

# COMMERCIAL FOR LEASE

## WASHINGTON SQUARE MALL

1215 WASHINGTON SQUARE, EVANSVILLE, IN 47715



### AVAILABLE SPACES

| Suite | Rate       | Size         |
|-------|------------|--------------|
| 1215  | \$12/SF/YR | 2,517 - 6238 |

### OFFERING SUMMARY

|                       |                  |
|-----------------------|------------------|
| <b>AVAILABLE SF:</b>  | 2,517 - 6,238    |
| <b>LEASE RATE:</b>    | \$12/Sf/YR       |
| <b>LEASE TYPE:</b>    | Triple Net (NNN) |
| <b>PARKING:</b>       | Ample            |
| <b>TRAFFIC COUNT:</b> | 8,824 AADT       |

### PROPERTY OVERVIEW

- NNN charges= CAM: \$0.70, Taxes: \$0.40, Ins.: \$0.20, plus water based on usage
- Located at the southeast corner of Green River Rd & Washington Ave in Evansville's retail corridor
- Location provides easy access to I-69, US-41, and Lloyd Expressway
- Space available for Green River Rd frontage and/or mall entry



#### HAHN KIEFER REAL ESTATE SERVICES

1352 E Division St  
Evansville, IN 47711



#### JOE KIEFER

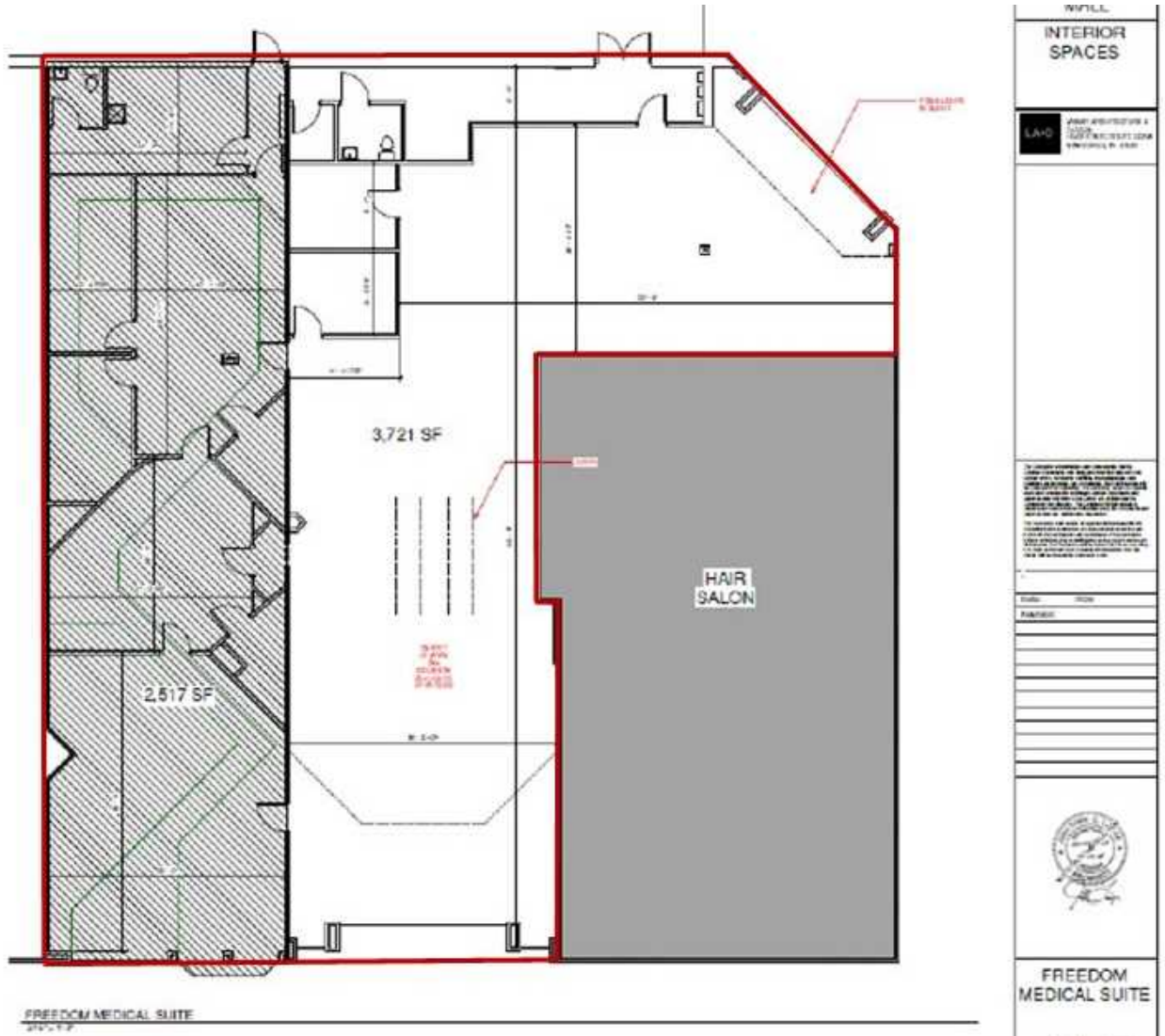
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# PHOTOS

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