

Turnkey Freestanding Building with Drive-thru For Sale or Lease

5232 Weston Road ~ Evansville, IN 47712



Demographics: (5-mile radius)

2020

Population: 65,659
Households: 27,615

2025

Population: 65,976
Households: 28,150
Average Income: \$73,268

2030

Population: 65,716
Households: 28,307
Average Income: \$82,096

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Financial Information:

Sale Price: \$1,745,000

Lease Price: \$27/SF / mo / NNN

Description:

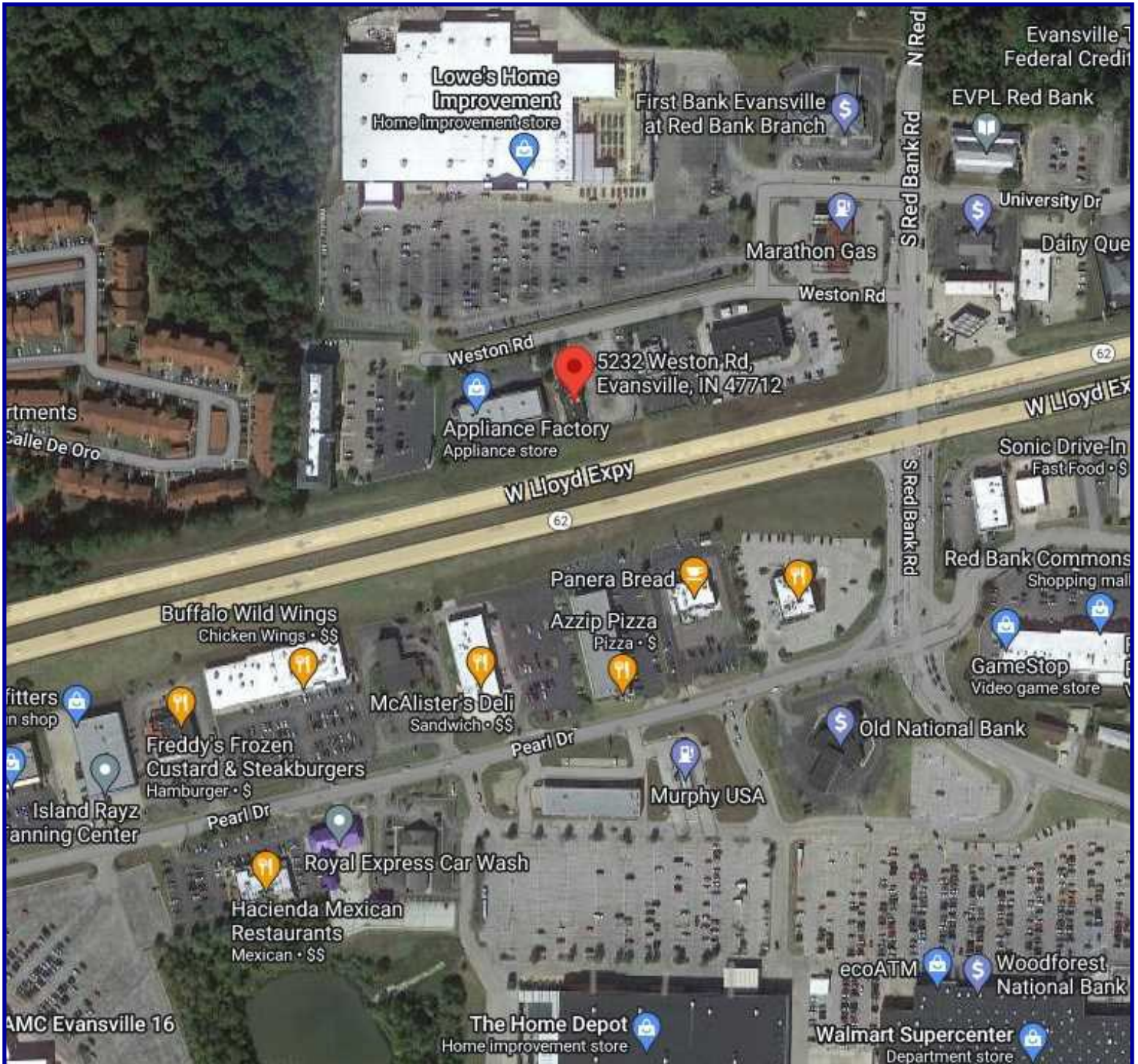
Building Size: 3,337 SF
Lot Size: .83 acres
Year Built: 1996
Zoned: C-4
Heat/Cool: Central HVAC

Water: City
Restrooms: 2
Parking spaces: Approx. 40
Parking Lot: Asphalt

Additional Information:

- Rare opportunity to acquire a freestanding, fully built-out restaurant in a high-visibility retail corridor in Evansville, Indiana, located adjacent to national anchors including Lowe's.
- Furniture, fixtures and restaurant equipment still in place. A complete list can be provided upon request.
- Located near the intersection of The Lloyd Expressway and Redbank Road on the busy west side of the Evansville retail corridor in front of Lowes Home Improvement store.
- Neighbors include Lowes, CVS, Home Depot, Walmart, Old National Bank, 5/3 Bank, First Bank, Fairfield Inn Hotel, Marathon, Denny's, Bob Evans, Olive Garden, AMC Theaters, and many more retailers.
- Ideal for any restaurant user, ready for immediate occupancy.
- Seller financing available.



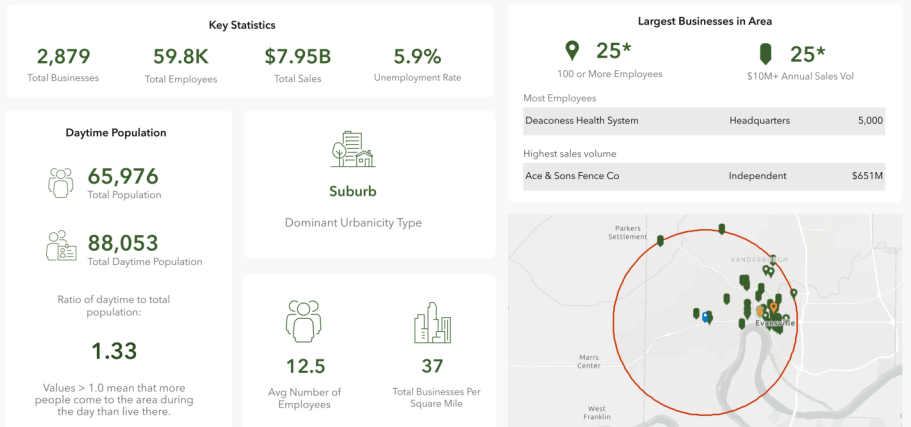


AREA HIGHLIGHTS:

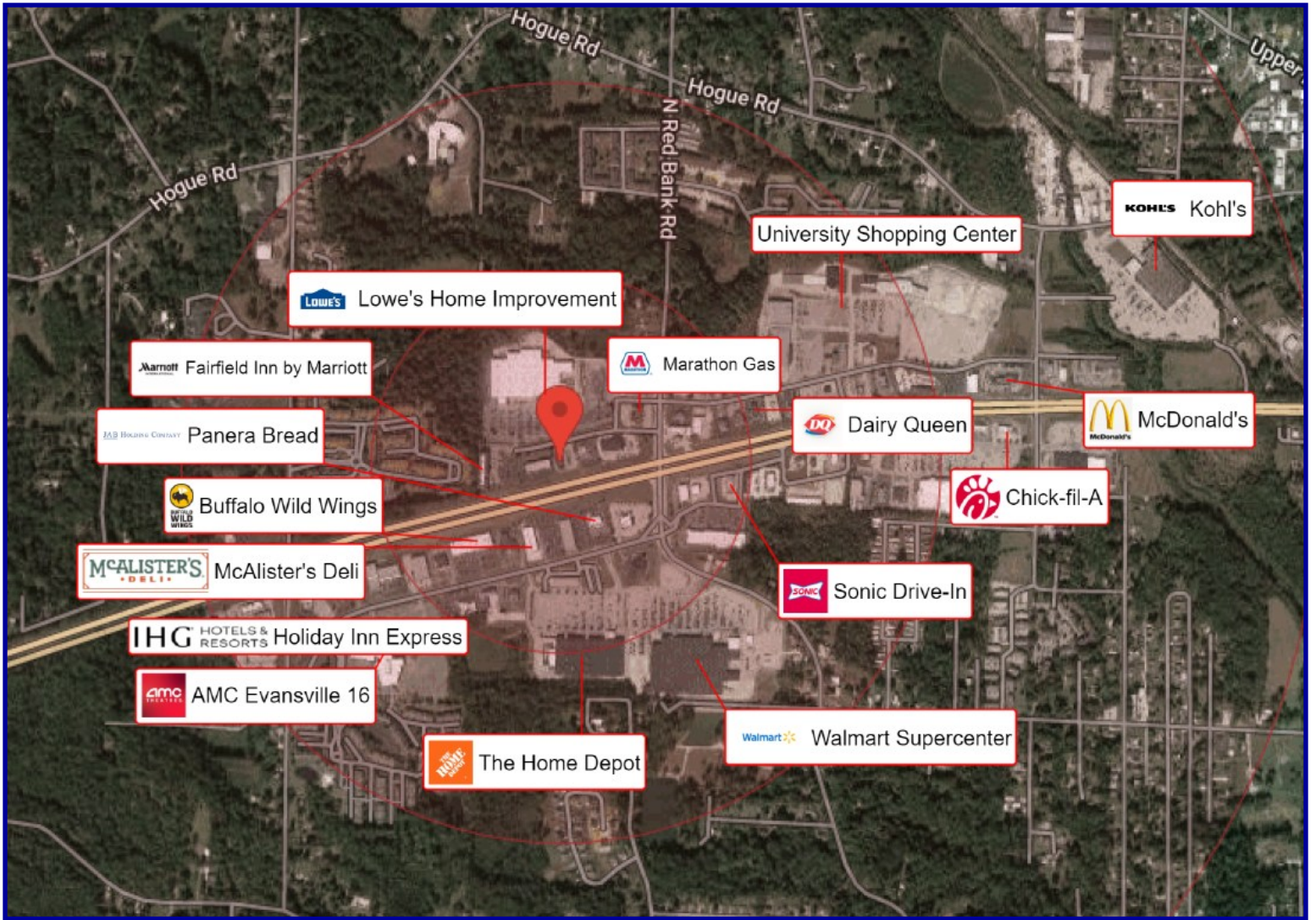
- Major retailers in the surrounding area include: Walmart, Lowe's, Home Depot, CVS Pharmacy, AMC Theaters, Kohl's, McDonald's, Panera Bread, Buffalo Wild Wings, Sonic, and many others.
- The University of Southern Indiana is nearby, with enrollment exceeding 9,000 students.
- Nearby hotels including Fairfield Inn and Holiday Inn and movie theater AMC Evansville 16.
- High traffic count area.

Business Key Facts 5232 Weston Rd, Evansville, Indiana, 47712 | Rings: 5 mile radii

This infographic features record-level business information. It is best suited for smaller area analysis such as census tracts, neighborhoods, and smaller zip codes.



Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Note: business sales volumes and employee counts are estimates provided by Data Axle. * Indicates the number of locations that reached the maximum.



TARGET MARKET SUMMARY

5232 Weston Rd, Evansville, Indiana, 47712

Ring of 5 miles

Key Facts

65,976

Population

38.4

Median Age

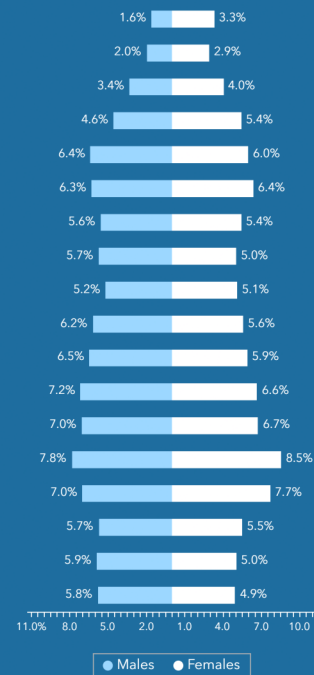
2.2

Average Household Size

\$54,918

Median Household Income

Age Pyramid



Annual Lifestyle Spending



\$2,151

Travel



\$68

Theatre/Operas/Concerts



\$47

Movies/Museums/ Parks



\$62

Sports Events



\$7

Online Games



\$91

Audio

Tapestry

Top 3 segments by household count



[View comparison table](#)



Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), Esri-MRI-Simmons (2025).

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