



2007 W Franklin St Suite B

Evansville, Indiana 47712

Property Overview

Formerly occupied by Deaconess Clinic, this suite features large exam rooms, a dedicated lab area, and a procedure room. The space is exceptionally clean and truly turn-key for a medical user. With modest modifications, it could also be adapted for general office use.

The storefront offers high-visibility signage opportunities, and the property provides abundant parking—both directly in front of the building and in the large rear lot, which is easily accessed through a covered breezeway.

Offering Summary

Lease Rate:	\$12.00 SF/yr (NN)
Available SF:	4,242 SF
Lease Terms:	NN - \$1.93/SF Taxes & Insurance

For More Information

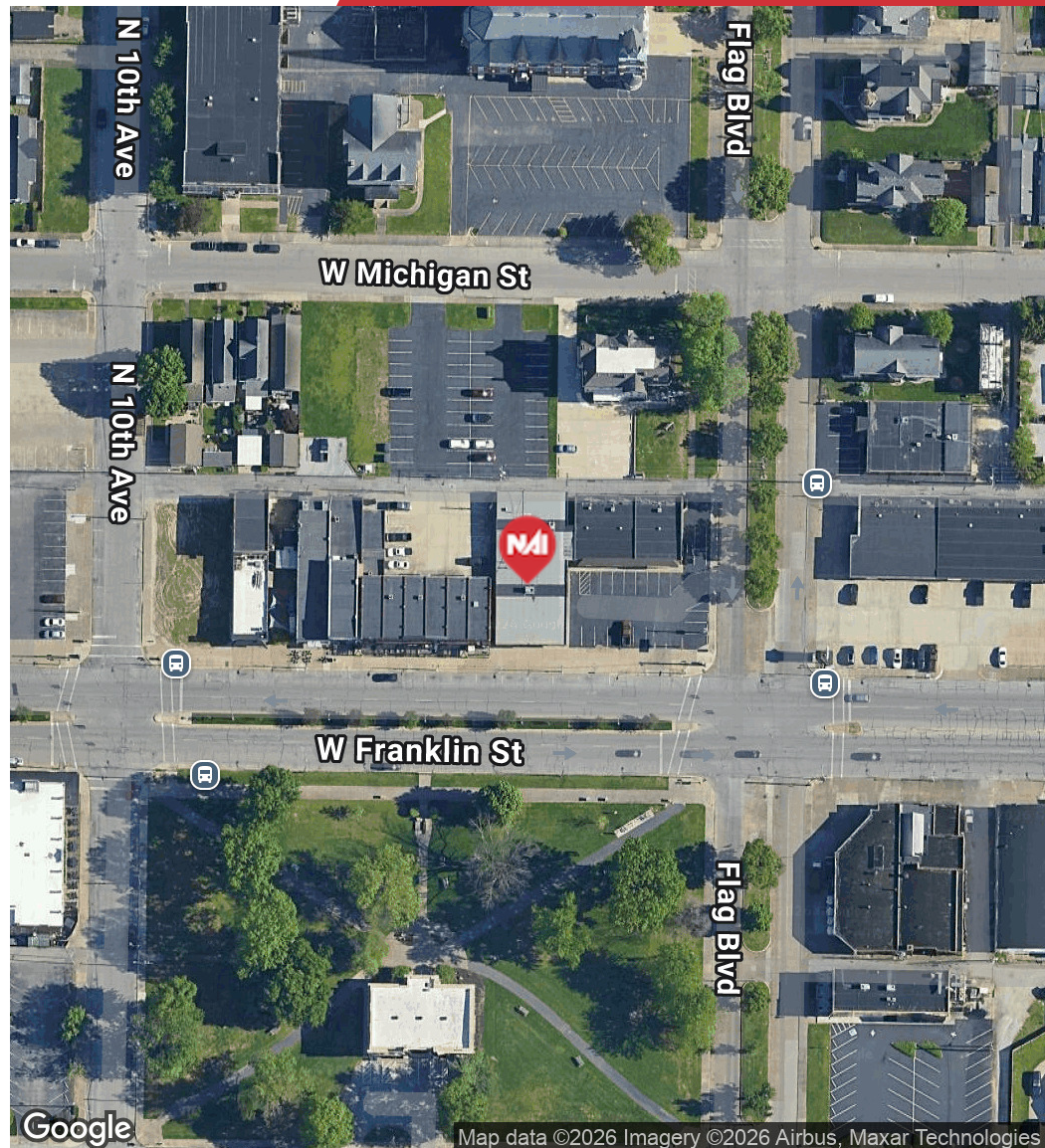
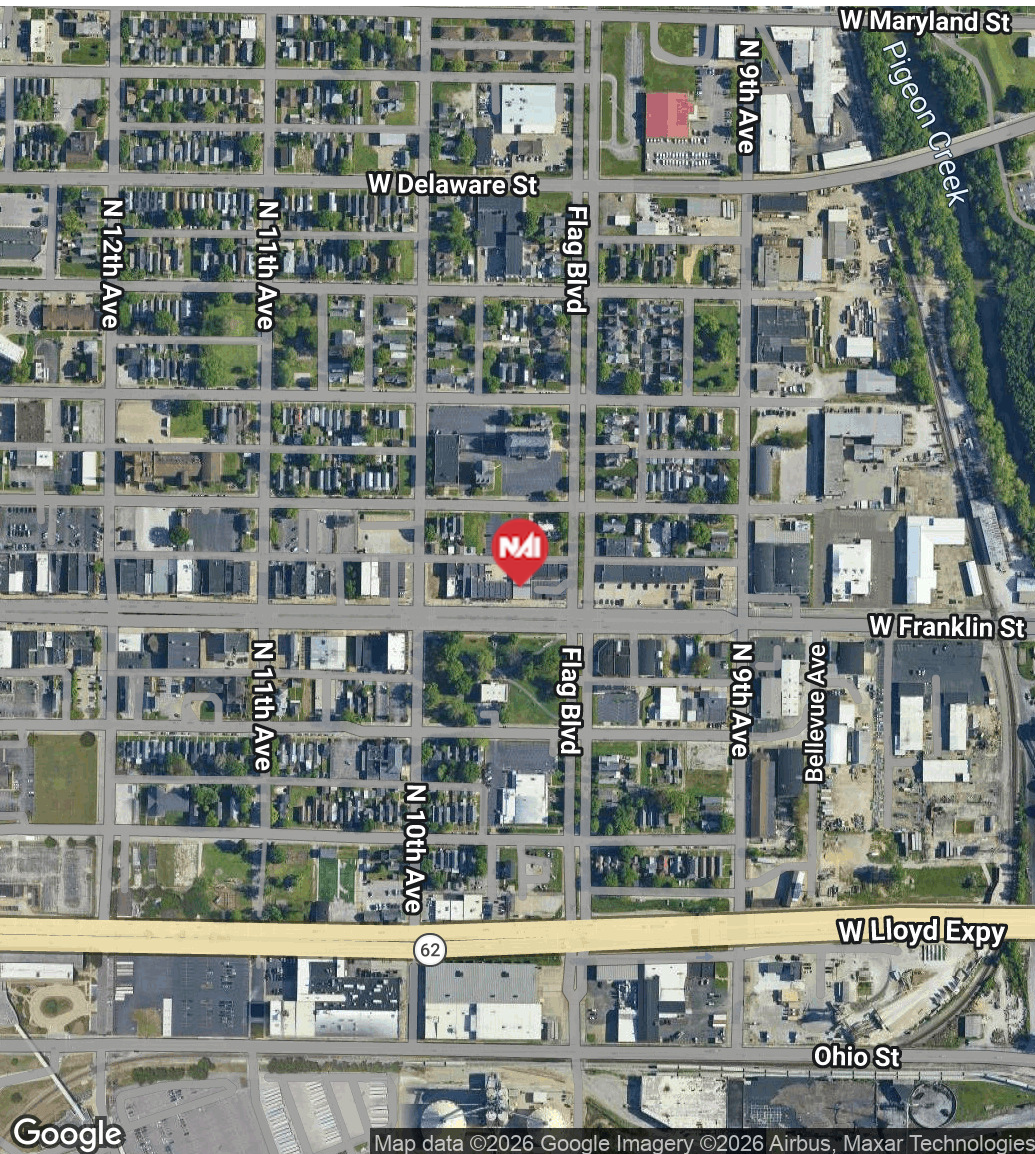


Scott Edmond

Managing Director

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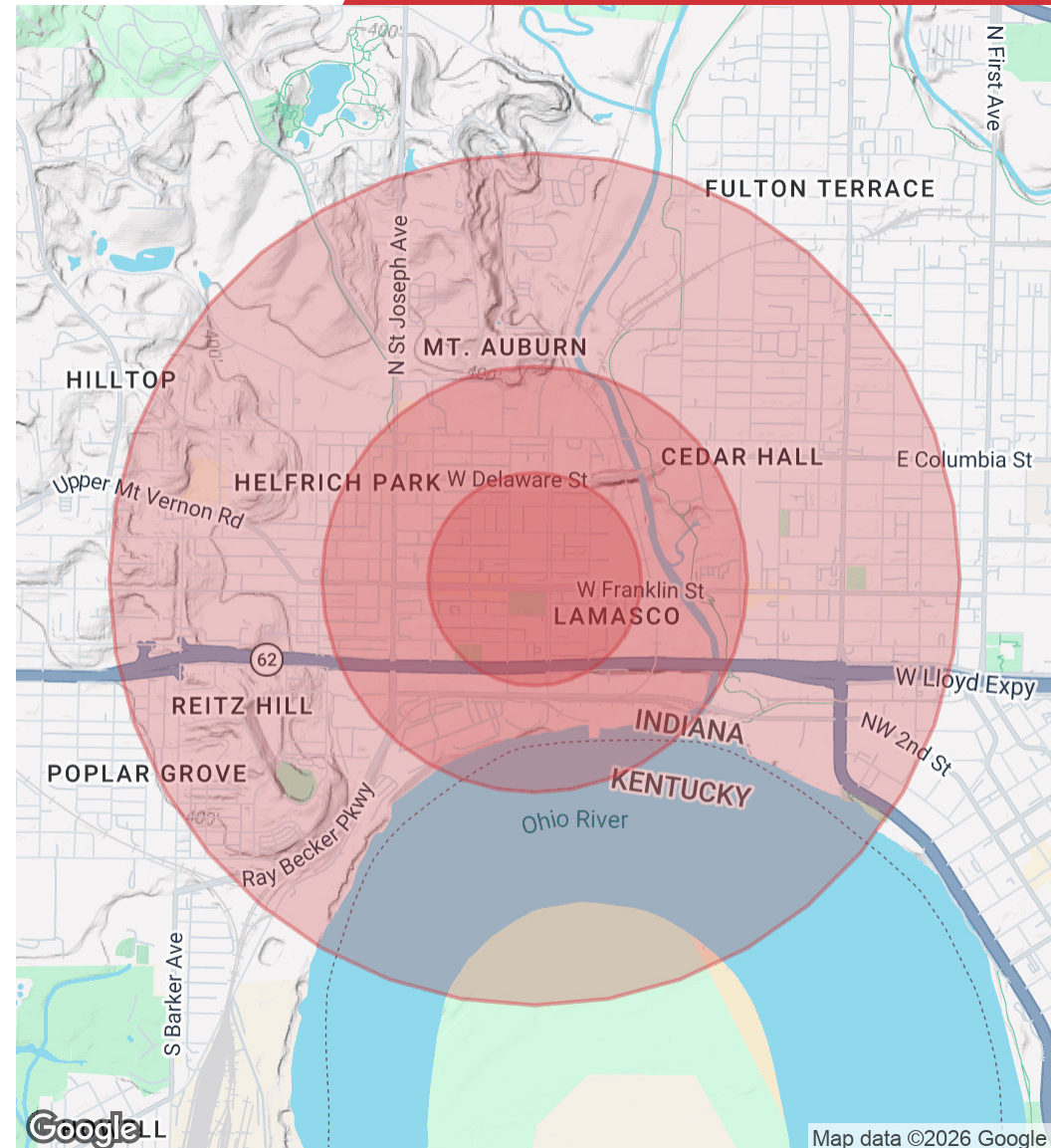
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Evansville, IN 47715
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	569	2,224	7,178
Average Age	39.8	37.8	36.9
Average Age (Male)	43.9	40.6	37.9
Average Age (Female)	36.6	35.2	34.8
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	317	1,130	3,215
# of Persons per HH	1.8	2.0	2.2
Average HH Income	\$56,293	\$58,491	\$63,054
Average House Value	\$79,297	\$89,950	\$109,585

2023 American Community Survey (ACS)



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