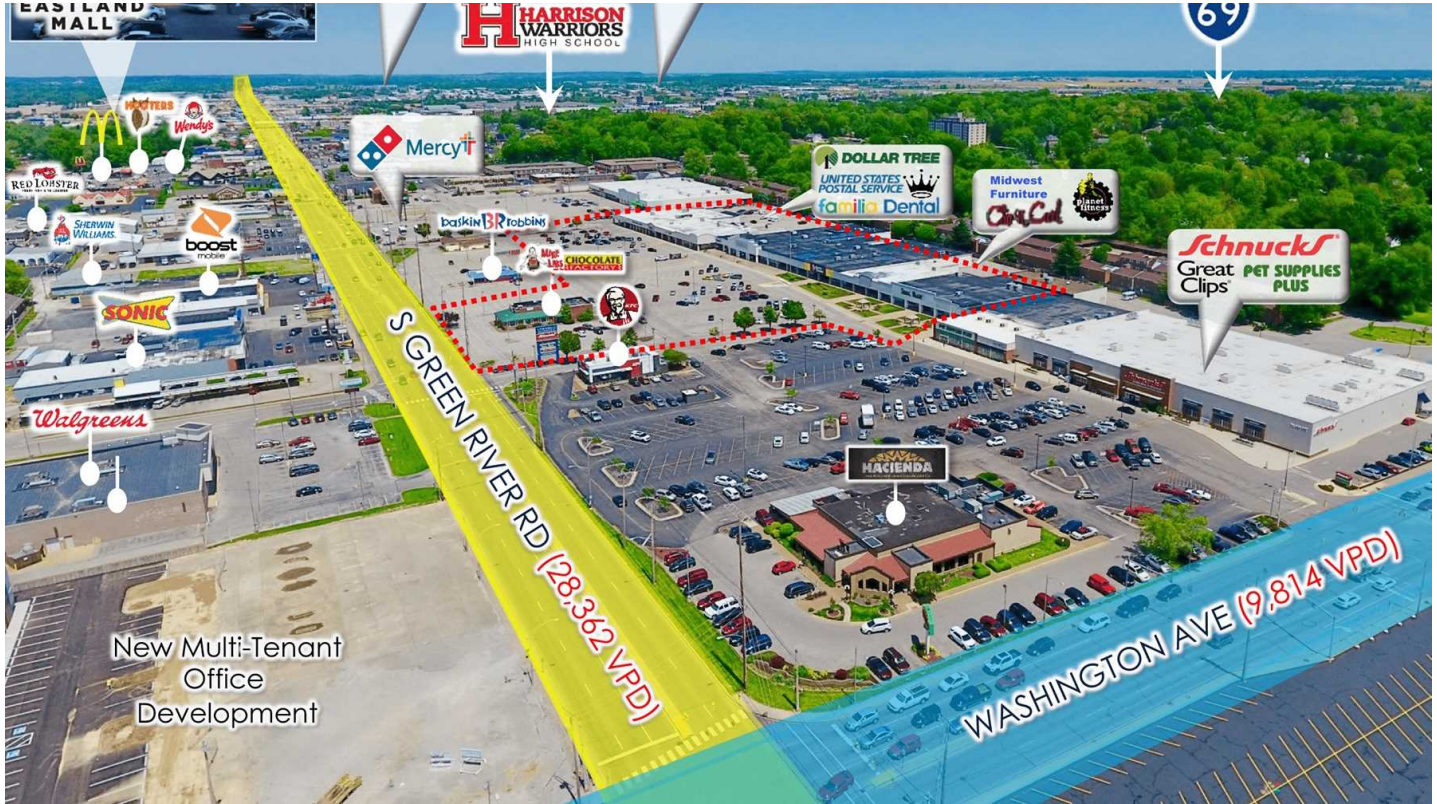


Lawndale Commons

Lease Rate: \$7 - \$9 / SF

Evansville, IN 47715

FOR



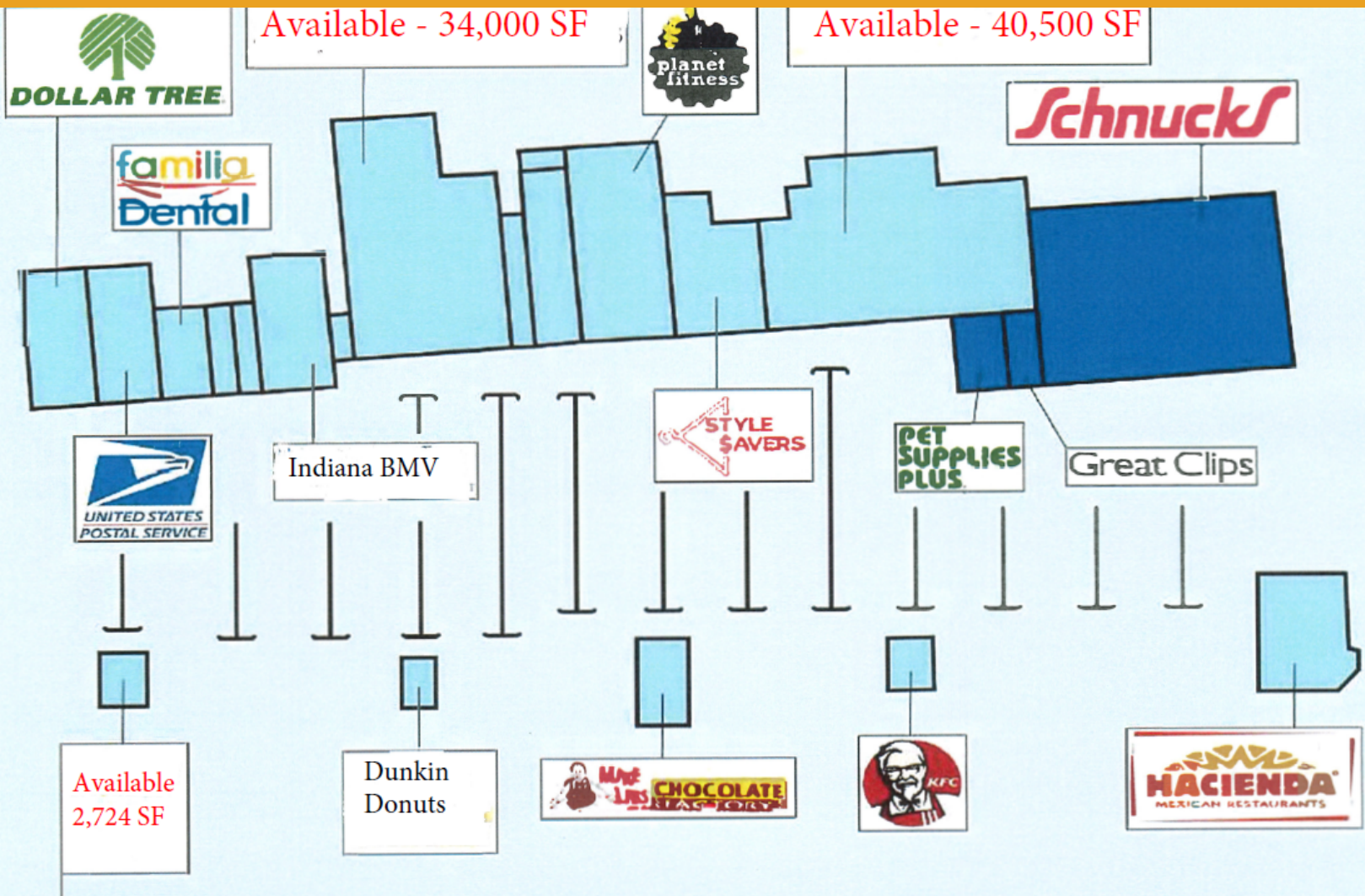
800 South Green River Road

Property Highlights

- Multiple Units Available
- S Green River Rd traffic count: 28,362 VPD
- Washington Ave traffic count: 9,814 VPD
- Current Tenants include: Big Lots, Home Outlet, Dollar Tree, USPS, Familia Dental, Planet Fitness, Style Savers, Pet Supplies Plus, Great Clips, and Schnucks.



AVAILABLE SPACES



Available Spaces

Space	Size	Term	Rate	Space Use	Condition	Available
850	34,527	Base + NNN	\$7.00 /sf/yr	Retail		Immediately
838	40,500	Base + NNN	\$7.00 /sf/yr	Retail		Immediately
810	2,724	Base + NNN	\$3,405 /mo	Retail		Immediately



Location Overview

Evansville, Indiana is the county seat of Vanderburgh County and is the largest city in Southern Indiana and the Illinois-Indiana-Kentucky tri-state area, home to over 911,000 people. Three NYSE companies are headquartered in Evansville (Accuride, Berry Global, and Springleaf), as the city serves as the region's economic hub home to both public and private enterprises. The Tropicana Evansville is the state's first casino and the Mesker Park Zoo and Botanic Garden is one of the state's oldest and largest zoos. The city has several educational institutions, including the University of Evansville and the University of Southern Indiana.

Evansville sits less than 200 miles from 4 major U.S. cities: 176 miles from Indianapolis, 156 miles from Nashville, 126 miles from Louisville, and 174 miles from St. Louis.

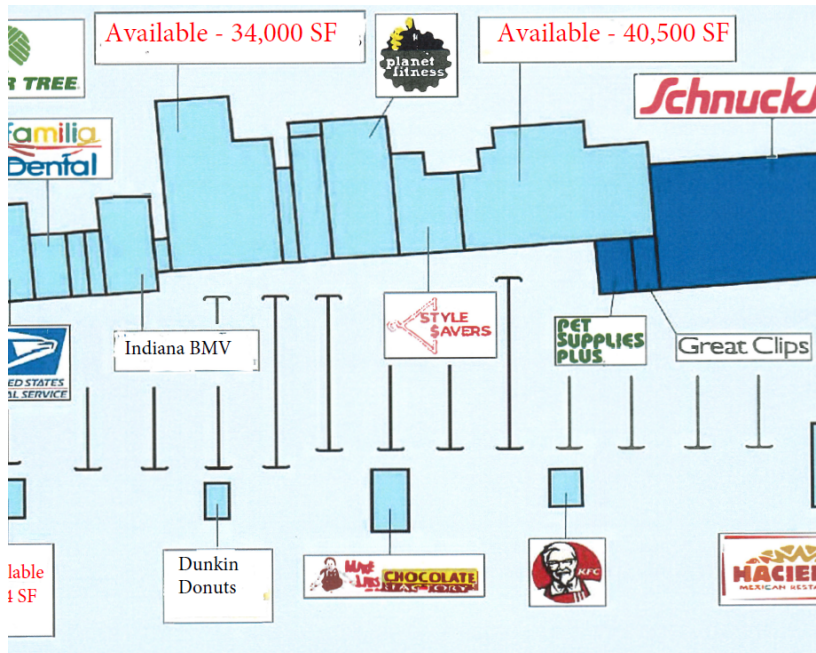
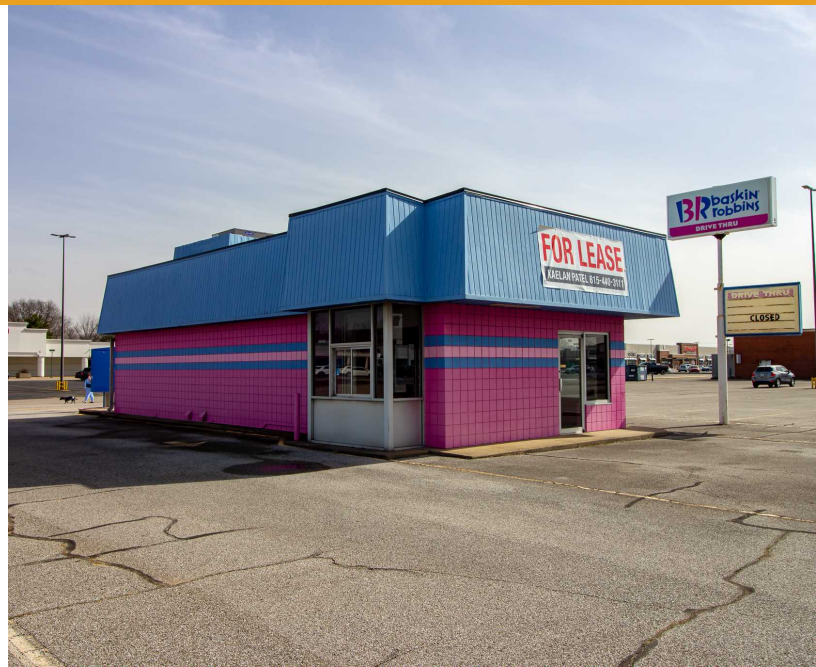
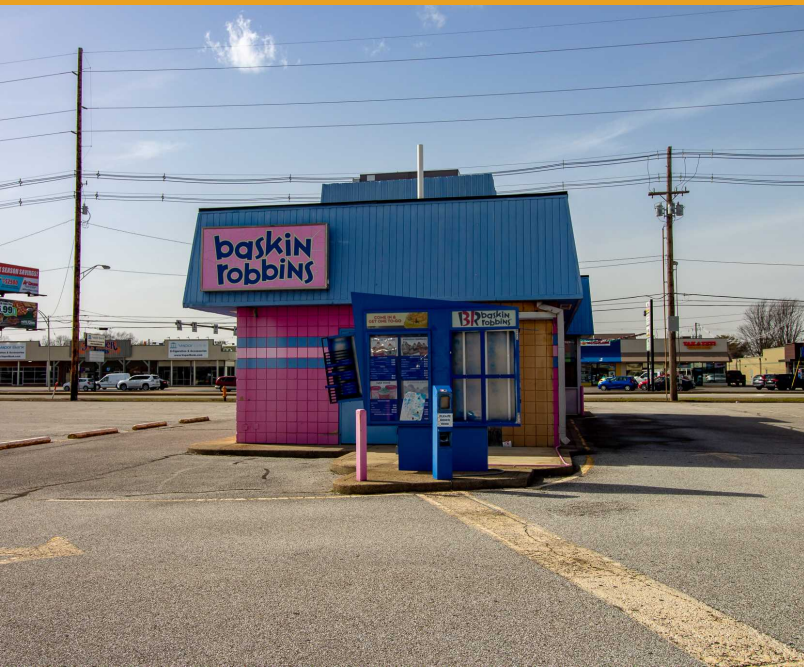
PROPERTY PHOTOS



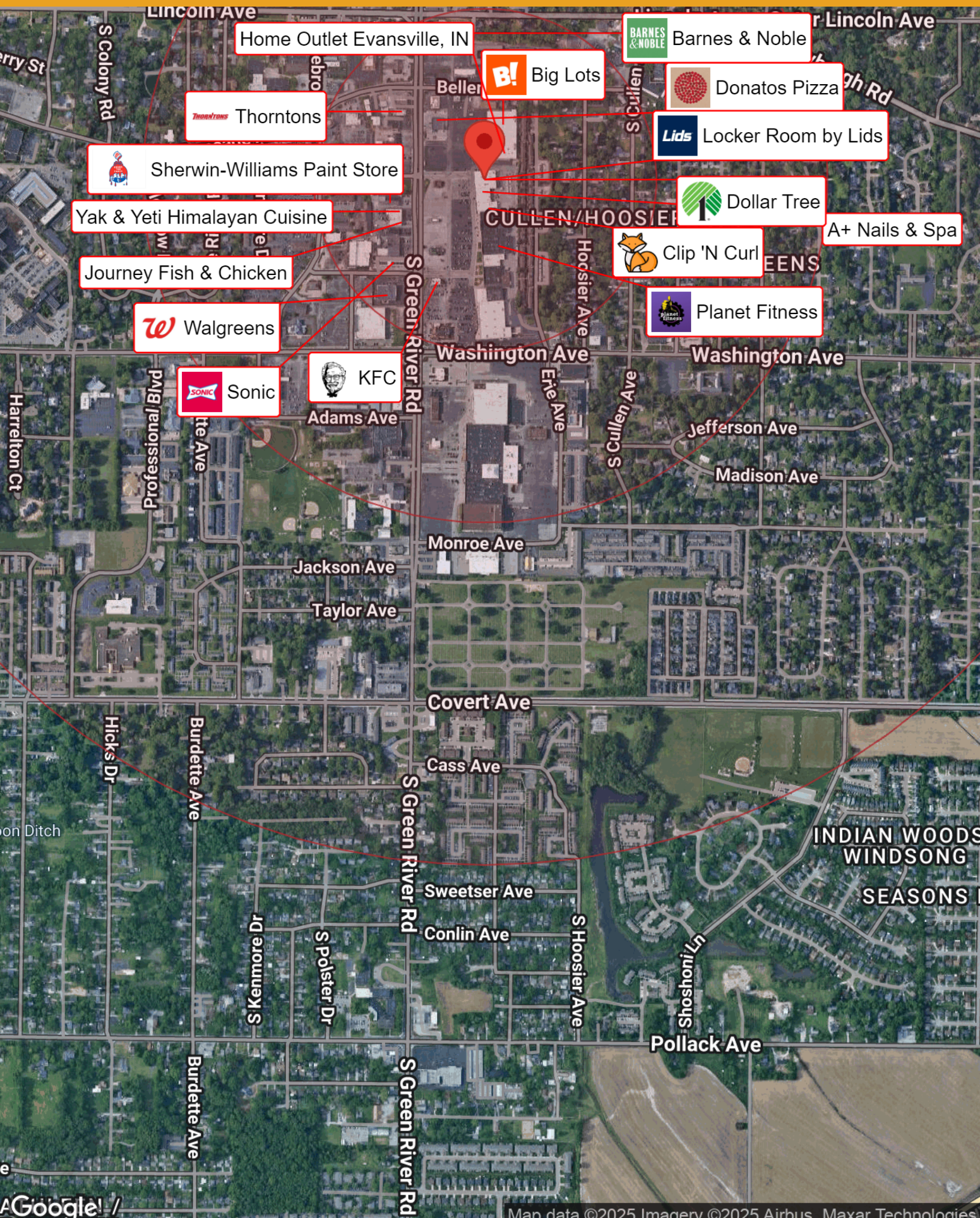
PROPERTY PHOTOS



PROPERTY PHOTOS



BUSINESS MAP



Home Outlet Evansville, IN

Barnes & Noble

Big Lots

Donatos Pizza

Thorntons

Locker Room by Lids

Sherwin-Williams Paint Store

Dollar Tree

Yak & Yeti Himalayan Cuisine

Clip 'N Curl

A+ Nails & Spa

Journey Fish & Chicken

Planet Fitness

Walgreens

Sonic

KFC

Washington Ave

Washington Ave

Adams Ave

Jefferson Ave

Madison Ave

Monroe Ave

Jackson Ave

Taylor Ave

Covert Ave

Cass Ave

INDIAN WOODS WINDSONG

SEASONS

Sweetser Ave

Conlin Ave

Pollack Ave

S Green River Rd

Burdette Ave

S Kenmore Dr

S Polster Dr

S Hoosier Ave

S Hoosier Ave