

# DIAMOND CENTER



## INVESTMENT OPPORTUNITY

607 Diamond Ave., Evansville, IN 47711



Offer For Sale At: \$1,745,996 + Land \$172,416

- Attractive Retail and Small Office Investment
- Tenanted by Nationally Known Retailers and Office Users: Subway, Dollar General, Aaron's, Allstate and Edward Jones.
- Located on Diamond Avenue East of Stringtown Road

- Regency Properties is pleased to offer for sale an outstanding retail property located in the midst of a large residential area able to access the property from all directions.
- The retail portion of this property is offered at an 8% cap rate and the office component is offered at a pro forma 9.1% cap rate.
- The office vacancy offers an upside potential to the new owner.
- Regency Property Services is able to offer property management and leasing functions if desired by the purchaser.



**REGENCY**  
PROPERTIES

330 Cross Pointe Blvd Evansville, IN 47715

*Please Contact:*  
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