

AVAILABLE



2322 N 6th Street, Vincennes, IN 47591

HIGHLIGHTS

- +/-3,000 SF Former Fazoli's Restaurant with Drive-Thru
- Located Along Main Retail Corridor & Close to Various National Retailers
- Prime Frontage & Visibility with +/-12,000 Vehicles-Per-Day
- 3-Mile Average Household Income of +/- \$80,000
- C-2 Commercial Zoning Allows for Various Potential Uses
- Less than 1-Mile from Vincennes University (+/-20,000 Students)
- Direct Access to Major Highway Interchange (IN-150 & IN-50)

Property Address

2322 N 6th Street
Vincennes, IN 47591

Property Size

+/-3,000 SF

Year Built

1982

Lot Size

.85 Acres

Parcel ID

42-12-15-403-003.000-022

Zoning

C-2

Availability

Immediate

Rental Rate

Contact Agent

DEMOGRAPHICS

1 MILE 3 MILES 5 MILES

POPULATION

2020 Population	6,001	20,703	23,375
2025 Population	6,034	20,591	23,185
2030 Population Projection	6,041	20,556	23,126
Median Age	32.3	39.4	39.7

HOUSEHOLDS

2020 Households	2,154	8,518	9,584
2025 Households	2,166	8,476	9,507
2030 Population Projection	2,168	8,464	9,484

AVG. HOUSEHOLD INCOME

2025 Approximate	\$67,069	\$80,261	\$82,398
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AVAILABLE



DOLLAR GENERAL



N 6th Street (+/-12K VPD)



Knox County Building



ABOUT VINCENNES, INDIANA

Vincennes, Indiana is a historic river city located in southwestern Indiana along the Wabash River and serves as the county seat of Knox County. The market has a population of approximately 20,000 residents and functions as the primary commercial and employment hub for a broader rural trade area spanning portions of southern Indiana and eastern Illinois.

Key economic drivers include Good Samaritan Hospital, Vincennes University, one of the oldest higher education institutions in the United States and a diversified base of manufacturing, agriculture, and government employment, all of which contribute to stable daytime population and consistent consumer demand. Strategically positioned along U.S. Routes 41 and 50, Vincennes offers strong regional connectivity with drive times of approximately 1 hour to Evansville, 2.5 hours to Indianapolis and Louisville, and roughly 3 hours to St. Louis and Cincinnati, making it a well-located service center within the Midwest corridor despite its small-town population base

