

# Outlot Pad Site Available | Evansville, IN Sam's Club Anchored

6770 East Virginia Street, Evansville, IN 47715



\*The proposed outlot area herein is not to be considered an accurate representation of any kind by Sam's Club, its affiliates, employees, agents or sub-agents and is subject to change or revocation. Any transaction is subject to Sam's Club approval and the parties' subsequent execution of a mutually acceptable Agreement or Sale.

## Property Highlights:

- Pad site on outlot to stoplight entrance to Sam's Club
- Easily Accessible to Burkhardt & Virginia Street (combined 42,771 cars per day)
- Just West of I-69 (30,231 cars per day)
- Dynamic trade area serving; retailers include Target, Costco, Wal-Mart, Fresh Thyme Farmers Market, TJMaxx, Ulta, Fresh Market, Kohl's, Burlington, Home Depot, Lowe's, Sam's Club, and others

DEMOGRAPHICS	3 miles	5 miles	7 miles
Population	48,875	117,784	168,107
Households	22,253	49,676	70,114
Average HH Income	\$74,237	\$75,839	\$76,879



FOR MORE INFORMATION

PLEASE CONTACT:

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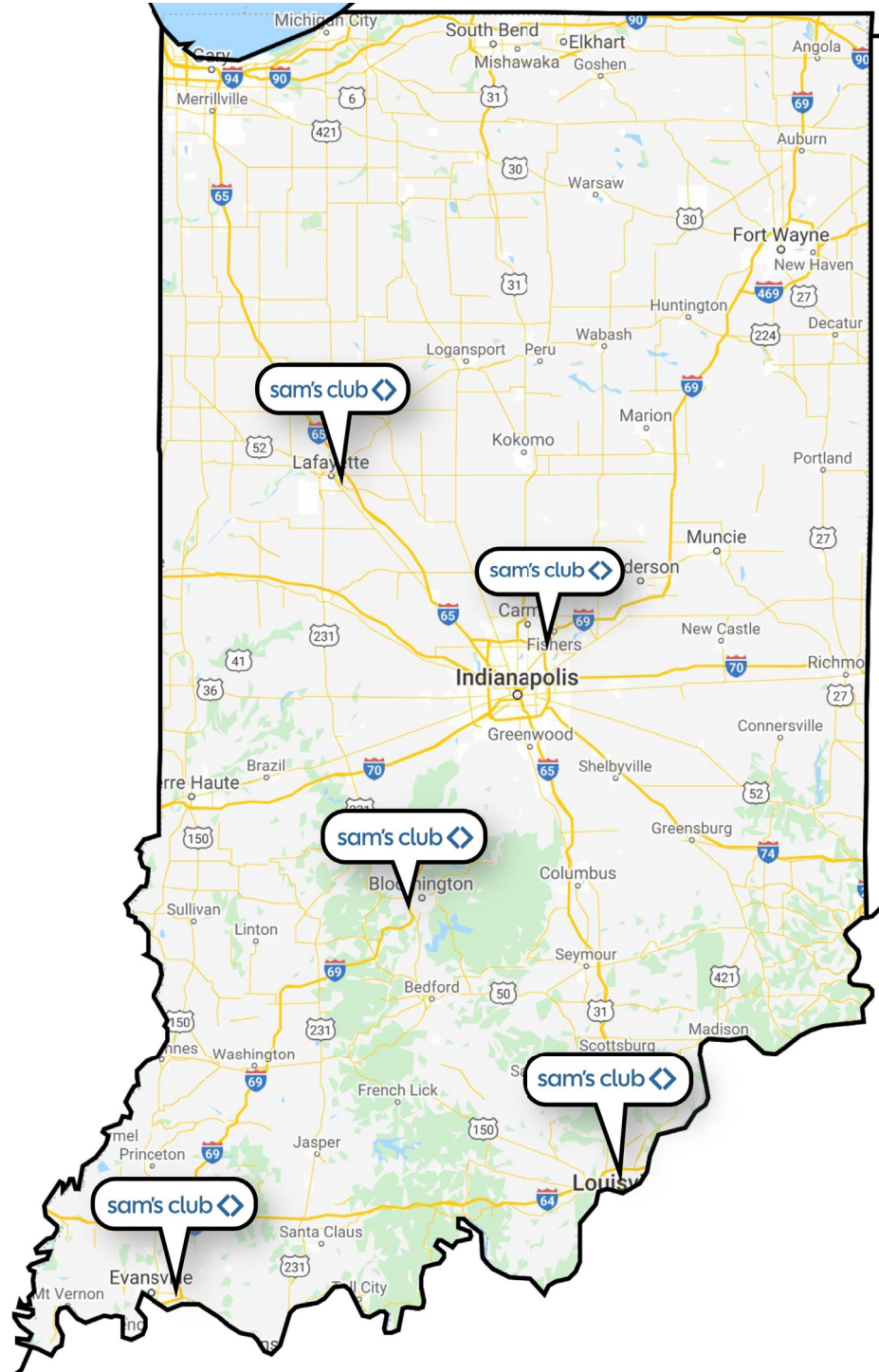
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## Available Sam's Club Pad Sites in Indiana



Information within this brochure has been obtained from sources believed reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Prospective tenant and tenant representatives must verify the information and bears all risk for any inaccuracies as it relates to property and market information.

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