

# 11,751 SF FORMER PARTY CITY *For Lease*

LLOYD CROSSING SHOPPING CENTER

101 N BURKHARDT ROAD

EVANSVILLE, IN 47715



**11,751 SF AVAILABLE FOR LEASE**

N BURKHARDT ROAD (28,625+ ADT)

(approaching traffic light / main intersection 72,625+ ADT)

E LLOYD EXPRESSWAY (44,000+ ADT)

E LLOYD EXPRESSWAY

# AERIAL OVERVIEW // 11,751 SF FORMER PARTY CITY *For Lease*

## LOYD CROSSING SHOPPING CENTER

101 N BURKHARDT ROAD  
EVANSVILLE, IN 47715



### !!! HIGHLIGHTS

- Premier power center with nationally known tenants
- Nearby proximity to I-69
- Excellent visibility & easy access to Lloyd Expressway & Burkhardt Road
- Traffic Counts: Lloyd Expressway (44,000+ ADT) & Burkhardt Rd (28,625+ ADT)



### >>> Retail Leasing Inquires:

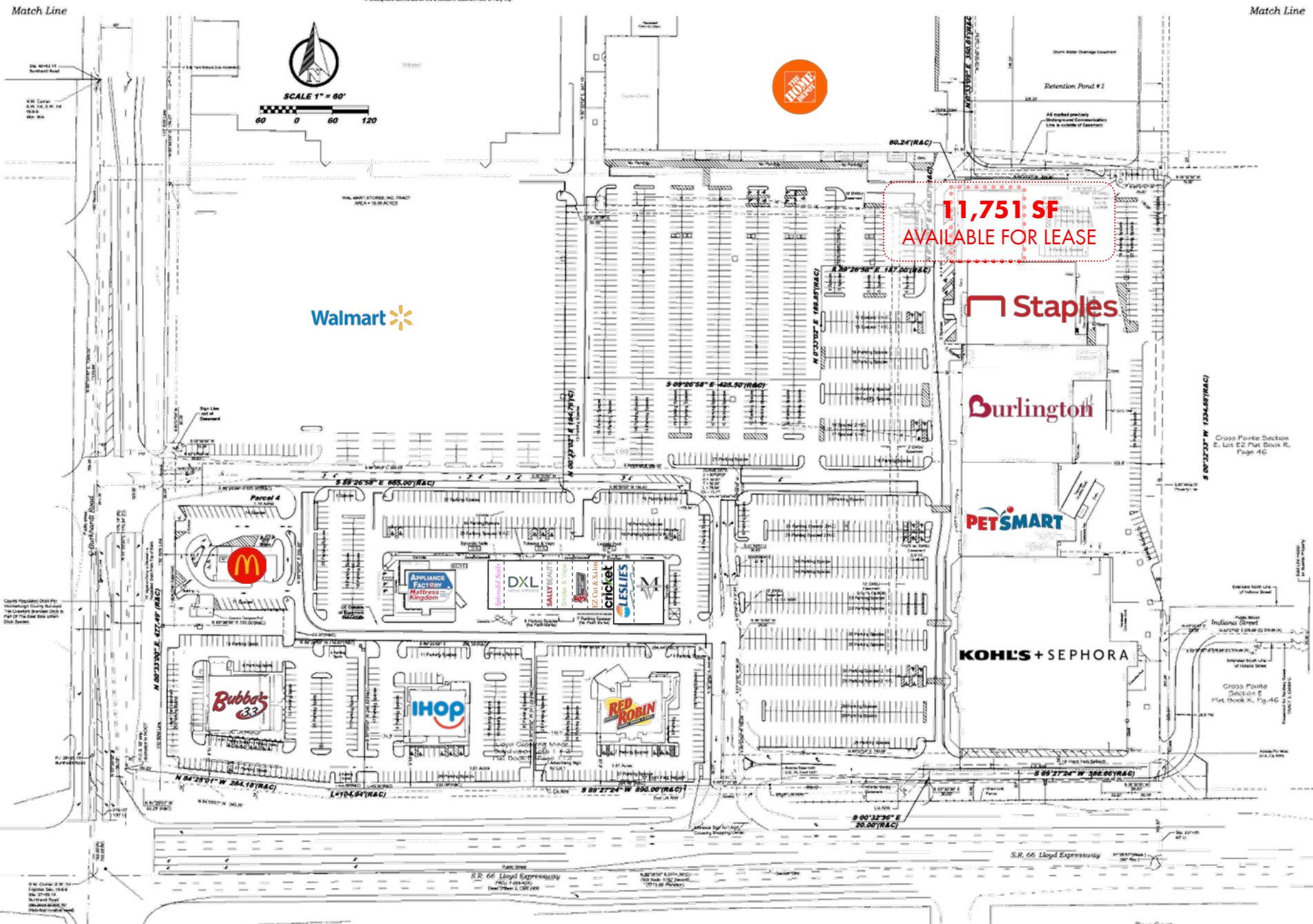
Brad Gershman • bgershman@gershmanpartners.com  
Meghan DeMars Kiger • mkiger@gershmanpartners.com

# DETAILED SITE PLAN // 11,751 SF FORMER PARTY CITY *For Lease*

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**Agreement Encroachment Table**  
 1. Survey of the Encroachment...  
 2. Survey of the Encroachment...  
 3. Survey of the Encroachment...  
 4. Subsequent encroachment is a matter of record of Party City.



**11,751 SF  
AVAILABLE FOR LEASE**



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350 Massachusetts Avenue, Suite 400 • Indianapolis, IN 46204  
 (317) 599-4800 • www.gershmanpartners.com

**>>> Retail Leasing Inquires:**  
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 Meghan DeMars Kiger • mkiger@gershmanpartners.com

# FIRST LEVEL FLOOR PLAN // 11,751 SF FORMER PARTY CITY *For Lease*

**LOYD CROSSING SHOPPING CENTER**  
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\*NEW ROOF 2020!



## OPERATING EXPENSE BREAKDOWN

**Sq Ft** 11,751

**CAM** \$1.24/sf

**RE Taxes** \$2.29/sf

◀ **PYLON VIEW FROM N. BURKHARDT RD.**

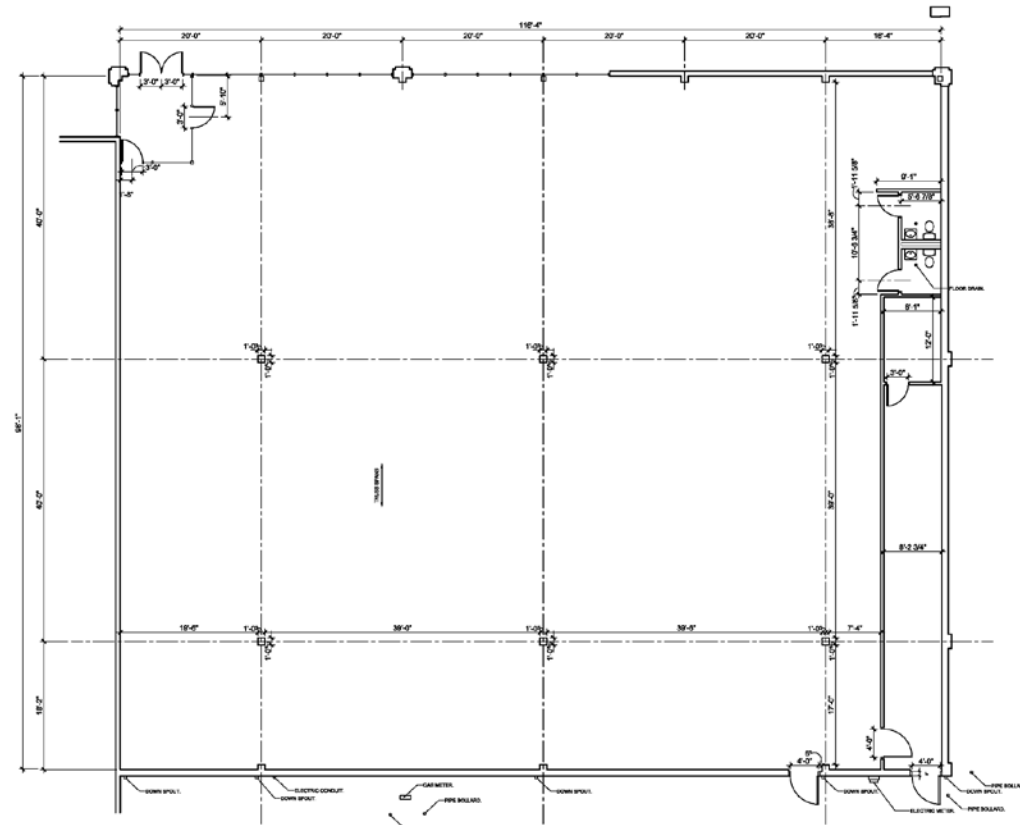
## CURRENT IN-LINE RETAILERS

Staples

Burlington

PetsMART + Banfield Pet Hospital

Kohl's + SEPHORA



**1st LEVEL FLOOR PLAN**

