

SALE

312 NW MLK Jr. Blvd

**312 NW MARTIN LUTHER KING JR
BLVD**

Evansville, IN 47708

PRESENTED BY:

MATT KIEFER

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IN #RB19001801

LANCE LUIGS

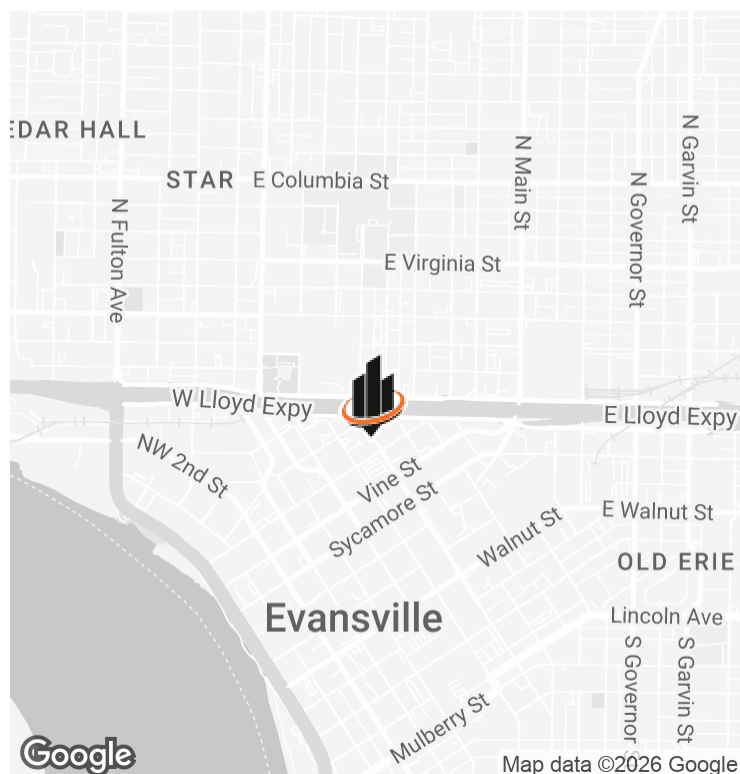
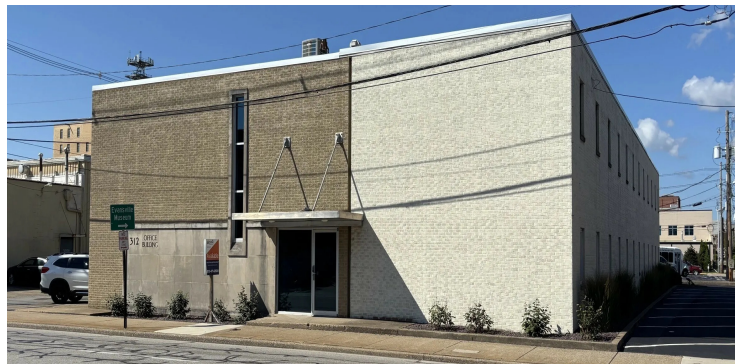
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$595,000
NOI:	\$67,000
PRICE PER SF:	\$37.56
NUMBER OF SUITES:	Fully Leased
LOT SIZE:	0.707 Acres
BUILDING SIZE:	15,840 SF

PROPERTY DESCRIPTION

Introducing a prime investment opportunity in Evansville, IN's thriving Downtown area. This 15,840 SF office building houses 14 suites, offering a diversified tenant mix and stable income stream. Built in 1957 and renovated in 2016, this property boasts a solid foundation and modern amenities. Zoned C-4 and currently enjoying 100% occupancy, it presents a high-yielding investment. Don't miss this chance to add a sought after property with a strong rental history to your portfolio.

PROPERTY HIGHLIGHTS

- 15,840 SF office building
- 100% occupied
- Sticky and long term tenants
- Built in 1957, renovated in 2016
- Roof replaced in June 2025
- Zoned C-4
- Downtown location

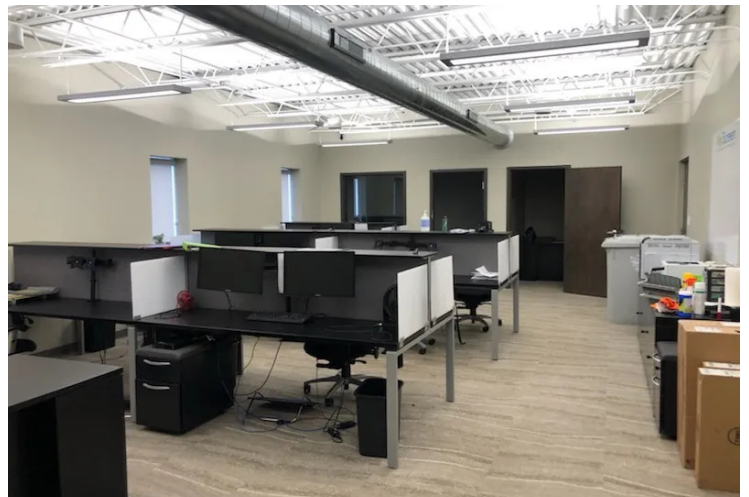
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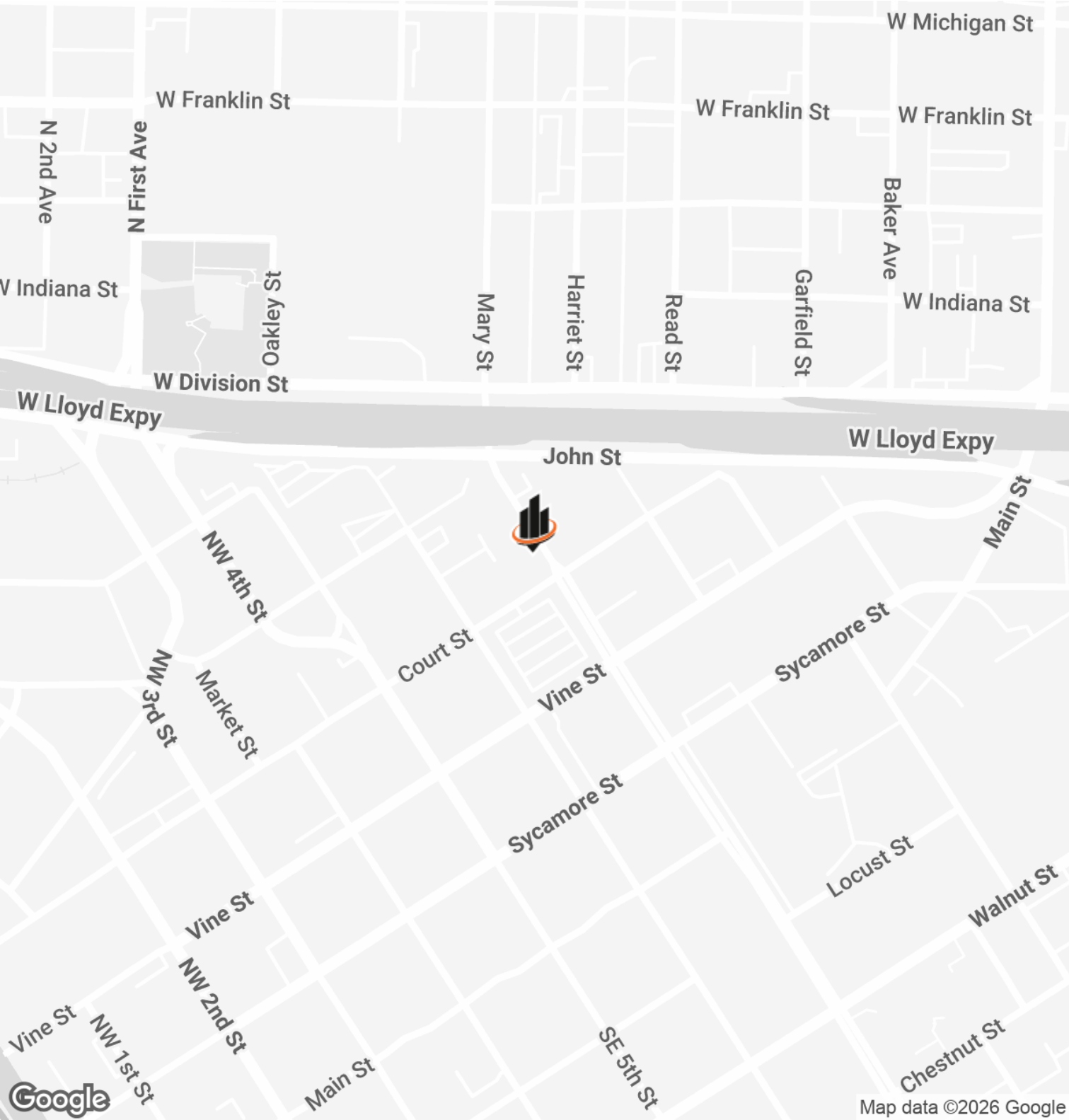
ADDITIONAL PHOTOS



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LOCATION MAP



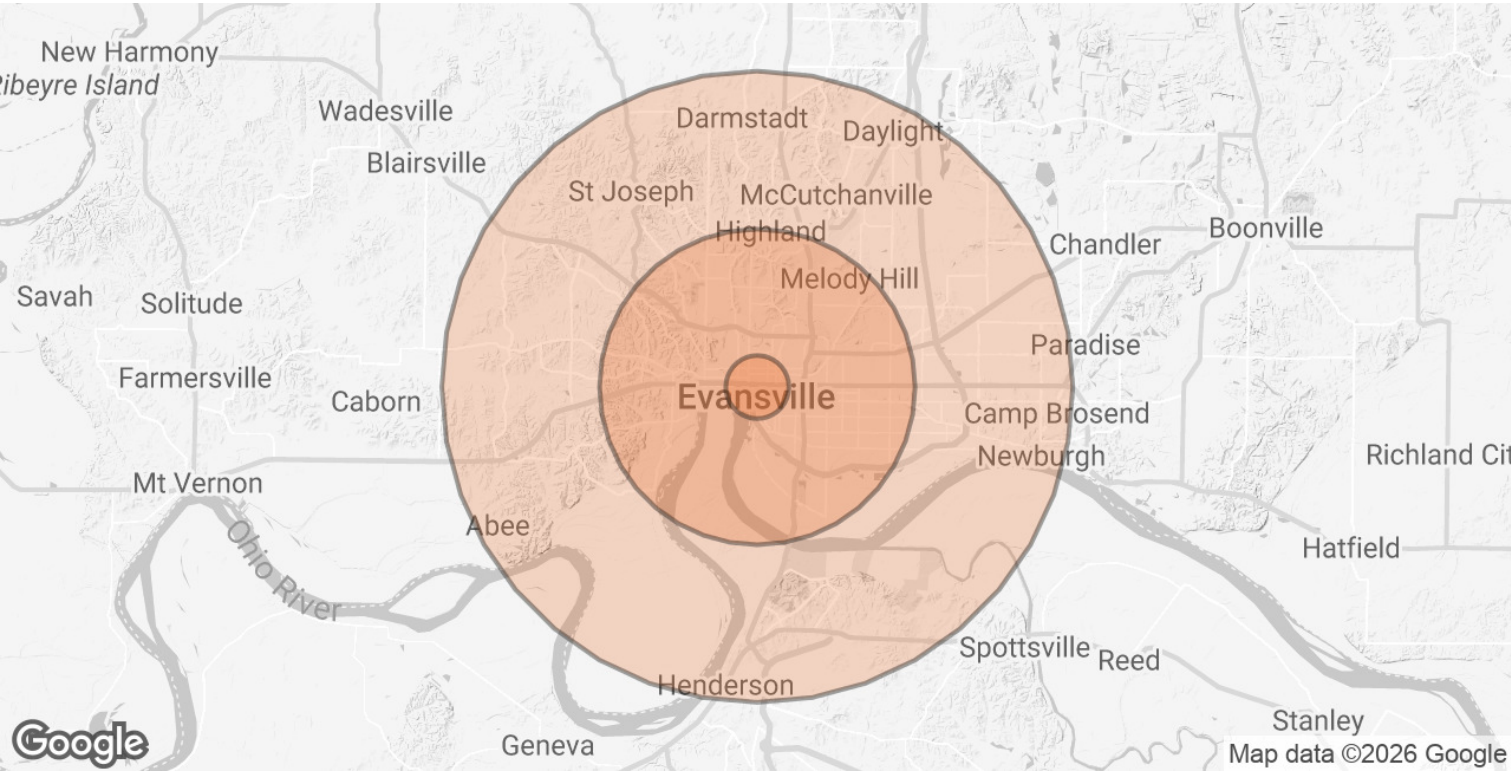
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	8,637	131,846	242,060
AVERAGE AGE	38.3	36.3	37.5
AVERAGE AGE (MALE)	39.1	34.9	36.0
AVERAGE AGE (FEMALE)	38.9	38.0	39.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	3,788	55,964	101,099
# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$38,029	\$46,246	\$55,570
AVERAGE HOUSE VALUE	\$103,599	\$108,489	\$142,297

2020 American Community Survey (ACS)

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