

For Sale



CBRE

Walmart Outparcel

\$560,000 | 1.33 Acres / 57,934 Sq. Ft.


2500 N First Avenue | Evansville, IN 47710 | Store #5452





Property Overview

- + Rare hard corner outlet next to a very busy Walmart Neighborhood Market—averages over 95,000 monthly visits.
- + Parcel #12-248-34-413-002
- + Zoning: General Commercial (C-4)
- + High density location
- + High traffic intersection
 - Over 40,000 VPD at corner of N First and West Diamond Avenue(s)
- + Entrance signalized at N 3rd Avenue
- + Located near many national restaurants and retailers including: Target, Rural King, Schnucks, McDonald's, Dollar Tree, and others.


Area Overview


- 

Businesses (3 mi)
2,944
- 

Employees (3 mi)
66,436
- 

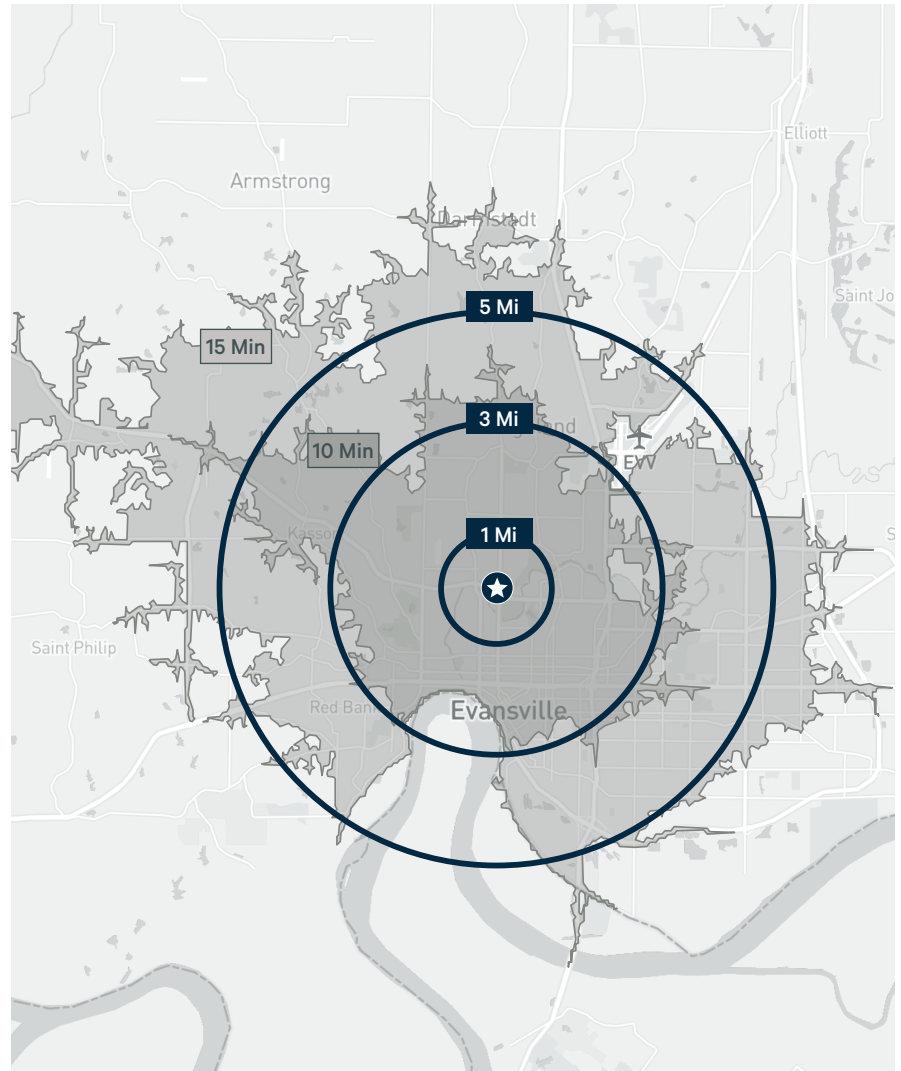
Major Employers

 - Deaconess Health System
 - Toyota Motor Manufacturing Indiana
- 

Hotels (3 mi)
13 / 1,486 Rooms
- 

Area Traffic Generators

 - North Park Shopping Center
 - Target
 - Schnuck's



2025 Estimates	Total Population	Daytime Population	Total Households	Median HH Income	Median Age
1 Mile	7,555	8,274	3,503	\$38,770	38.8
3 Miles	55,644	86,081	24,495	\$51,801	39.3
5 Miles	119,937	145,526	52,449	\$59,405	39.4
5 Minutes	18,535	40,835	8,229	\$40,465	40.5
10 Minutes	71,894	98,666	31,014	\$54,214	39.2
15 Minutes	138,756	164,362	60,861	\$60,000	39.6

Trade Area



Contact Us

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