

Ross Center

Evansville, IN

2407 Washington Ave



- Intersection of Washington Ave and Boeke Rd
- Neighborhood center
- Heavily populated by residential
- Varied tenant mix
- GLA: 31,492 Sq. Ft.
- Traffic Count: 19,381/ADT

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population	13,006	78,162	134,830
Median Age	31.8	37.3	38.1
Number of Households	4,986	33,662	59,017
Median Household Income	\$37,567	\$37,328	\$44,220
Average Household Income	\$48,317	\$47,110	\$53,642
Race:			
White	74.7%	79.7%	84.8%
Black	21.3%	16.7%	11.7%
Other	4.0%	3.6%	3.5%



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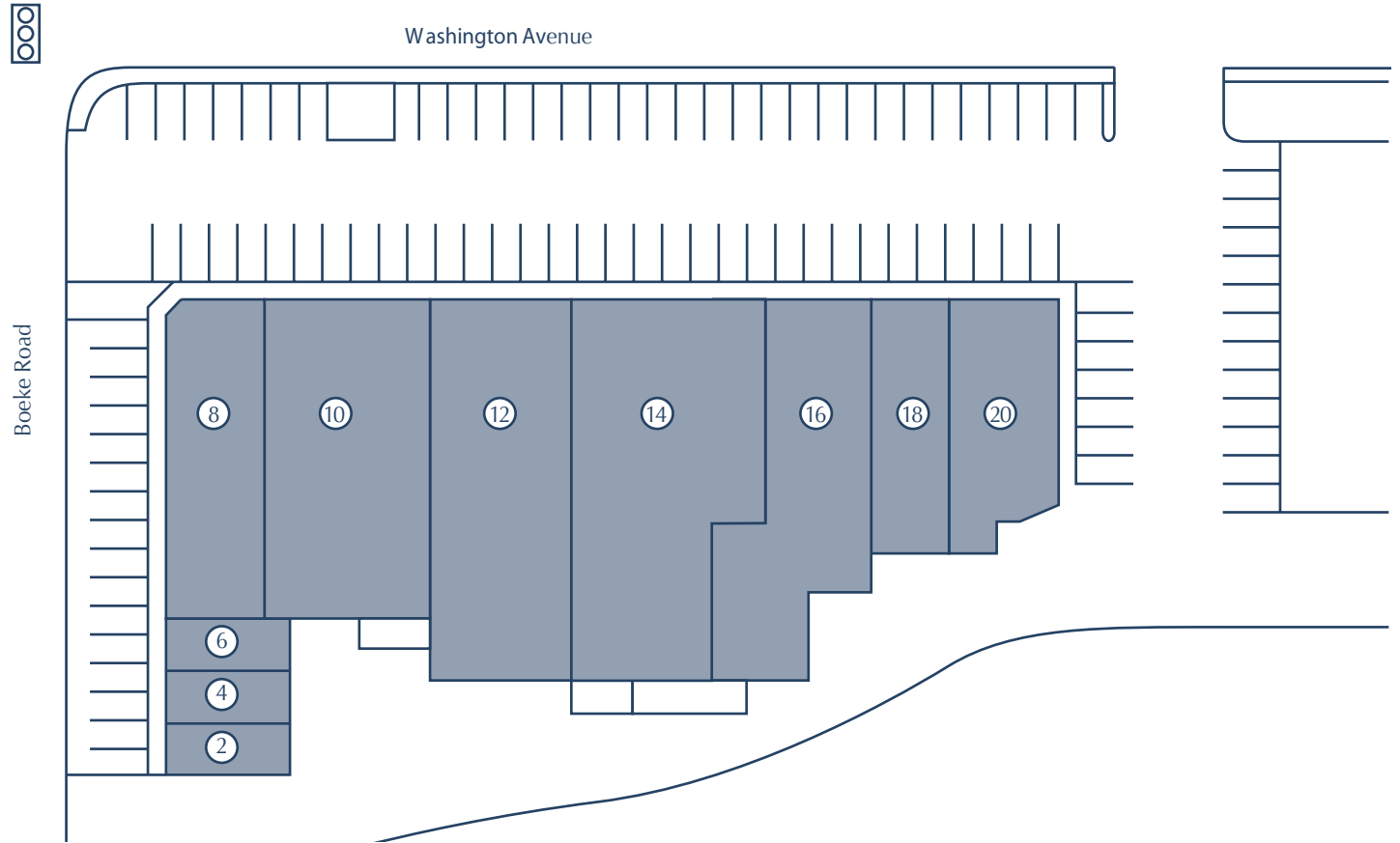
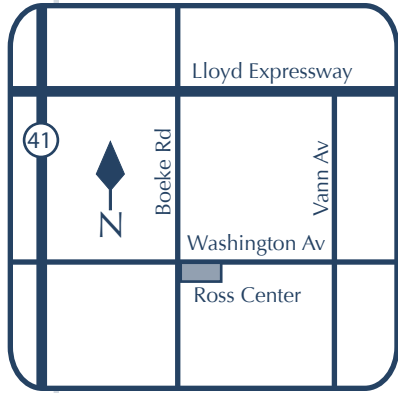


REGENCY
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Ross Center

Vanderburgh County
2407 Washington Ave • Evansville, Indiana 47714



Tenants

- | | |
|---|---|
| (2) Roy's Shoe Service (650 Sq. Ft.) | (12) Glidden Professional Paint Center (5,201 Sq. Ft.) |
| (4) All Dogs R Spoiled (650 Sq. Ft.) | (14) Book & Music Exchange (6,564 Sq. Ft.) |
| (6) AVAILABLE 650 Sq. Ft. (16.3' X 40') | (16) AVAILABLE 5,300 Sq. Ft. (40' X 132.5' Irreg.) |
| (8) AVAILABLE 2,489 Sq. Ft. (26' X 96' Irreg.) | (18) BoRic's (1,980 Sq. Ft.) |
| (10) Noble Romans' Pizza (5,000 Sq. Ft.) | (20) Solaris Tan |



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