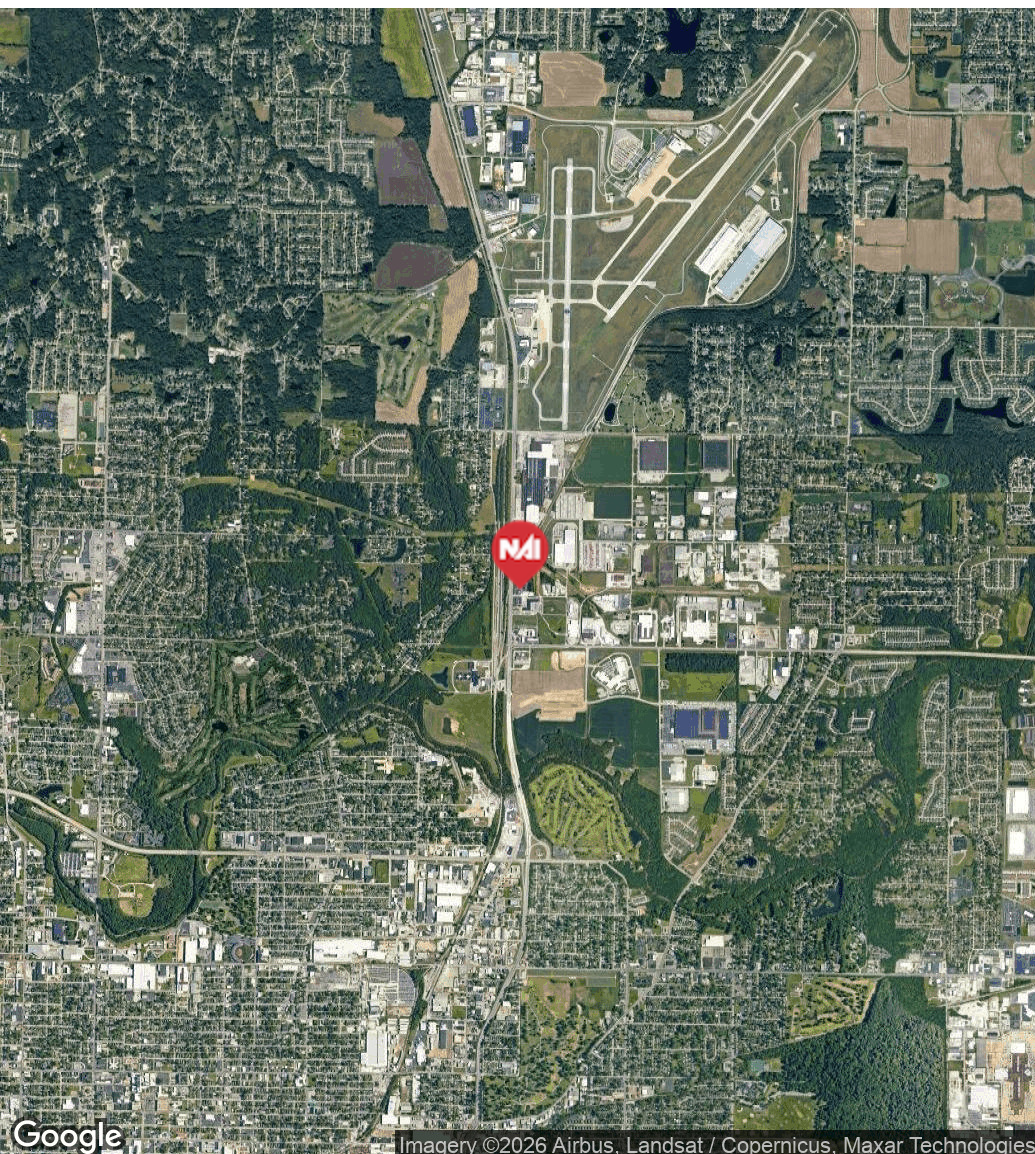
Offering Summary

Sale Price:	\$350,000
Lease Rate:	\$11 SF/yr (NNN)
Lot Size:	1 Acres
Building Size:	3,638 SF



For Sale & Lease

4321 US Hwy 41 Evansville, IN 47711
Retail Space



Demographics	1 Mile	3 Miles	5 Miles
Total population	2,750	53,319	117,109
Median age	42	42	41
Median age (Male)	41	40	40
Median age (Female)	42	43	42
Total households	937	23,083	50,430
Total persons per HH	2.9	2.3	2.3
Average HH income	\$70,921	\$70,909	\$76,063
Average house value	\$176,949	\$174,014	\$201,245

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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Professional Background

Scott Edmond is a dedicated commercial real estate advisor specializing in property sales and leasing within the Indiana and Kentucky markets. Recognized for his outstanding achievements Scott received the Indiana Commercial Board of Realtors Transaction of the Year and Rookie of the Year awards in 2018 as well as being named Multifamily Top Performer in 2021. He achieved the prestigious President's Club honor in 2018 and received the Achiever Award in 2019 during his tenure with another national commercial brokerage. Before entering commercial brokerage Scott served as a Vice President for a national bank in the commercial real estate group and originated over \$250M in financing for projects nationwide.

Education

BS ('97) and an MBA ('00) from the University of Southern Indiana.

Memberships

CCIM Institute - Indiana BOD National Association of REALTORS Indiana Commercial Board of REALTORS Commercial Real Estate Alliance - BOD

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