

# Diamond Center

Evansville, IN

E Diamond Av

- Traffic Count, West of U.S. Hwy 41: 44,281/ADT
- Available land for Build-to-Suit
- New Development



## 2005 DEMOGRAPHICS

	2-MILE	5-MILE
Population	34,114	134,895
Median Age	38.3	37.5
Number of Households	14,749	58,012
Average Household Size	2.23	2.24
Median Household Income	\$30,742	\$37,684
Average Household Income	\$39,969	\$49,844
Race:		
White	89.5%	86.5%
Black	7.8%	10.4%
Other	2.7%	3.1%



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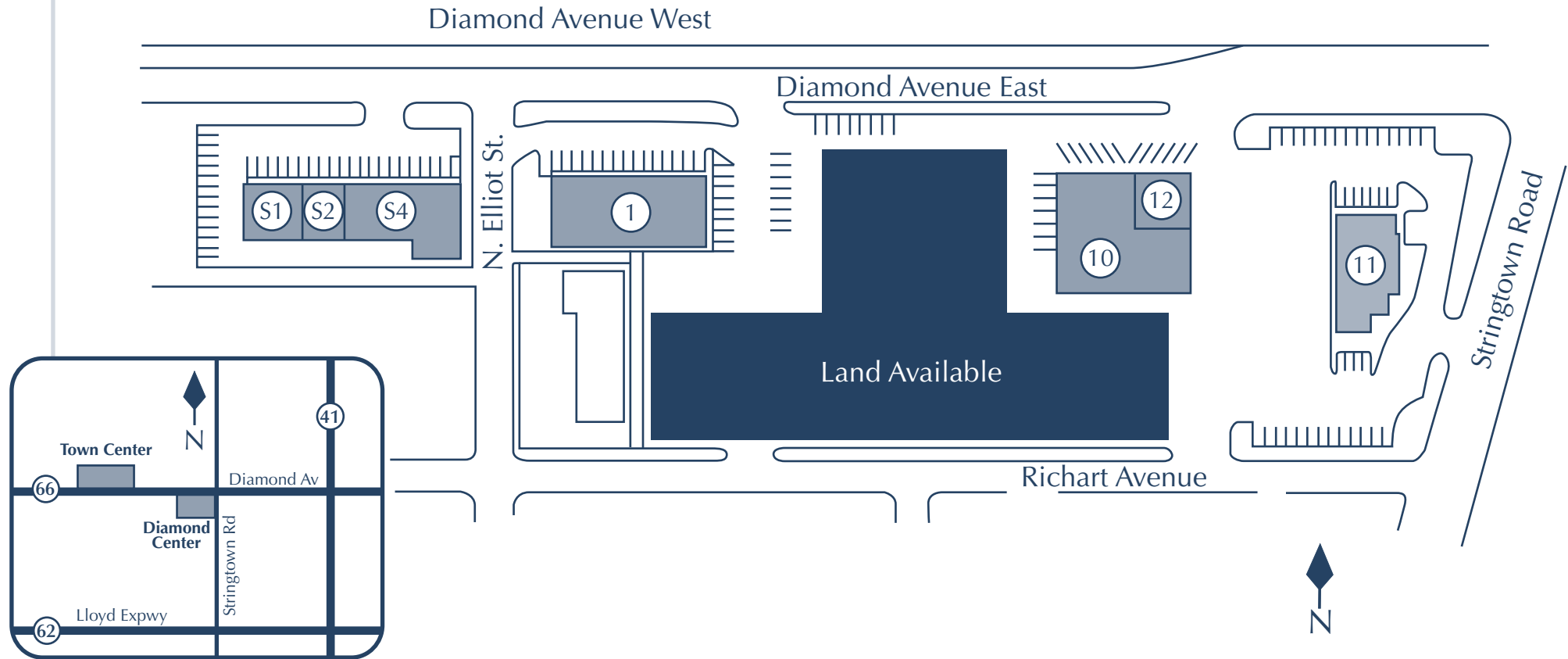
**(812) 424-9200**

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www.regency-prop.com

# Diamond Center

Vanderburgh County  
607 E Diamond Av, Evansville, Indiana 47711



## Tenants

- |   |                                    |
|---|------------------------------------|
| (S1) <b>AVAILABLE 1,840 Sq. Ft. (40' x 46')</b> | (10) Dollar General (8,200 Sq.Ft.) |
| (S2) Edward Jones (920 Sq.Ft.)                  | (11) Fifth Third Bank              |
| (S4) Schwindel Graphics (5,890 Sq.Ft.)          | (12) Subway (1,800 Sq.Ft.)         |
| (1) Aaron's Rent To Own (7,205 Sq.Ft.)          | <b>LAND AVAILABLE</b>              |



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