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|-------------------------------|--------------------------------|--------------------------|---|
| • <b>Lease Price:</b>         | <b>\$14.00 / SF / NNN</b>      | • <b>Roof:</b>           | <b>Shingle</b>  |
| • <b>Lease Term:</b>          | <b>3 year minimum</b>          | • <b># of Restrooms:</b> | <b>4</b>  |
| • <b>Total SF:</b>            | <b>10,300 SF</b>               | • <b>Water/Sewer:</b>    | <b>City</b>   |
| • <b>NNN Charges:</b>         | <b>+/- \$1.50 PSF Annually</b> | • <b>Current Use:</b>    | <b>Retail/Pharmacy,<br/>Vacating Soon Due to<br/>Merger</b> |
| • <b>Lot Size:</b>            | <b>170 x 180</b>               | • <b>Showing:</b>        | <b>Call Listing Office for<br/>showing instructions</b>     |
| • <b>Zoning:</b>              | <b>Commercial</b>              |                          |   |
| • <b># of Parking Spaces:</b> | <b>40 +/- on-site parking</b>  |                          |   |
| • <b>Ext. Construction:</b>   | <b>Concrete Block</b>          |                          |   |

Building located on a high traffic signalized corner lot with great exposure. Large parking lot. Site has multiple use opportunities with combination of open floor plan retail with storage and built-out office area with reception /waiting room. Directly across IGA Market, with many retailers, offices and homes nearby.

**For More Information, Contact:**

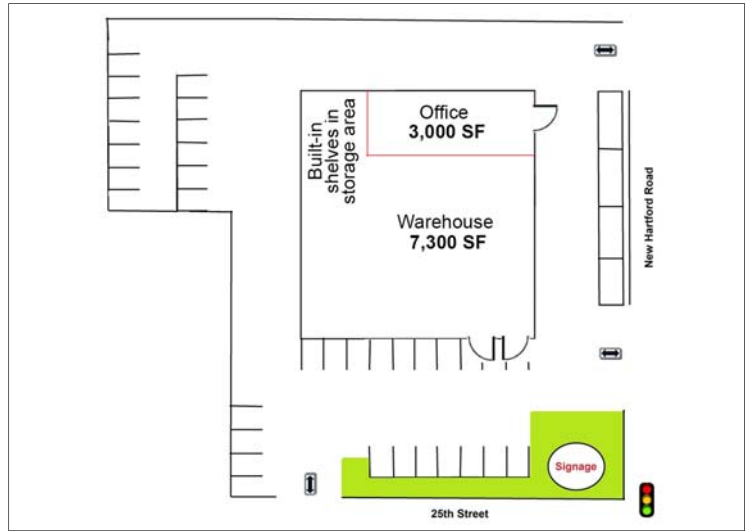
**Kristin Dannheiser**

**Direct: 812.455.0001**

**Fax: 812.473.6684**

**kristind@fctuckercommercial.com**





7820 Eagle Crest Blvd. Suite 200  
Evansville, IN • 47715  
812-473-6677 • Fax: 812-473-6684



FCTuckerCommercial.com

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