



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
 - 20,000 SF
 - 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

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