

OFFICE FACILITY - FOR SALE

1314 BURCH DRIVE
EVANSVILLE, IN 47725



1314 BURCH DRIVE, EVANSVILLE, IN

WOODWARD COMMERCIAL REALTY,
4763 Rosebud Lane
Newburgh, IN 47630



PRESENTED BY:

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PROPERTY SUMMARY

Office Facility
1314 Burch Drive | Evansville, IN 47725



Property Summary

| | |
|--------------------|----------------------------|
| Price: | \$899,900 (\$63.42/SF) |
| Building SF: | 14,188 |
| Construction Type: | Brick/Masonry Exterior |
| Floors: | 2 |
| Lot Size: | 2.0 Acres |
| Parking Ratio: | 6.61/1000 |
| Parking: | 87 stalls |
| Roof: | Metal - Standing Seam |
| Elevators: | Yes - 1 |
| Sprinklers: | Yes |
| Utilities: | Electric/Gas/Water/Sewer |
| Year Built: | 1968 |
| Zoning: | M-2 |
| RE Taxes: | \$9,920.70 (2025 pay 2026) |

Property Overview

2-Story fully-sprinkled office facility with detached garage (1,020 SF built in 2015). Property consists of 2 acres with abundant parking and providing for expansion capabilities. Generator included to provide back-up power in case of outage. This property is in great condition and has been most recently used as a co-working office building with all personal property (FF&E) included in the sale. Can easily provide for a minimum of 2 tenants.

Building consists of:

Main Level: 11 offices, 2 bullpens, conference room, 2 kitchenettes, 5 RRs, server/safe room, mechanical room & 7 ingress/egress access doors.

2nd Level: 8 offices, conference room, kitchenette, 3 RRs, mechanical room & 2 ingress/egress doors.

Location Overview

Centrally located just off of US 41 next to Evansville Regional Airport. Neighbors include Wabash Plastics, O'Neal Steel, Anchor Industries, USPS Process and Distribution Facility & Black Equipment.

PROPERTY PHOTOS

Office Facility

1314 Burch Drive | Evansville, IN 47725

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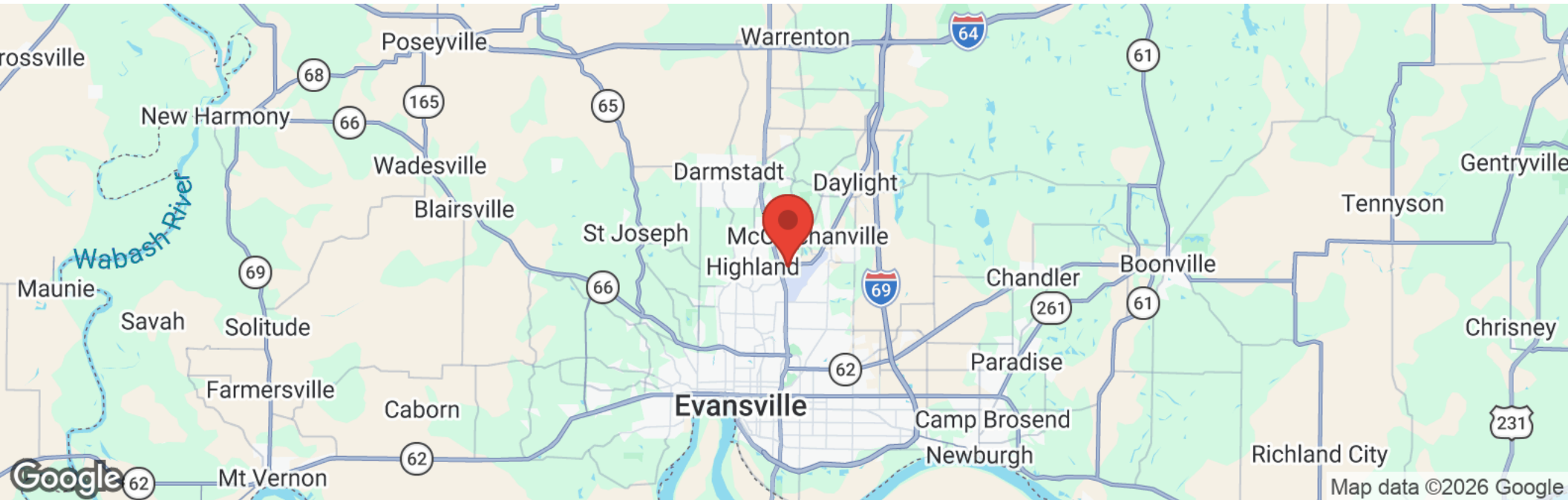
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LOCATION MAPS

Office Facility

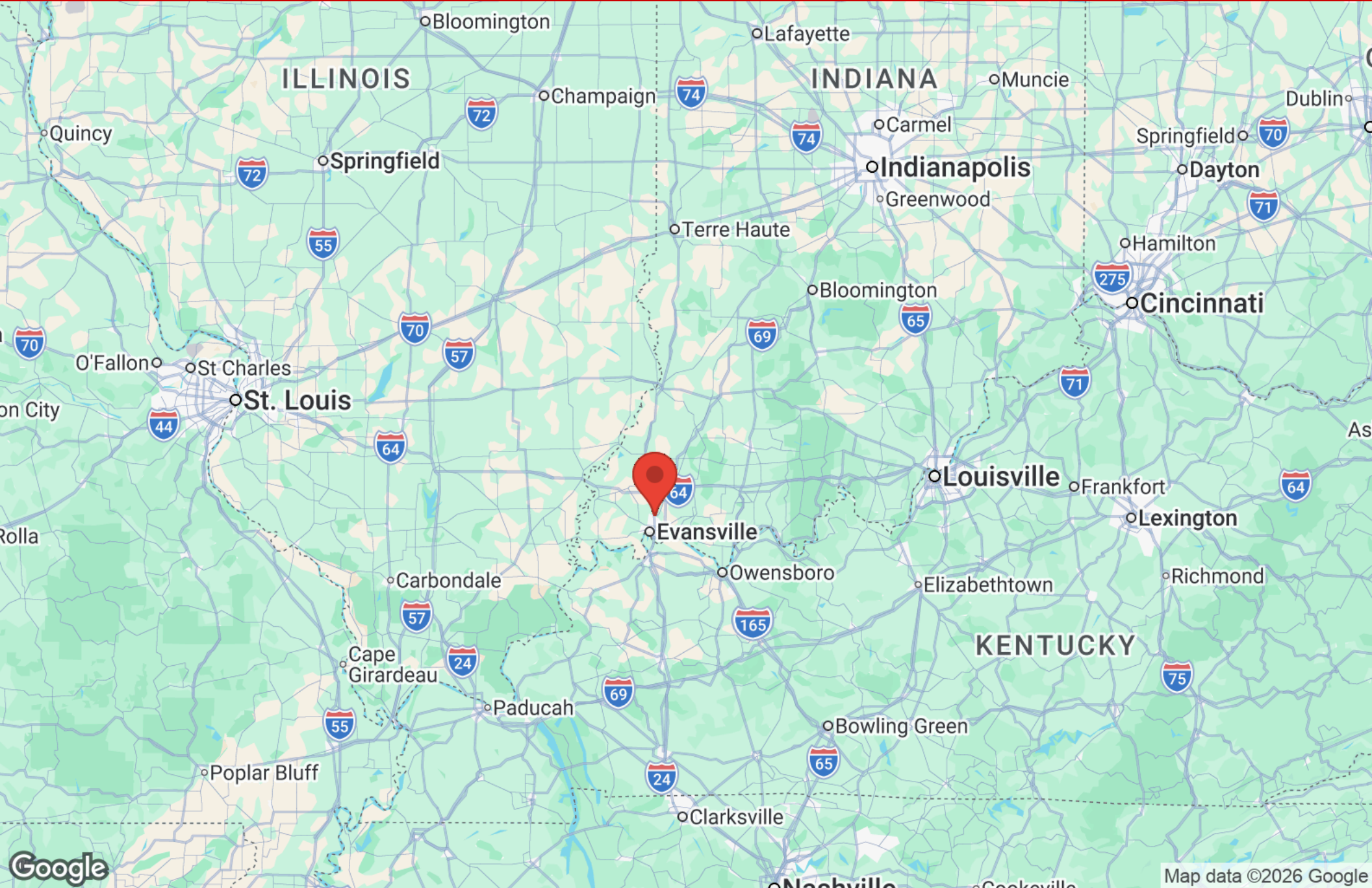
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REGIONAL MAP

Office Facility

1314 Burch Drive | Evansville, IN 47725



BUSINESS MAP

Office Facility


1314 Burch Drive | Evansville, IN 47725



 Cummins Sales and Service


 Anchor Industries

 Wabash Plastics, Inc.

 O'Neal Steel

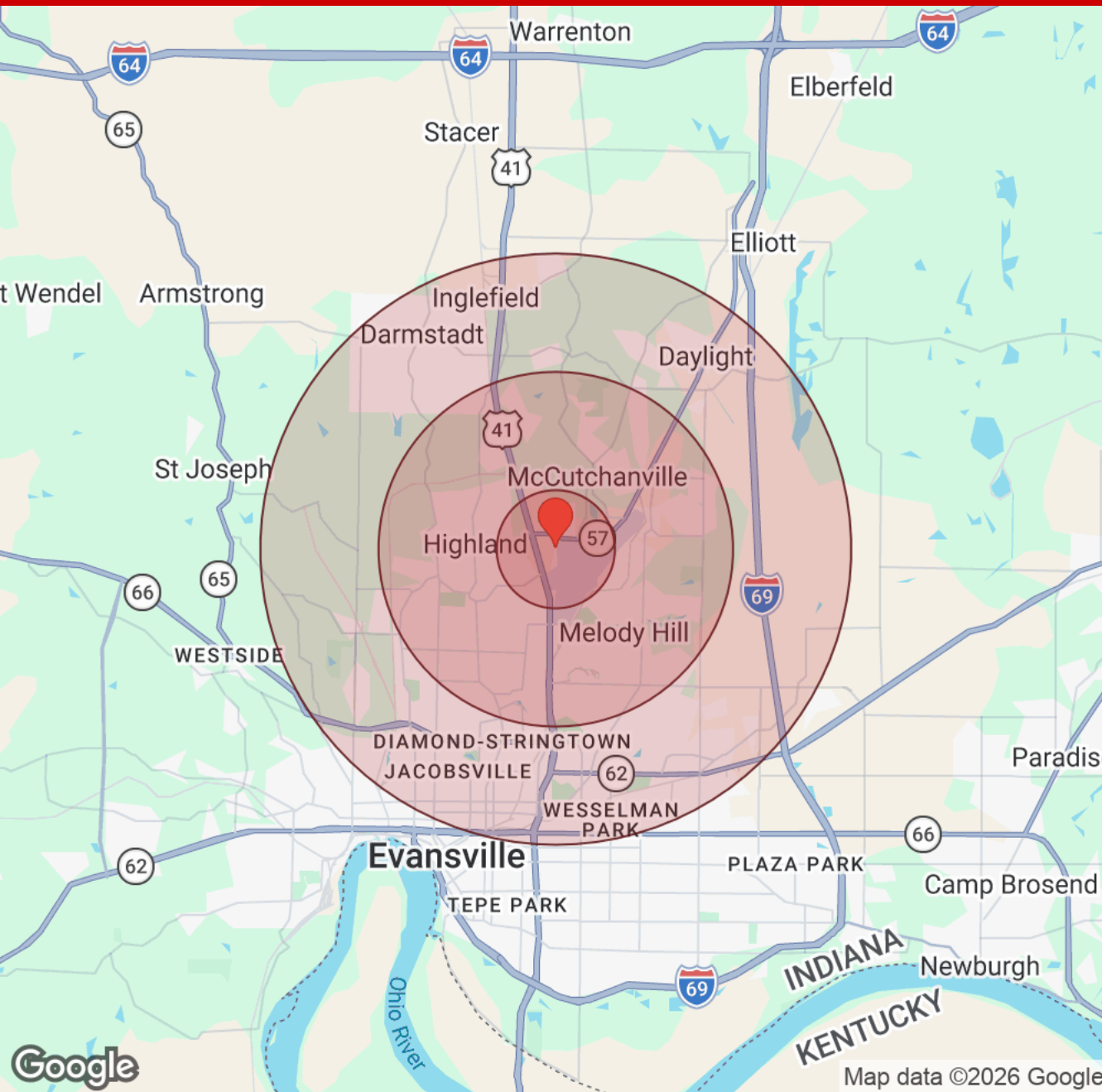
 Evansville Regional Airport

 Black Equipment

 Rudd Equipment Company

DEMOGRAPHICS

Office Facility
1314 Burch Drive | Evansville, IN 47725



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

| Population | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male | 693 | 16,964 | 41,071 |
| Female | 717 | 16,993 | 40,660 |
| Total Population | 1,410 | 33,957 | 81,731 |

| Housing | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units | 592 | 14,693 | 38,576 |
| Occupied | 553 | 13,638 | 35,092 |
| Owner Occupied | 522 | 12,335 | 24,313 |
| Renter Occupied | 31 | 1,303 | 10,779 |
| Vacant | 40 | 1,055 | 3,485 |

| Age | 1 Mile | 3 Miles | 5 Miles |
|--------------|--------|---------|---------|
| Ages 0 - 14 | 273 | 6,333 | 14,959 |
| Ages 15 - 24 | 132 | 3,271 | 8,852 |
| Ages 25 - 54 | 502 | 12,945 | 31,171 |
| Ages 55 - 64 | 197 | 4,393 | 10,205 |
| Ages 65+ | 306 | 7,016 | 16,544 |

| Income | 1 Mile | 3 Miles | 5 Miles |
|-----------------|-----------|----------|----------|
| Median | \$104,799 | \$88,934 | \$66,638 |
| Under \$15k | 9 | 436 | 2,783 |
| \$15k - \$25k | 15 | 479 | 2,164 |
| \$25k - \$35k | 19 | 1,140 | 3,136 |
| \$35k - \$50k | 56 | 1,200 | 4,874 |
| \$50k - \$75k | 81 | 2,474 | 6,645 |
| \$75k - \$100k | 88 | 1,955 | 4,749 |
| \$100k - \$150k | 92 | 2,862 | 5,542 |
| \$150k - \$200k | 82 | 1,614 | 2,778 |
| Over \$200k | 112 | 1,478 | 2,421 |