



Retail Storefront Condo On Main Street

300 Main Street Unit 1A-1 Evansville, Indiana 47708

Property Overview

Downtown Evansville's Main Street puts your business where the traffic already is. This walkable, seven-block brick corridor sits at the heart of the region's daytime employment core, with thousands of office workers from Old National Bank, CenterPoint Energy, and the Civic Center steps from your door. After hours, the Ford Center, Victory Theatre, and Bally's casino keep the crowds coming. It's a district of independent boutiques and destination retail — planting your brand in Evansville's most walkable, most visible commercial setting, surrounded by built-in foot traffic that keeps customers coming back.

This corner unit in Meridian Plaza offers 1,090 SF of retail space with excellent visibility along Main Street at the intersection of NW 3rd Street. The unit has access on three sides, and with lots of windows and natural light to showcase the space. The sale includes two reserved parking spaces in the service slot next to the back door. The current tenant will be relocating at the end of their current lease in 1Q27. This space has a small grease trap and is equipped for light food service.

HOA dues through the Meridian Plaza Condo Association total \$223.67 per month and includes water.

Property Highlights

- Prime corner location on the Main Street Walkway between the Ford Center and riverfront
- Three separate entrances — Main Street, Third Street and rear parking lot
- Two allocated parking spaces immediately behind the unit, plus convenient curbside access
- Existing retail/food/service buildout, grease trap, utility sink, soundproofing, etc.
- Ideal size at 1,090 SF makes it a manageable size for a small business/operator
- Potential Downtown/Riverfront alcoholic beverage permit eligibility, subject to City/ATC approval

For More Information

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THE IMPACTS OF DOWNTOWN



Downtown Evansville's development momentum has had a substantial positive impact on the economic vitality and fiscal health of the Evansville as a whole. Investments in infrastructure, public realm, and recreational amenities will allow it to continue to attract new real estate investment and create more regional prosperity.



RESIDENTIAL DEVELOPMENT AND POPULATION GROWTH

- With more than 2,000 residents, **Downtown's population has grown by 25 percent since 2010**, while the citywide population has declined by 2.4 percent.
- **Downtown has added 411 apartment units since 2010**, representing nearly 40 percent of new multifamily supply citywide.



EMPLOYMENT HUB AND HIGHER-THAN-AVERAGE WAGES

- With around 18,000 jobs, **Downtown the highest concentration of employment in the city**, representing 15 percent of total citywide employment.
- On average, **Downtown workers earn more than \$10,000 more annually than workers citywide.**



HIGHER-THAN-AVERAGE PROPERTY VALUES

- The **median home value Downtown (\$290,000) is more than twice the citywide median (\$126,000)**, indicating residents are willing to pay more for higher-density living.
- As a result, **total assessed values Downtown are more than four times the citywide average** on a per acre basis, as a result of greater density.



GROWING HOSPITALITY MARKET

- **Downtown has added 459 hotel rooms since 2010**, representing more than half of the hotel room supply delivered citywide.
- Downtown generates around **25 percent of total room revenue citywide**