

# 2000 COVERT AVE.

2000 COVERT AVE., EVANSVILLE, IN 47714



## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Positioned in one of Evansville's most active retail corridors, 2000 Covert Ave. offers a prime opportunity to capture consistent consumer traffic. Located near major shopping destinations like Eastland Mall and Evansville Pavilion, the property benefits from strong surrounding retail synergy and visibility. Its signalized hard corner location ensures seamless access and excellent exposure for tenants. With flexible space configurations and prominent storefront presence, this site is ideal for a variety of retail or service users.

### PROPERTY HIGHLIGHTS

- High-visibility hard corner with signalized intersection
- 67,000+ population within a 3-mile radius
- Flexible layout to accommodate a variety of users
- Surrounded by national retailers including Walmart, Meijer, Starbucks, and McDonald's
- Ample parking for customers and employees

### OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	2
Available SF:	2,097 SF
Building Size:	7,028 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	29,430	51,612	100,874
Total Population	67,452	117,460	241,301
Average HH Income	\$64,480	\$68,749	\$84,976



**Matthew Hill**

Regional Director

matt.hill@legacypro.com  
513.640.3764

209 Powell Place, Brentwood, TN 37027

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ADDITIONAL PHOTOS



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[matt.hill@legacypro.com](mailto:matt.hill@legacypro.com)  
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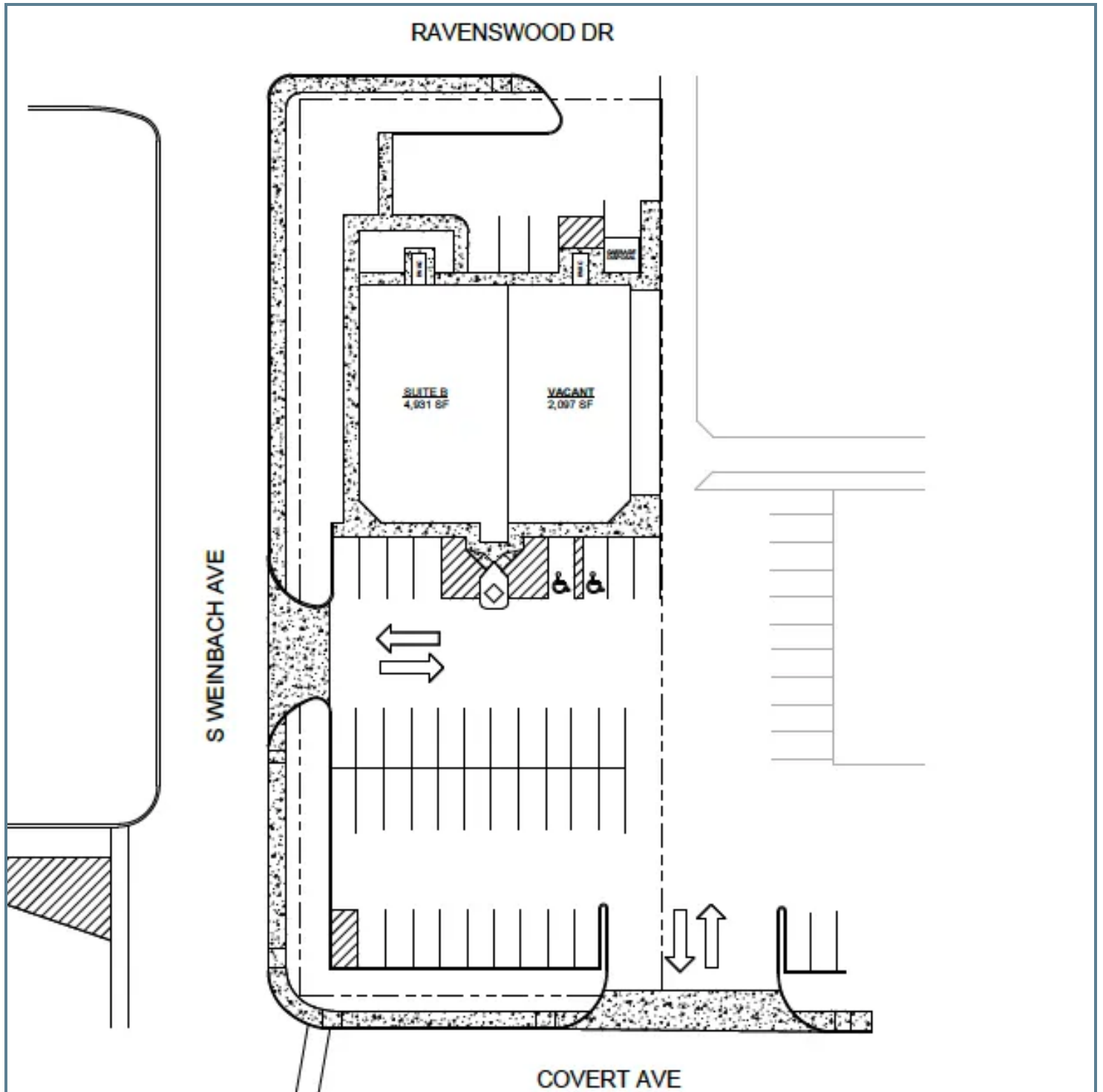
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## SITE PLAN



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## RETAILER MAP



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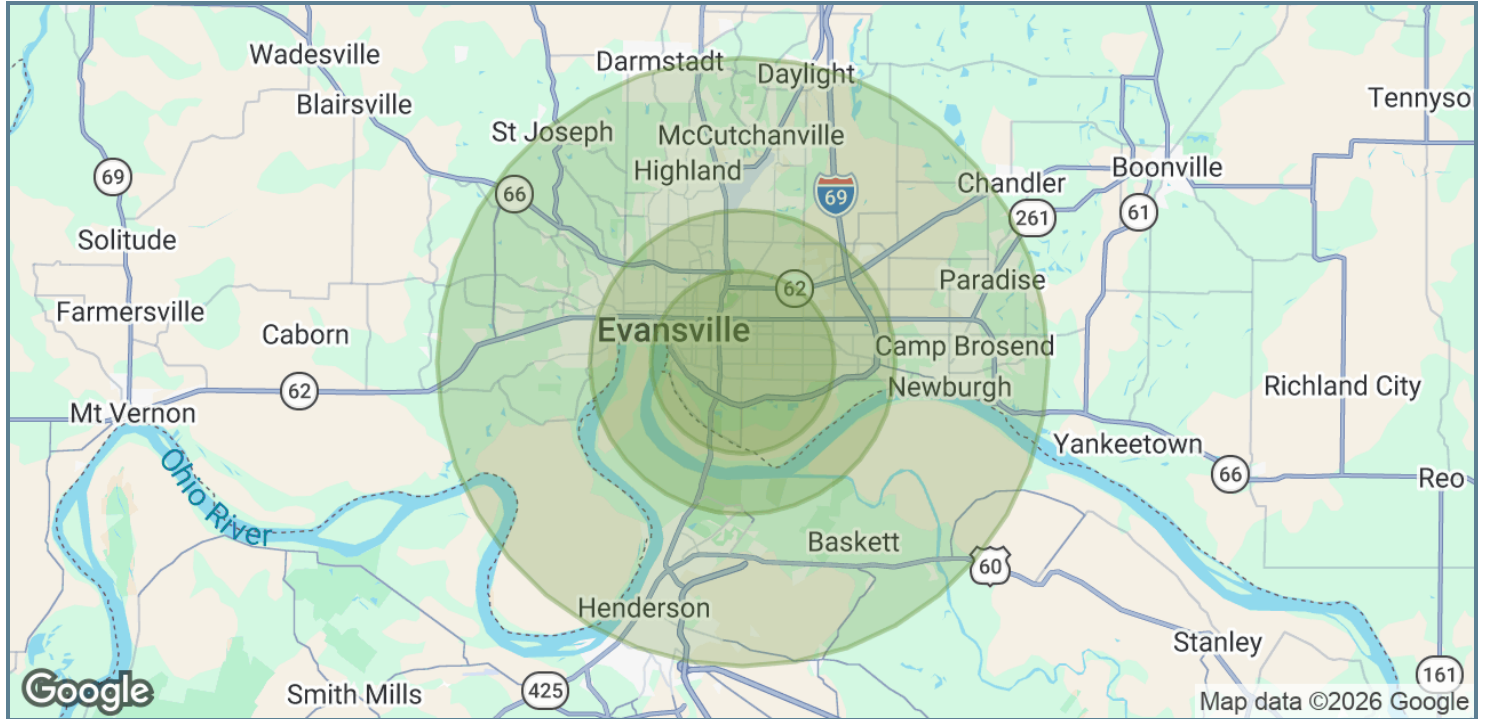
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## DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	67,452	117,460	241,301
Average Age	38.1	38.2	39.8
Average Age (Male)	37.1	36.8	38.5
Average Age (Female)	38.8	39.6	41.3

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	29,430	51,612	100,874
# of Persons per HH	2.2	2	2
Average HH Income	\$64,480	\$68,749	\$84,976
Average House Value	\$86,744	\$103,054	\$108,628



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# Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves on moving quickly and have a proven track record of helping you find the best locations in every market.

## Your Go-to Expansion Partner

### Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

### Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

## Our National Tenants



# Why Legacy



### Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



### One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



### Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



### True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

