



RURAL KING CO-TENANT & OUTLOT OPPORTUNITIES

2800 N Saint Joseph Avenue
West Evansville, Indiana



HIGHLIGHTS

- Join successful Rural King store
- Situated near the intersection of North Saint Joseph Avenue and West Diamond Avenue (State Route 66) with over 36,000 vehicles passing per day
- Population of over 200,000 with average annual incomes of \$67,000 within 10 miles
- Located across from Parkview Care Center, a nursing care facility with 108 beds and directly next to Leisure Living, a 20 AC 55+ living community
- **AVAILABLE:**
 - 1.26 AC outlot
 - 1.78 AC outlot
 - 40,000 SF (divisible)
 - 5,000 SF

DEMOGRAPHICS

POPULATION	5 MILE	10 MILE	15 MILE	20 MILE	30 MILE
2026 Projection	99,179	205,905	288,369	325,091	399,627
2021 Estimate	99,744	203,311	283,042	319,841	394,762
INCOME	5 MILE	10 MILE	15 MILE	20 MILE	30 MILE
2021 Average	\$57,897	\$67,396	\$71,664	\$71,538	\$70,417
2021 Median	\$42,547	\$48,869	\$52,082	\$52,540	\$52,315
DAYTIME POPULATION	5 MILE	10 MILE	15 MILE	20 MILE	30 MILE
2021 Employees	64,450	119,461	147,342	161,519	195,698

LEASING INFORMATION

www.goodmanrealestate.com
216.381.8200

CLEVELAND

THE OFFICES OF LEGACY VILLAGE
25333 CEDAR ROAD, SUITE 305
CLEVELAND, OH 44124

COLUMBUS

389 E. LIVINGSTON AVENUE
COLUMBUS, OHIO 43215

ALEX JUSTICE

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