

BELL OAKS CENTRE

8301 - 8437 Bell Oaks Drive Newburgh (Evansville), IN 47630



MIDLAND ATLANTIC
PROPERTIES



PROPERTY OVERVIEW

Newburgh, Indiana is a town in Warrick County, just east of Evansville with a historic downtown district featuring several specialty shops and river-front restaurants.

PROPERTY HIGHLIGHTS

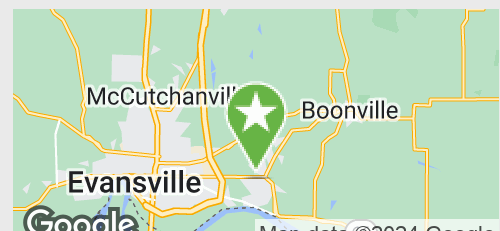
- 94,958 Square Foot Schnucks Grocery Anchored Center
- Join a Host of Strong National/Regional Tenants such as Schnucks, H&R Block, Great Clips, Edward Jones, PostNet, Etc.
- Strong Traffic Counts Along Indiana State Route 66 - 35,000 ADT
- Newburgh, IN is a Prominent Suburb of Evansville, IN; The Evansville Metropolitan Area has a Population of 362,263 (2017) and is the Largest Metropolitan Area in the Illinois-Indiana-Kentucky Tri-state Area

DEMOGRAPHICS

	3 MILES	5 MILES
Population	39,200	61,816
Average HH Income	\$147,373	\$128,173
Businesses	1,311	2,873
Employees	8,977	30,766

TRAFFIC COUNTS

State Route 66	34,528
Bell Road	12,132



MIDLAND ATLANTIC PROPERTIES

Cincinnati Office
8044 Montgomery Rd, Suite 370
Cincinnati, OH 45236

MIDLANDATLANTIC.COM

FRANCIS SARKO

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DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT

Information contained herein has been obtained from sources deemed reliable but is not guaranteed and is subject to change without notice.

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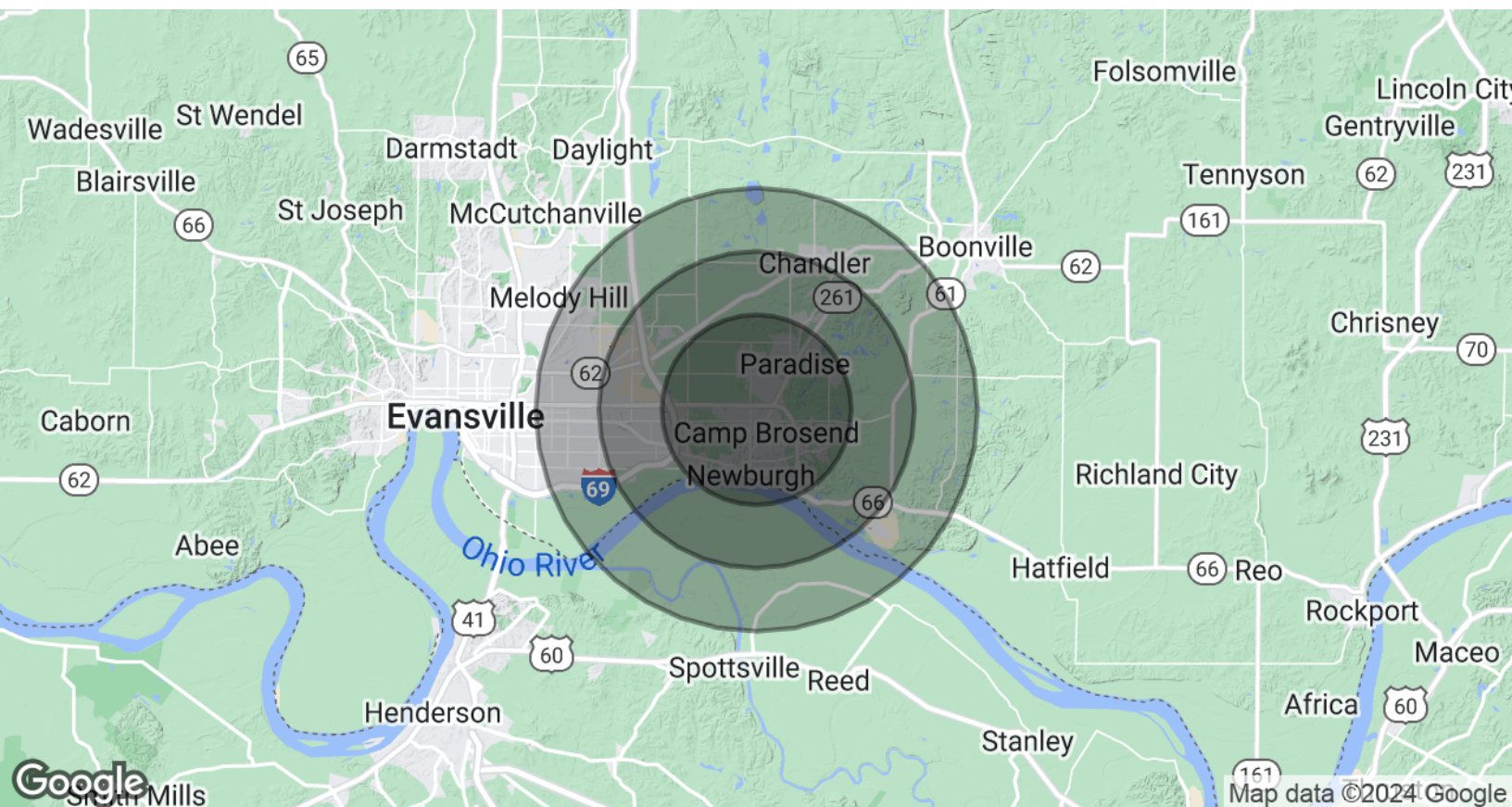


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POPULATION & HOUSING

	3 MILES	5 MILES	7 MILES
Total Population	39,200	61,816	103,594
Historical Annual Growth (2010-2020)	1.0%	0.9%	0.6%
Total Households	15,369	25,608	44,494
Median Home Value	\$226,574	\$213,959	\$186,665

INCOME & BUSINESS

	3 MILES	5 MILES	7 MILES
Average HH income	\$147,373	\$128,173	\$109,805
Daytime Population (16+ years)	19,663	47,923	78,292
Total Businesses	1,311	2,873	4,544
Total Employees	8,977	30,766	48,911

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