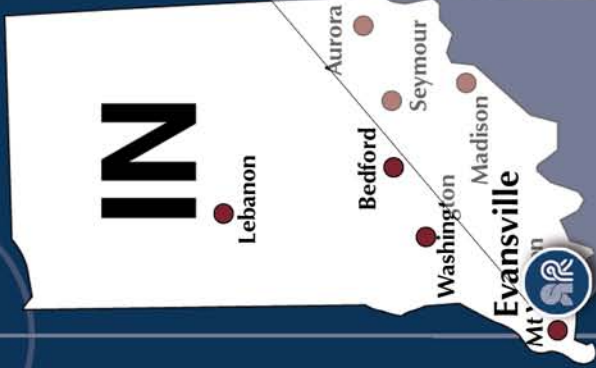


Town Center Evansville, IN

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%



Regency Properties has been "Centered on Success" since 1949. Regency provides continual attention and excellent service in Asset Management, Property Management, Leasing and Development. Areas of concentration are Indiana, Illinois, Kentucky, Alabama, South Carolina and Mississippi. Call Regency today.



REGENCY
PROPERTIES

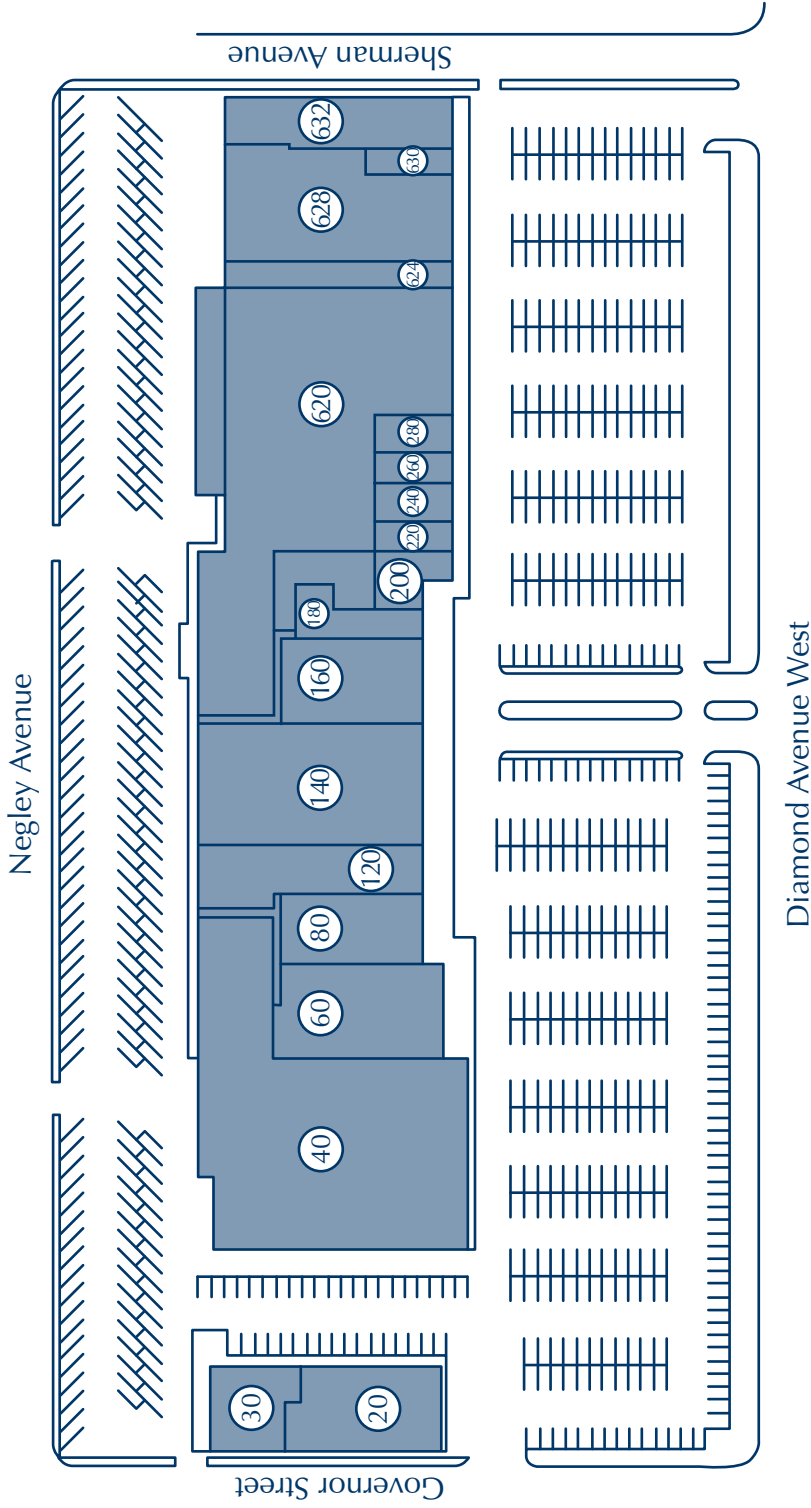
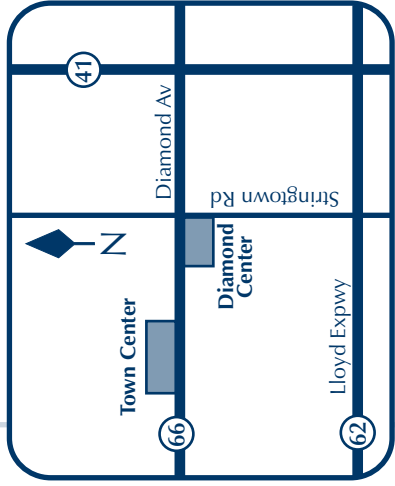
330 Cross Pointe Boulevard
Evansville, IN 47715-4027

(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) Jackson Hewitt (1,220 Sq.Ft.)
- (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.)



REGENCY
PROPERTIES

330 Cross Pointe Boulevard
Evansville, IN 47715-4027
Voice: 812.424.9200
Fax: 812.424.9242
www.regency-prop.com
regency@regency-prop.com