

FOR SALE | RETAIL/OFFICE

1405 OAK HILL ROAD
EVANSVILLE, IN 47711

EXECUTIVE SUMMARY



OFFERING SUMMARY

Reduced Sale Price:	\$275,000 \$285,000
Building Size:	4,334 SF
Lot Size:	23,790 SF or .545 AC
RE Taxes (2019/20)	\$3,645.60
Year Built/Renovated:	1935/1991
Zoning:	C-4
Price/SF:	\$63.45

PROPERTY OVERVIEW

High visibility retail/office building with convenient access located across from Vogel School on Oak Hill Road, just south of Morgan Avenue (SR 62) in Evansville, IN.

PROPERTY HIGHLIGHTS

- 235' of frontage on Oak Hill Road with a daily traffic count of 9,605 VPD (2019)
- Corner lot with ease of access from Oak Hill Road and Tennessee Street
- Drive-thru canopy 30' x 56'
- Large, open floor plan
- 600 SF of basement storage
- Includes 4,800 SF lot for expansion
- Seller is motivated and open to reasonable offers

DEMOGRAPHICS

2020	1 MILE	3 MILES	5 MILES
Total Households	3,253	34,419	58,990
Total Population	6,998	80,348	137,506
Average HH Income	\$53,014	\$55,218	\$60,804

RICHARD CLEMENTS

812.746.8569

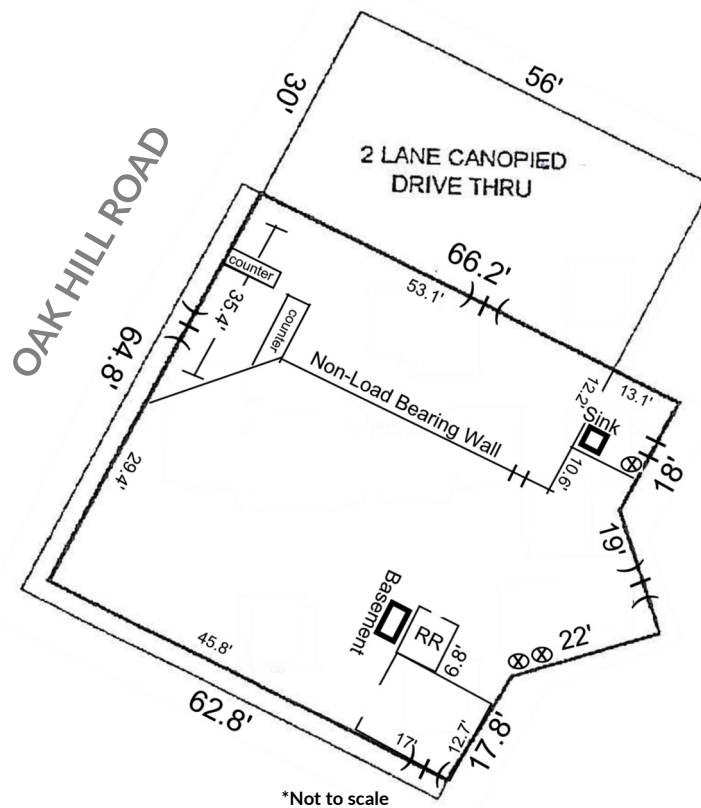
rclements@summitrealestate.us



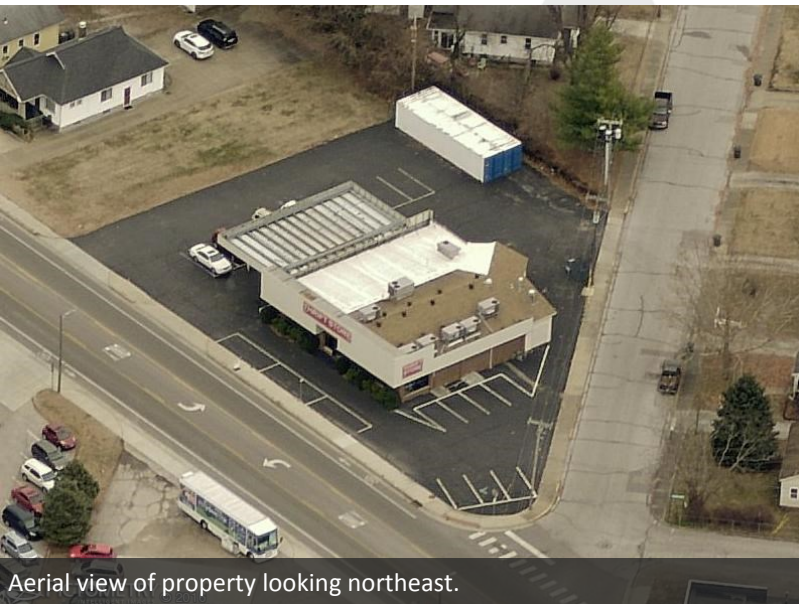
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SITE PLAN



TENNESSEE STREET



Aerial view of property looking northeast.



View of Morgan Ave/Oak Hill Rd intersection from subject property.

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INTERIOR PHOTOS



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LOCATION MAPS



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