

FOR LEASE

4901 POLLACK AVE

VILLAGE GREEN SHOPPING CENTER

Evansville, IN 47715

PRESENTED BY:

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OFFERING SUMMARY

LEASE RATE:	\$7.00 SF/yr [NNN]
BUILDING SIZE:	26,729 SF
AVAILABLE SF:	2,278 SF
LOT SIZE:	3.2 Acres
MARKET:	Evansville
SUBMARKET:	South East
APN:	82-09-01-004-013.001-026

PROPERTY OVERVIEW

This neighborhood center anchor space is 18,246 SF. The space has truck docks and signage available with plenty of parking. The space could be built-to-suit for the right tenant. Co-tenants include Dollar General, Nation's Medicines, and others

PROPERTY HIGHLIGHTS

- Great visibility at a signalized intersection
- High density residential
- Multiple access points - 2 on Green River Rd and 2 on Pollack Ave
- Traffic count of 21,720 AADT in front of property

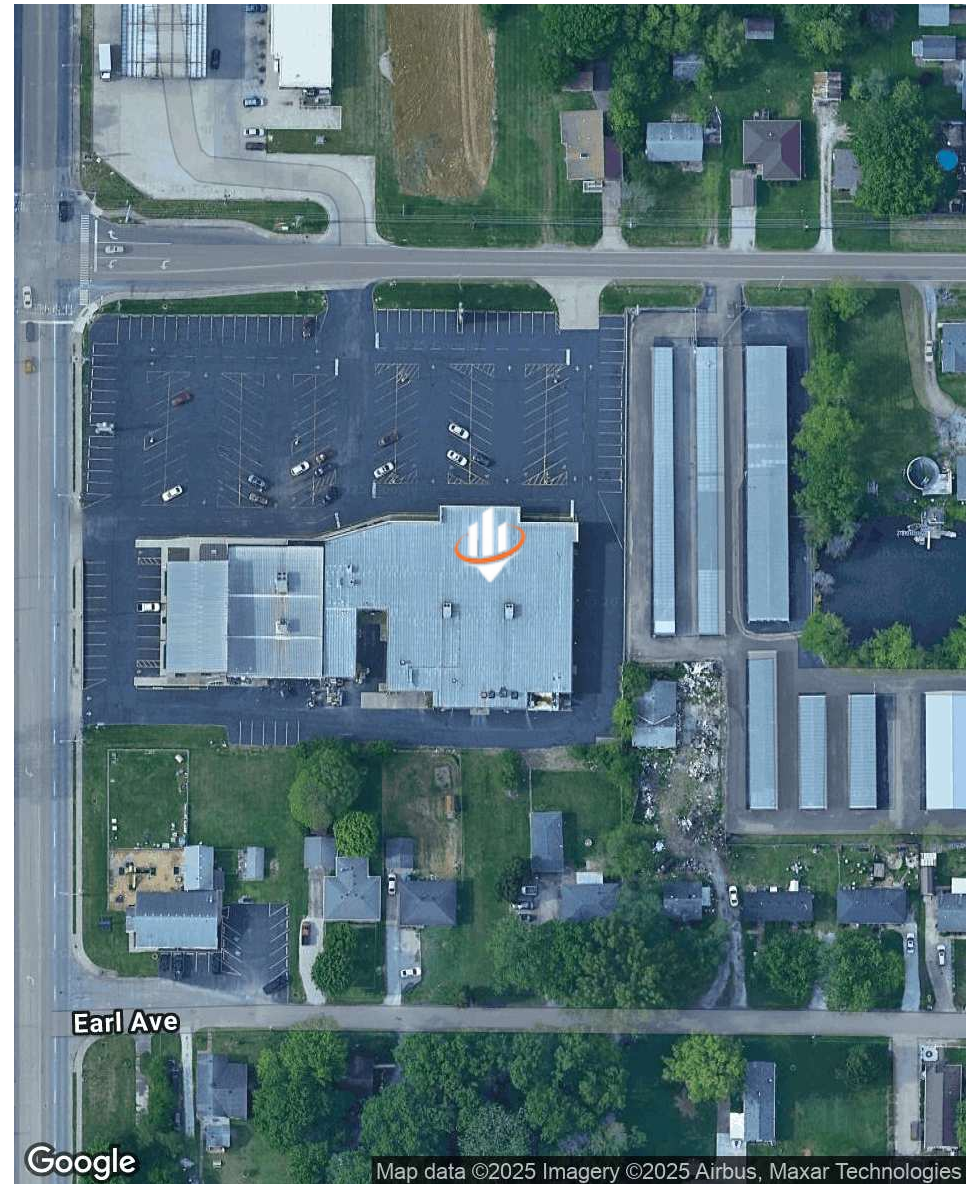
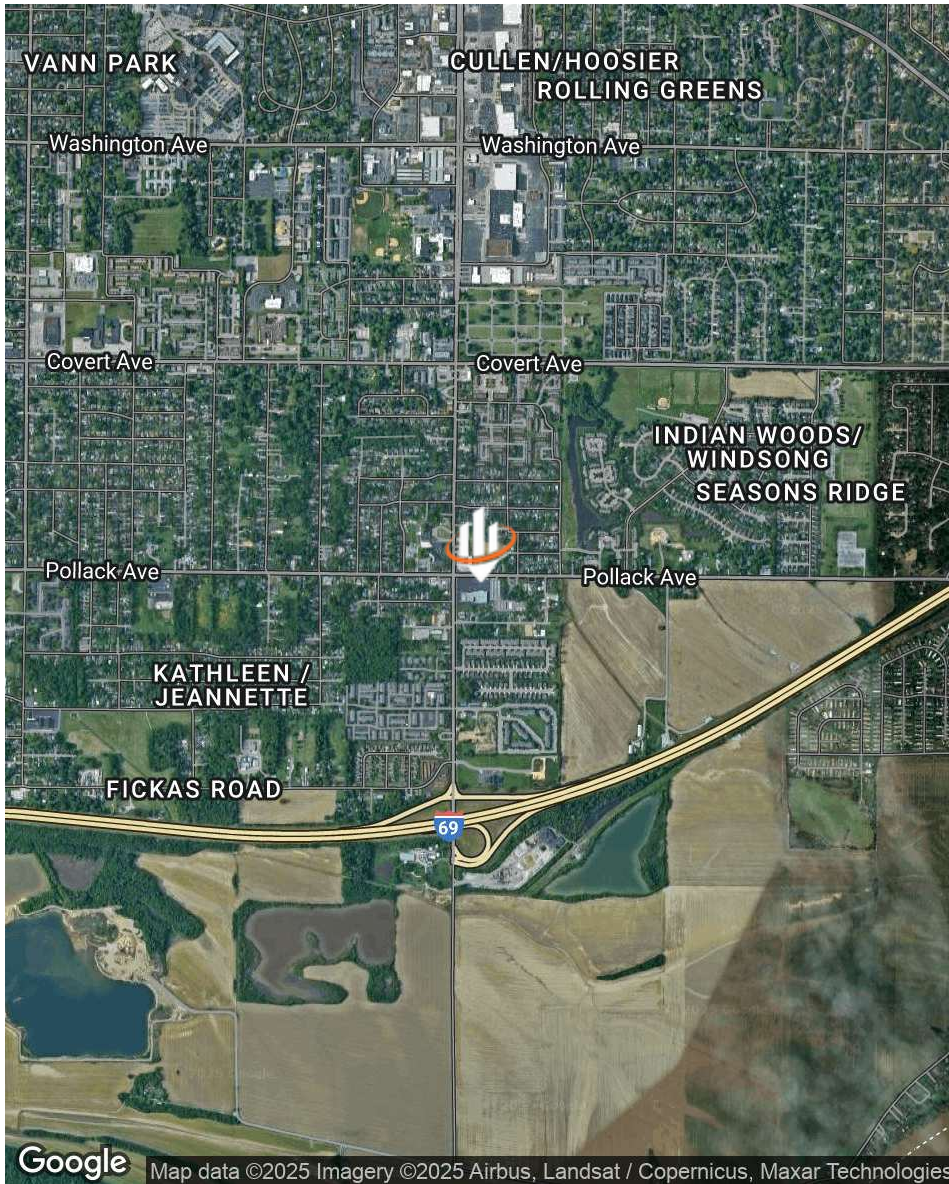
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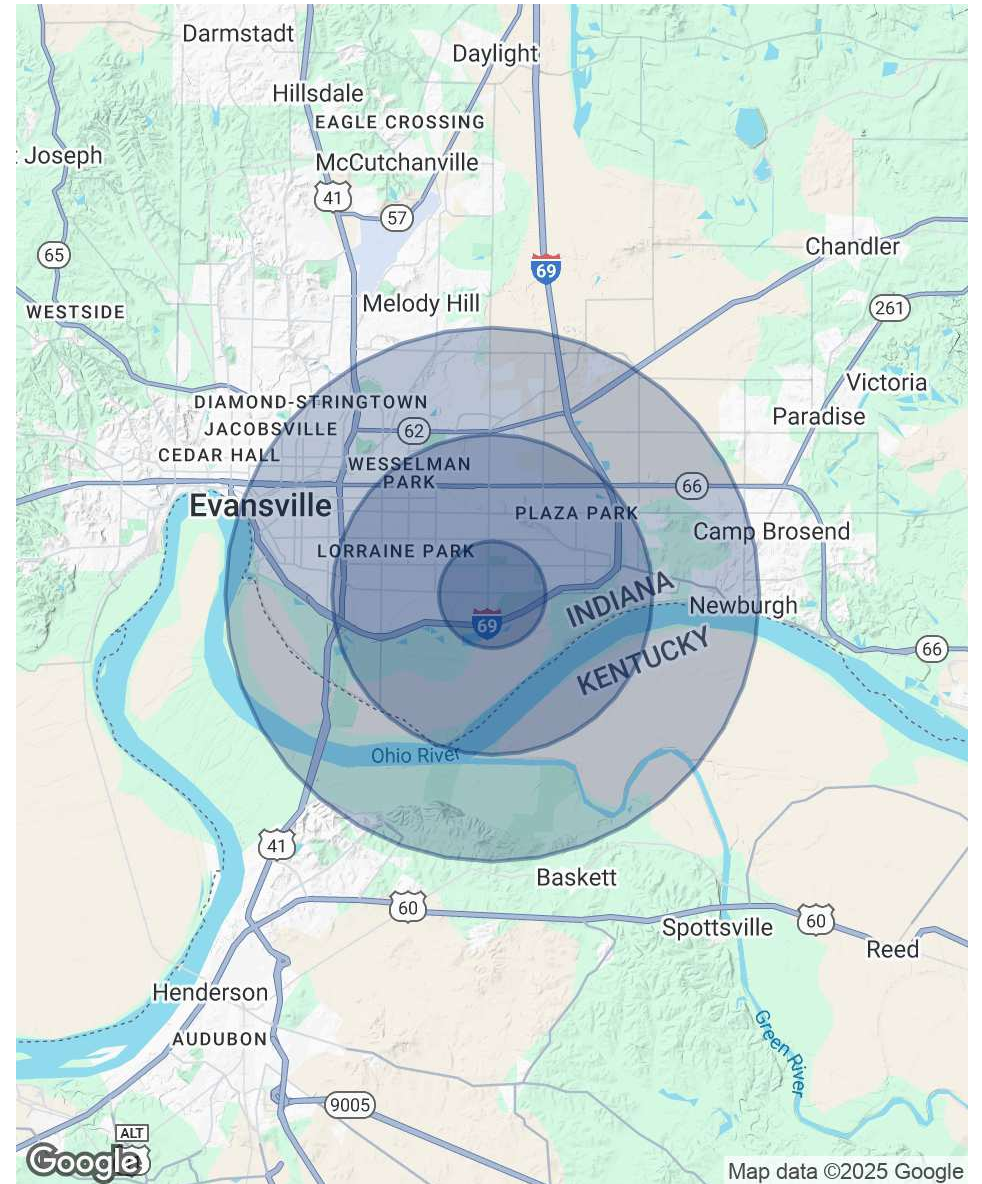
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,071	52,541	108,233
AVERAGE AGE	36.3	37.9	36.6
AVERAGE AGE (MALE)	32.3	35.1	34.4
AVERAGE AGE (FEMALE)	40.8	40.8	38.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,499	22,569	45,639
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$47,267	\$55,907	\$54,016
AVERAGE HOUSE VALUE	\$126,096	\$145,234	\$136,704

* Demographic data derived from 2020 ACS - US Census



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