

# Town Center

## Evansville, IN

430 E Diamond Ave



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

### DEMOGRAPHICS

	3-MILE	5-MILE
Population	68,198	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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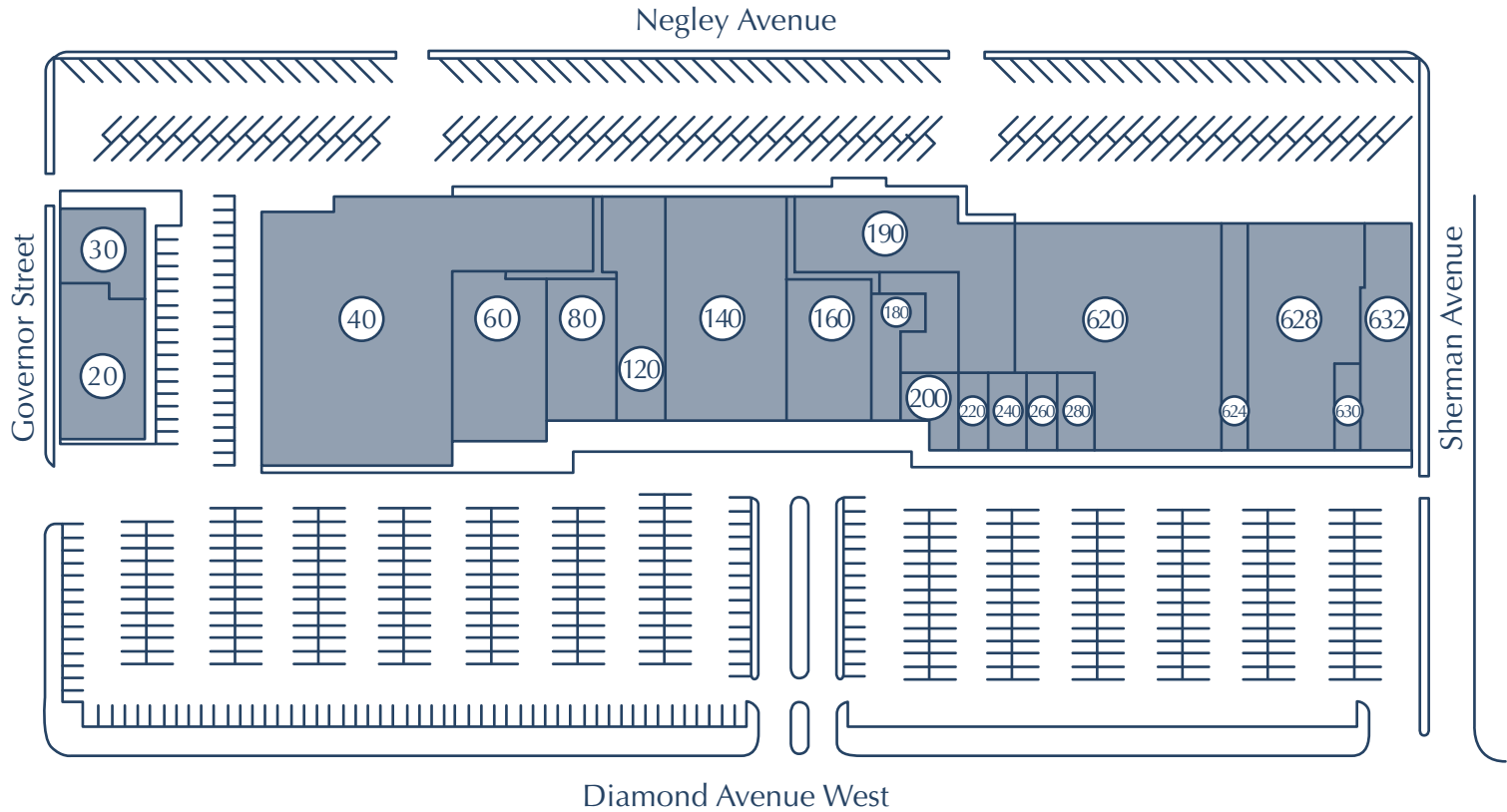
**REGENCY**  
PROPERTIES  
330 Cross Pointe Boulevard  
Evansville, IN 47715-4027

**(812) 424-9200**

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# Town Center

Vanderburgh County  
430 E Diamond Ave • Evansville, Indiana 47711



## Tenants

- |  |   |
|--|---|
| (20) Kool Smiles (5,503 Sq. Ft.)                   | (200) Evansville Hearing Aid (1,029 Sq. Ft.)      |
| <b>(30) AVAILABLE 3,233 Sq. Ft. (52' X Irreg)</b>  | <b>(220) AVAILABLE 1,220 Sq. Ft. (24' X 55')</b>  |
| (40) Big Lots (30,646 Sq. Ft.)                     | (240) China King (1,485 Sq. Ft.)                  |
| (60) Family Dollar (7,139 Sq. Ft.)                 | (260) BoRics (1,210 Sq. Ft.)                      |
| <b>(80) AVAILABLE 5,864 Sq. Ft. (60.6' X 118')</b> | (280) CitiFinancial (1,485 Sq. Ft.)               |
| <b>(120) AVAILABLE 3,771 Sq. Ft.</b>               | (620) Traderbaker's (22,800 Sq. Ft.)              |
| <b>(21' X Irregular or Smaller)</b>                | <b>(624) AVAILABLE 3,220 Sq. Ft. (20' X 161')</b> |
| (140) Save-A-Lot (15,992 Sq. Ft.)                  | (628) Book and Music Exchange (8,607 Sq. Ft.)     |
| (160) Rent-A-Center (6,300 Sq. Ft.)                | (630) Check Into Cash (1,200 Sq. Ft.)             |
| (180) Shannon's School Of Dance (2,300 Sq. Ft.)    | (632) Sherwin Williams (6,400 Sq. Ft.)            |
| <b>(190) AVAILABLE 10,179 Sq. Ft. (Irreg)</b>      |   |



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