



HIGHWAY 41 LAND LEASE OPPORTUNITY

1301 COVERT AVENUE
EVANSVILLE, IN 47714

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Property Summary



OFFERING SUMMARY

Available SF:	0.75 Acres
Lease Rate:	\$2,500 per month (Ground)
Lot Size:	0.75 Acres
Zoning:	C 4
Market:	Evansville
Submarket:	Southeast

PROPERTY OVERVIEW

This parcel is a .75 ac tract of ground that is available for lease. It benefits from high visibility and very high traffic counts. Located on the Southeast side of Evansville, at the corner of Covert Avenue and US Highway 41 with Highway 41 frontage. Access to the property is just off Covert Avenue. It is located next to Burger King, AutoZone and Simpson's Supermarket. Other retailers in the area are Subway, KFC, Uhaul and Captain D's.

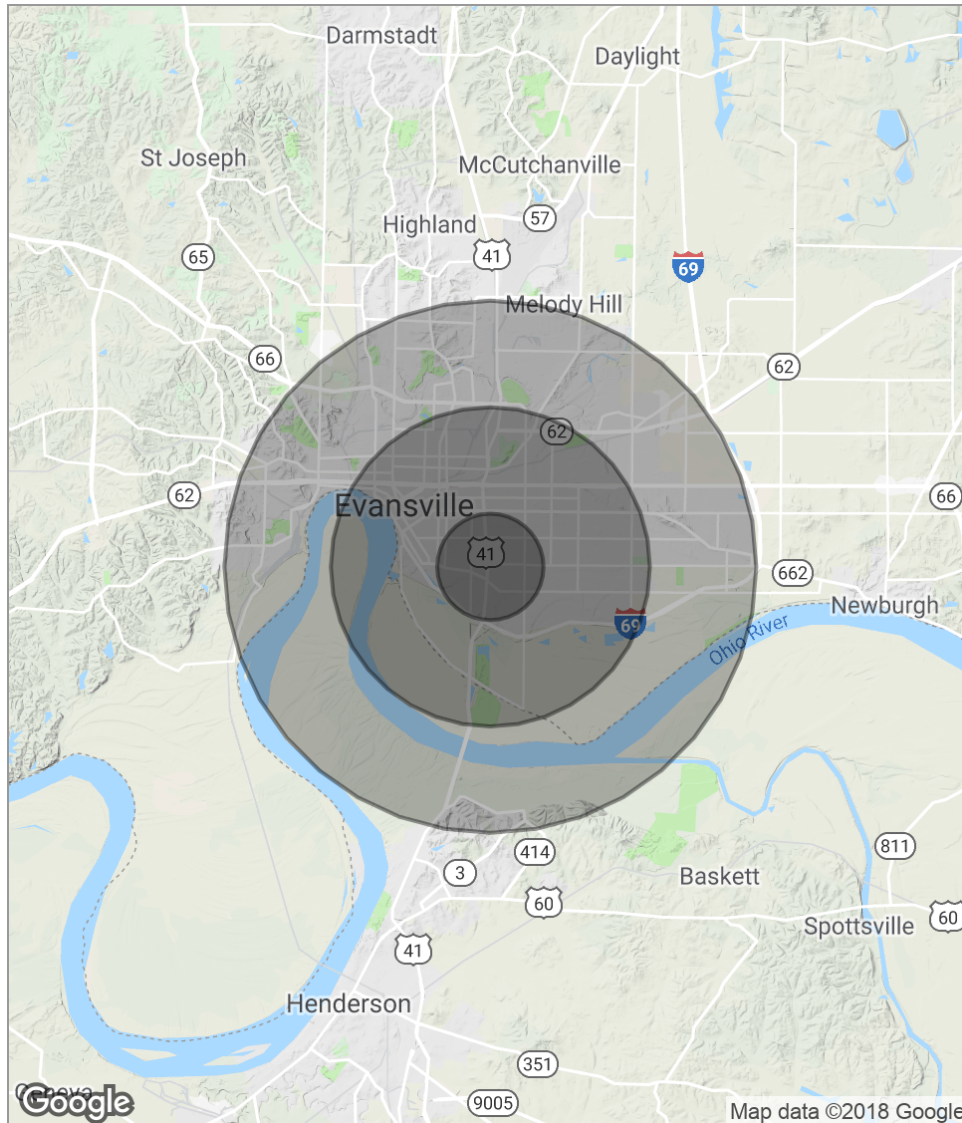
PROPERTY HIGHLIGHTS

- Perfect location to display your product!
- Ground lease only
- High visibility and traffic count

Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	13,923	69,538	124,579
Median age	33.0	34.2	36.6
Median age [Male]	32.4	33.0	34.7
Median age [Female]	33.7	36.0	38.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,614	28,694	53,312
# of persons per HH	2.5	2.4	2.3
Average HH income	\$39,016	\$42,585	\$47,133
Average house value	\$84,531	\$112,380	\$123,227

* Demographic data derived from 2010 US Census