

1136 Washington Ave  
**Washington Square Mall**  
 Evansville, Indiana 47715



<b>Rent and NNN Charges</b>	
<b>Base Rent:</b>	<b>\$8-\$12/SF NNN</b>
<b>NNN Charges:</b>	
Common Area Maintenance	\$1.91/SF
Real Estate Taxes	\$0.38/SF
Insurance	\$0.12/SF

Washington Square, on the southeast corner of Green River Rd. and Washington Ave., is the southern border of the Green River Road/Lloyd Expressway commercial zone. It's minutes from I-69, US 41, and the Burkhardt Road retail district. Average daily traffic count is 19,372 for Green River Road.

Sears is the north anchor. It is the second most successful Sears store in the Midwest.

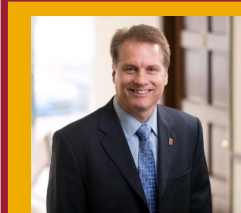
St. Mary's Medical Center and several medical offices, are in the east and south wing, along with Paul's Pharmacy and Freedom Medical in the west wing. Roughly 300 people come to Washington Square daily for medical services. A call center brings another 200 people every day.

The Time Out Restaurant and Bar has become a neighborhood favorite. Stop in for lunch or dinner, or shoot pool, dance, and enjoy your favorite music. Then stop by Just Cookies for their world famous "No Bake" cookies.

Available space in the main concourses ranges from 500 SF to 10,000 SF.

The south end cap is 134,000+ SF.

One out-lot building is still available. It's 7000 SF.



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*The information considered herein was obtained from sources we consider reliable. We cannot be responsible however, for errors, omissions, prior sale, withdrawal from the market or change in price.*



Suite #	Tenant	Square Feet	Suite #	Tenant	Square Feet	Suite #	Tenant	Square Feet
1100	Sears	161,539	1130	Vacant	1,282	1214	Vacant	504
1101	Vacant	772	1132	Vacant	881	1215	Freedom Medical	6,406
1102	Treasuries	6,511	1136	Dean Webster	2,667	1216	Noble Romans	504
1103	Vacant	2,197	1138	Vacant	1,421	1218	Vacant	564
1104	Treasuries	5,901	1139	Vacant	1,998	1223	Vacant	3,804
1107	Treasuries	11,931	1140	St. Mary's Pre-Procedure	2,906	1223.5	Vacant	1,581
1108	Vacant	8,269	1144	St. Mary's Rehab	1,225.2	1224	Teleservices	13,943
1110	Annalees' Twice Chosen	3,367	1146	Vacant	10,058	1225	Paul's Pharmacy	2,974
1112	Vacant	4,420	1154	Dr. Jeffrey Gray	1,000	1225.5	Vacant	2,247
1113	KC's Time Out	2,544	1200	Vacant	526	1227	Vacant	2,247
1114	Vacant	8,611	1202	Vacant	543	1228	EVV Primary Care Storage	2,270
1115	KC's Time Out	2,190	1204	Vacant	982	1230	Vacant	5,102
1116	Vacant	1,076	1206	Vacant	1,480	1231	Vacant	6,420
1117	KC's Time Out	5,970	1208	Vacant	841	1232	Vacant	3,361
1118	Vacant	1,083	1210	LaCamourna	511	1250	Vacant	134,536
1120	Just Cookies	604	1211	Salon 3	1,005			
1121	KC's Time Out	2,510	1212	Vacant	504			
1128	Security/Vacant	797	1213	Vacant	943			

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Suite #s are shown in black  
Square Footage is show in red

Yellow indicates vacant space