



For Sale

Historic 10,094 SF W Franklin St. Property

2225 W Franklin St, Evansville, IN 47712



OFFERING SUMMARY

SALE PRICE:	\$925,000
BUILDING SIZE:	10,094 SF
AVE FLOOR SIZE:	5,047 SF
LOT SIZE:	.35 AC
PRICE / SF:	\$91.64
ZONING:	C-4
APN:	11-650-30-028-021

PROPERTY OVERVIEW

SVN | The Martin Group is pleased to present 2225 W Franklin St, a historic 10,094 SF commercial property located on one of Evansville, Indiana's most desirable commercial districts. Long known as the home of Paul's Menswear, this iconic two-story asset features a generous 5,047 SF layout per floor and combines deep-rooted local history with immense commercial potential.

The building's interior features expansive, open floor plates on both levels, offering an incredible canvas for a retail owner-user or creative tenant layout. Adding tremendous intrinsic value to the site is the dedicated parking lot situated directly behind the building, a rare feature for Franklin Street properties that provides convenient, hassle-free access for customers and tenants.

Beyond traditional commercial use, 2225 W Franklin St represents a standout redevelopment opportunity for visionary investors. The multi-story structure is uniquely positioned for a mixed-use conversion, allowing developers to capitalize on the demand for upper-level urban residential apartments along Franklin St. while maintaining prime ground-floor retail, medical, or event space. With its unmatched location, historic significance, and structural flexibility, this asset presents a landmark acquisition opportunity in Evansville's West Side.



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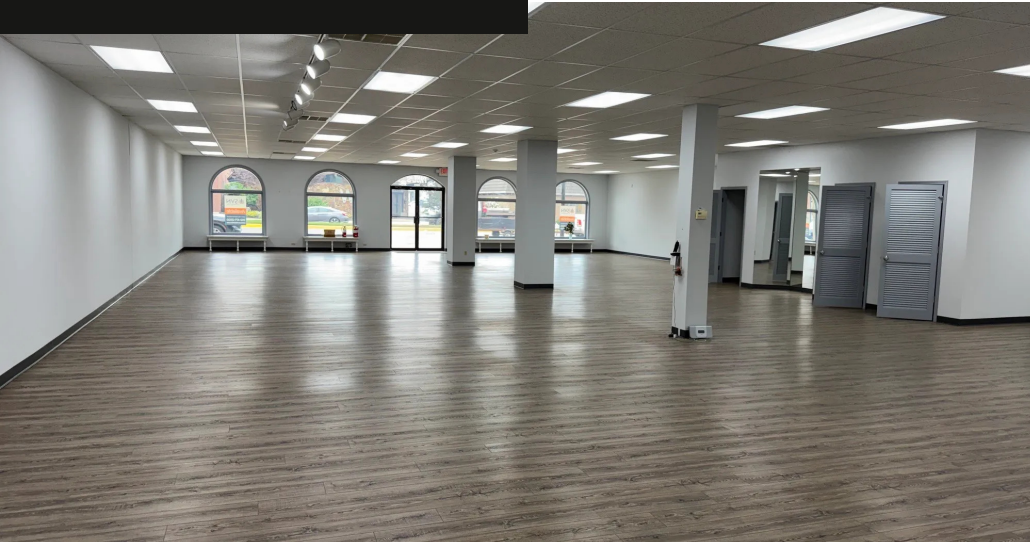




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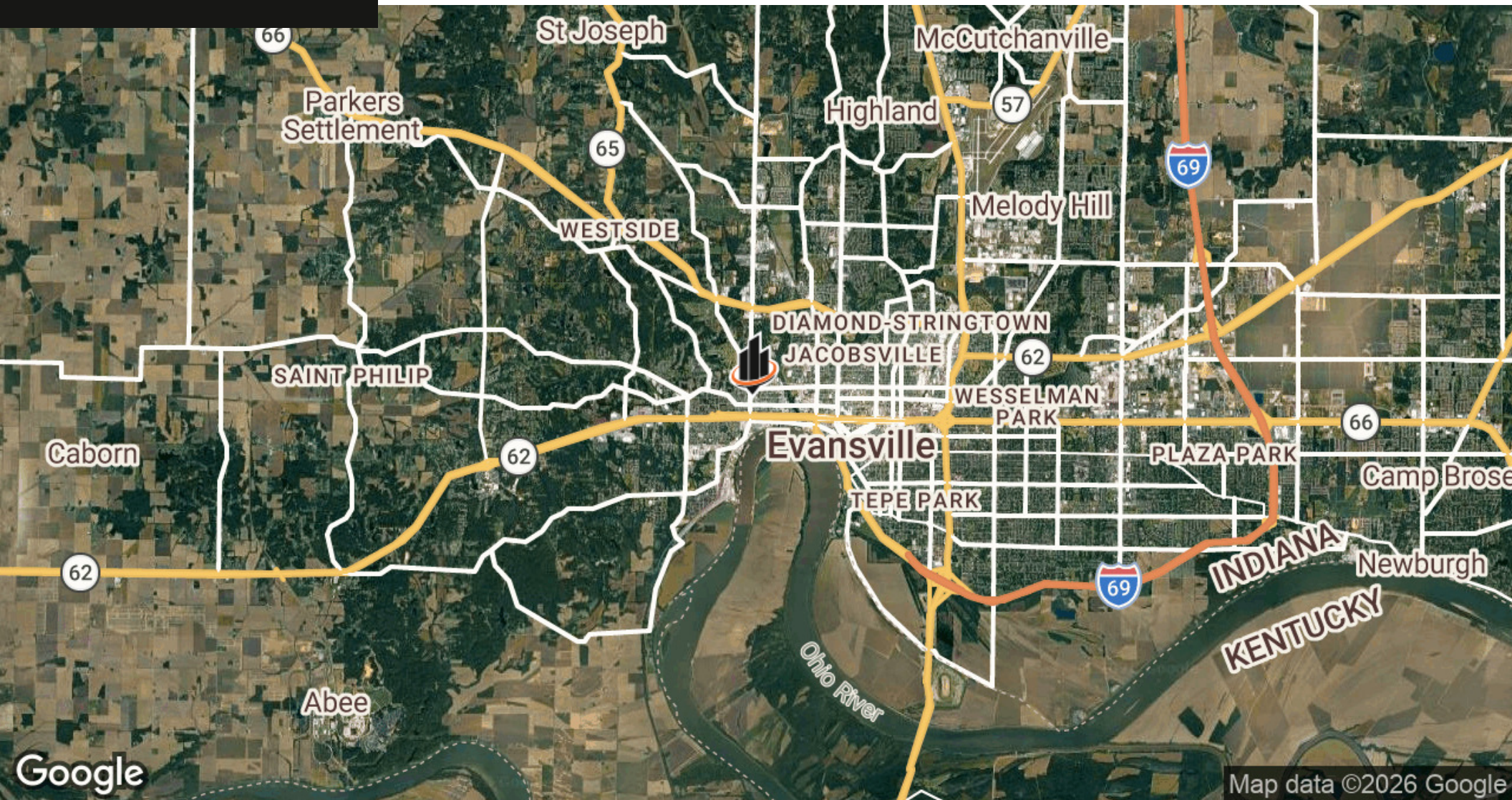




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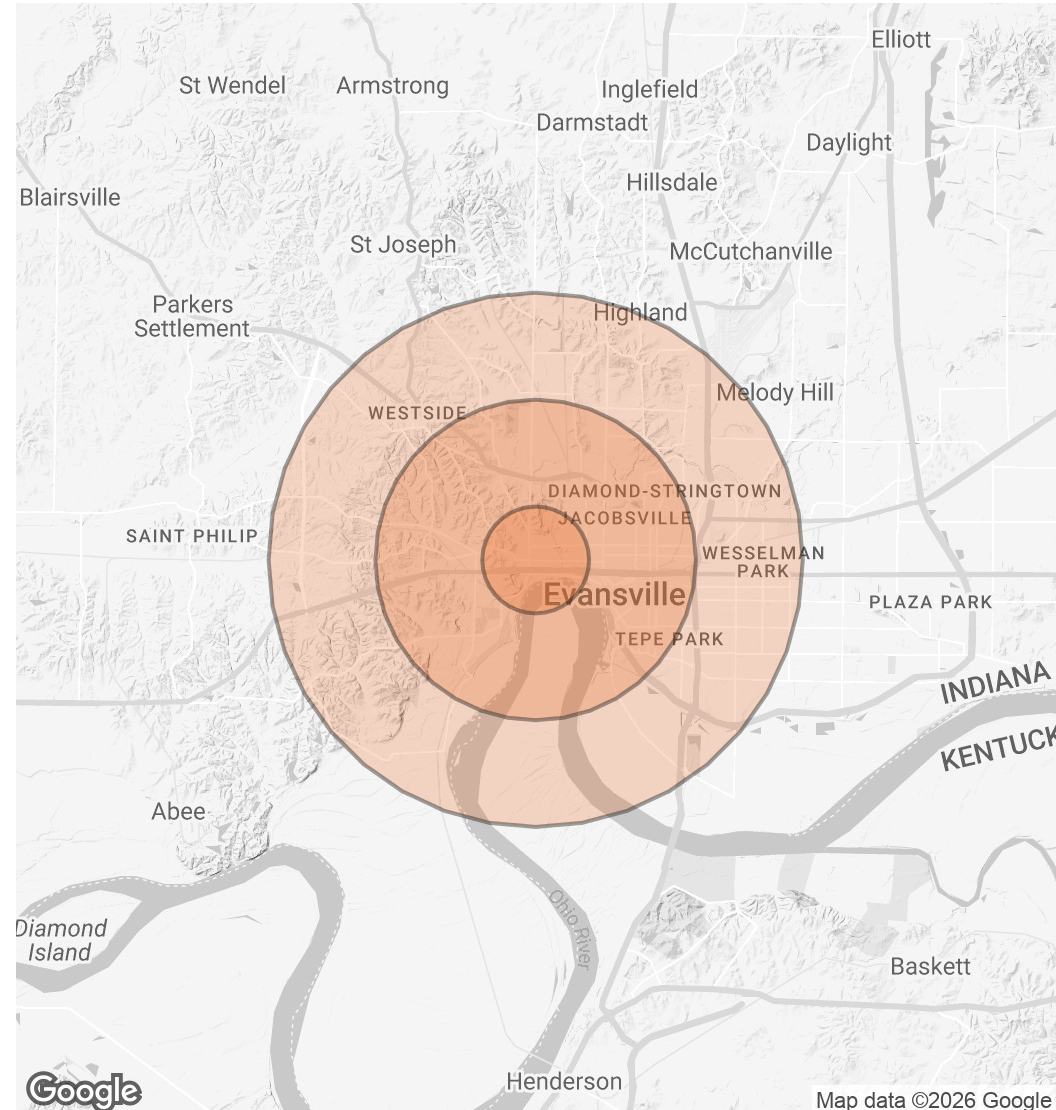
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,733	47,114	103,373
AVERAGE AGE	36.2	37.4	38.3
AVERAGE AGE (MALE)	36.6	37.3	38
AVERAGE AGE (FEMALE)	35.2	38.5	39.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,453	21,135	44,067
# OF PERSONS PER HH	2.2	2.2	2.3
AVERAGE HH INCOME	\$64,488	\$61,740	\$68,800
AVERAGE HOUSE VALUE	\$118,919	\$129,629	\$149,986

2023 American Community Survey (ACS)



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