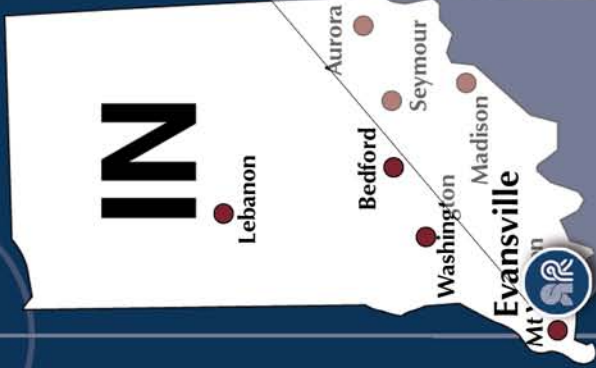


Town Center Evansville, IN

430 E Diamond Av

- Traffic Count, West of U.S. Hwy 41: 44,281/ADT
- GLA: 142,621 Sq. Ft.
- Anchored by Save-A-Lot, Big Lots and Carpet One



DEMOGRAPHICS

Population	3-MILE 68,198	5-MILE 134,112
Median Age	38.2	38
Number of Households	28,773	57,860
Average Household Size	2.23	2.23
Median Household Income	\$38,759	\$42,319
Average Household Income	\$50,180	\$55,227
Race:		
White	84.3%	86.0%
Black	12.8%	10.8%
Other	2.9%	3.2%



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REGENCY
PROPERTIES

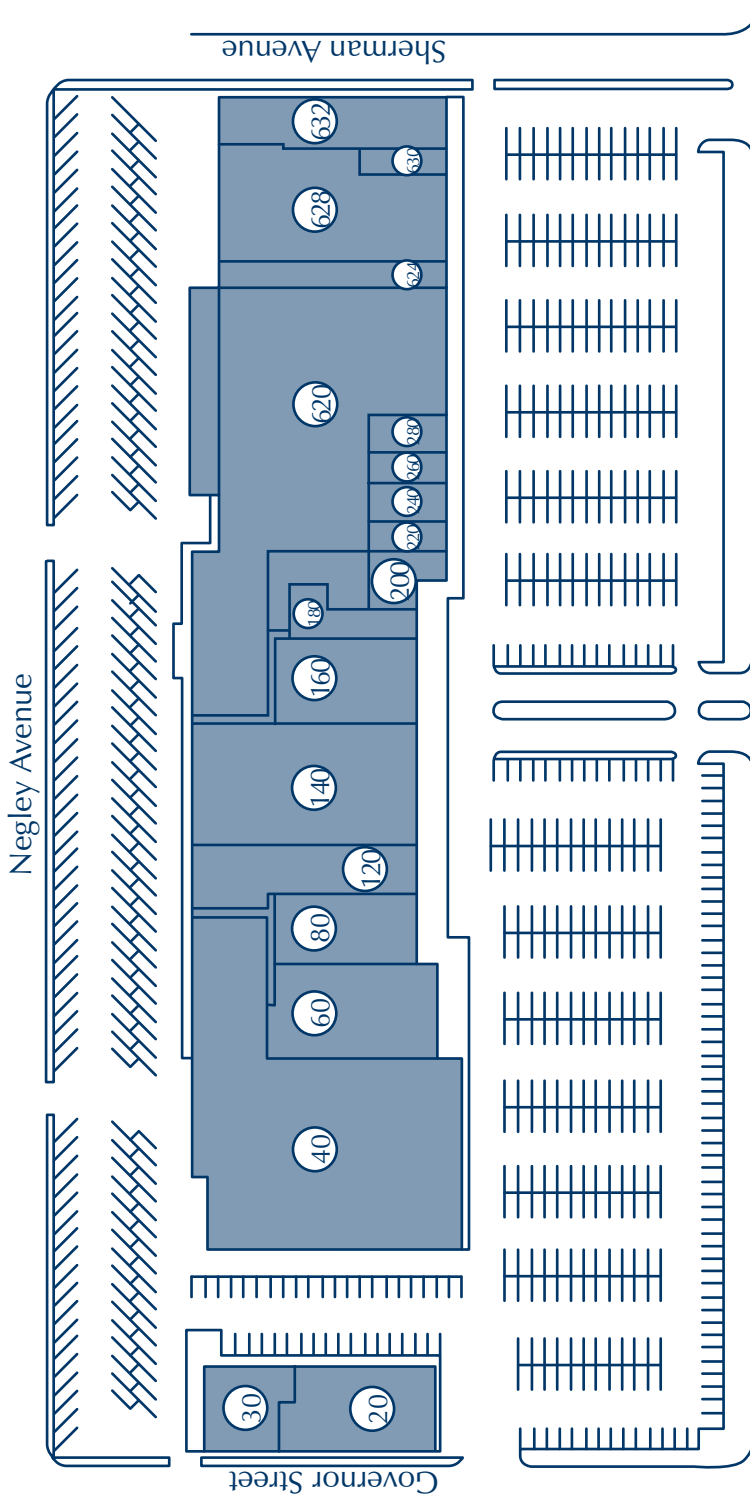
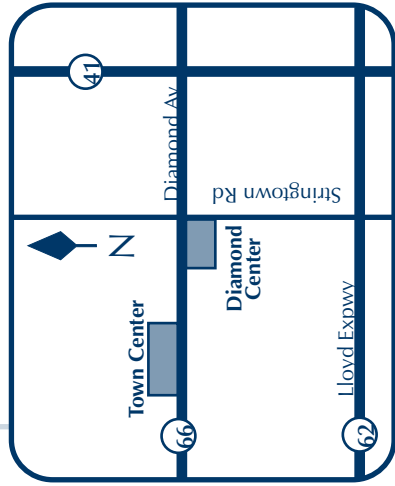
330 Cross Pointe Boulevard
Evansville, IN 47715-4027

(812) 424-9200

regency@regency-prop.com
www.regency-prop.com

Town Center

Vanderburgh County
430 E Diamond Av, Evansville, Indiana 47711



Tenants

- (20) Kool Smiles (5,503 Sq.Ft.)
- (30) Walman Optical (3,233 Sq.Ft.)
- (40) Big Lots (30,646 Sq.Ft.)
- (60) Family Dollar (7,139 Sq.Ft.)
- (80) AVAILABLE 5,864 Sq.Ft. (60.6' X 118')**
- (120) AVAILABLE 3,771 Sq.Ft. (21' X Irregular or Smaller)**
- (140) Save-A-Lot (15,992 Sq.Ft.)
- (160) Rent-A-Center (6,300 Sq.Ft.)
- (180) Shannon's School Of Dance (2,300 Sq.Ft.)
- (200) Evansville Hearing Aid (1,029 Sq.Ft.)
- (220) AVAILABLE 1,220 Sq.Ft. (24' X 55')**
- (240) China King (1,485 Sq.Ft.)
- (260) BoRics (1,210 Sq.Ft.)
- (280) CitiFinancial (1,485 Sq.Ft.)
- (620) Traderbaker's
- (624) AVAILABLE 10,179 Sq.Ft.**
- (628) Book and Music Exchange (8,607 Sq.Ft.)
- (630) Check Into Cash (1,200 Sq.Ft.)
- (632) Sherwin Williams (6,400 Sq.Ft.)



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