

Shoe Carnival Towne Centre

Evansville, Indiana

PROPERTY HIGHLIGHTS

- Shoe Carnival Towne Centre is located on Green River Road, Evansville's major north-south corridor.
- The 1,017,000 S.F. Eastland Mall is directly across Green River Road.
- The MSA has a 30-mile radius and draws shoppers from 26 counties and 3 states.
- Signalized entrances.
- Easy access to S.R. 66 / Lloyd Expressway and S.R. 62 / Morgan Avenue via Green River Road.
- Evansville is the third largest city in Indiana and is ranked in the top 10 hottest cities for young millennials.
- GLA: 202,051
- MSA: Evansville, IN
- Key Tenants are Shoe Carnival, Jason's Deli, Salon Centric, Plato's Closet, and Buffalo Wild Wings.

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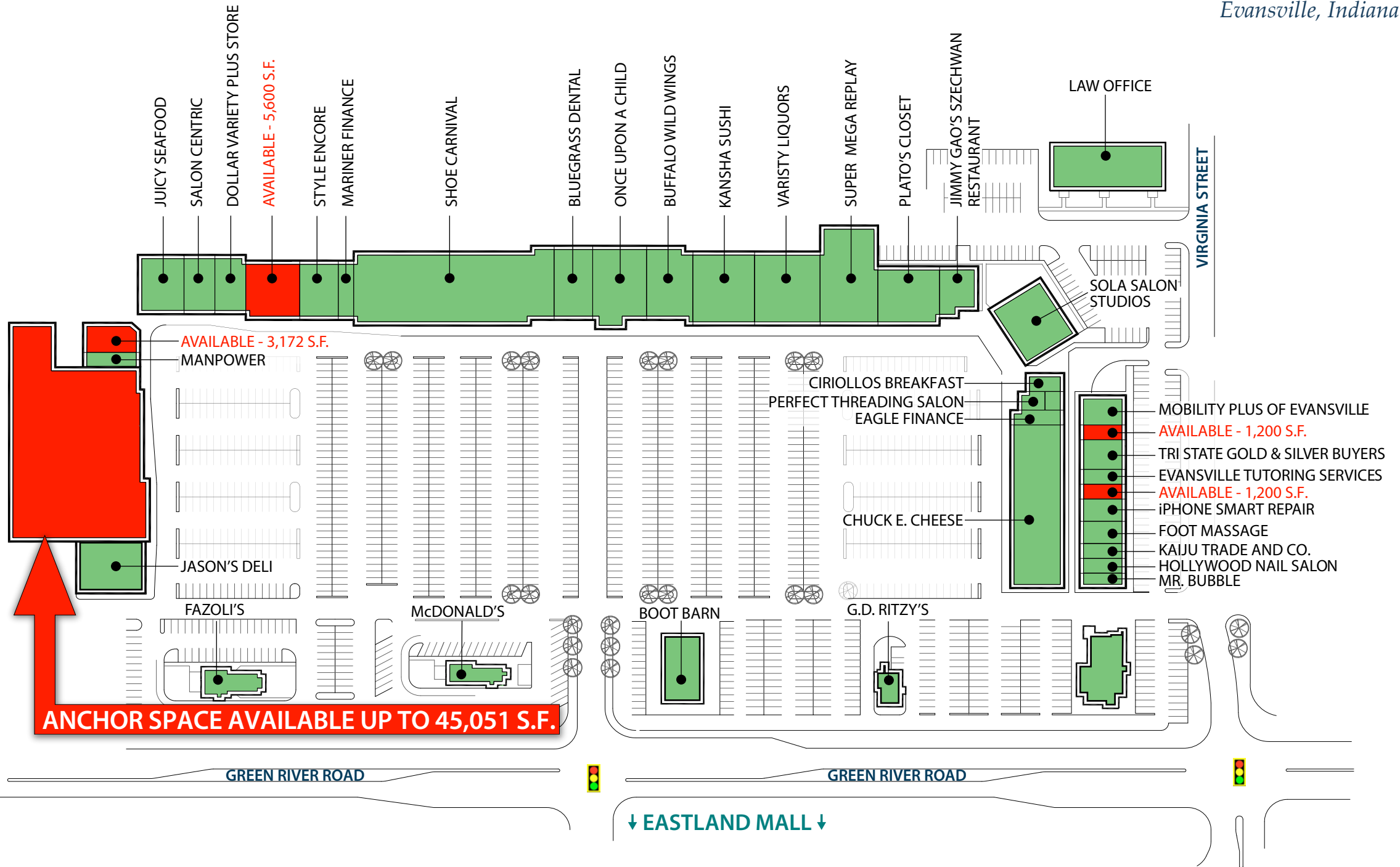


ANCHOR SPACE AVAILABLE UP TO 45,051 S.F.



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SITE DATA	
TOTAL BUILDING AREA	
TOTAL BUILDING AREA	202,051 S.F.
PARKING SPACES	
TOTAL PARKING PROVIDED	1,292 SPACES

DISCLAIMER

THIS SITE PLAN IS SCHEMATIC AND IS PROVIDED TO SHOW APPROXIMATE ACREAGE AND LOCATION AND SIZE OF A BUILDING(S) THAT WILL FIT ON THIS SITE. CHANGES MAY BE REQUIRED ONCE A FINAL SURVEY WITH CURRENT BOUNDARIES, EASEMENTS, AND DIMENSIONS OR ZONING REVIEW IS COMPLETED.

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT AND IS OBTAINED FROM SOURCES WE DEEM AS RELIABLE. WE ASSUME NO LIABILITY FOR ERRORS OR OMISSIONS HEREIN. ALL DIMENSIONS ARE APPROXIMATE.

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Market Profile and Income Summary

	3 MILES		5 MILES		10 MILES	
	2025 Estimate	2030 Forecast	2025 Estimate	2030 Forecast	2025 Estimate	2030 Forecast
Population	65,678	65,473	123,893	124,389	232,605	233,364
Daytime Population	74,123		150,649		244,417	
Households	29,904	30,095	54,157	54,812	97,911	98,867
Average HH Size	2.13	2.11	2.21	2.19	2.30	2.29
Average HH Income	\$80,403		\$79,950		\$91,366	
Median HH Income	\$61,912	\$67,659	\$59,230	\$65,036	\$66,637	\$74,076
Per Capita Income	\$36,693	\$41,130	\$35,099	\$39,438	\$38,610	\$43,275

Traffic Data

ACPD	Main Thoroughfare	Start Location	End Location
25,436	Green River Road	At Virginia Street	
27,172	Green River Road	At Lloyd Expressway/S.R. 66	
25,523	Green River Road	At Morgan Avenue/S.R. 62	
51,783	Lloyd's Expressway	Just East of Green River Road	
53,450	Lloyd's Expressway	Just East of Stockwell Road	

