

# Waterford Place Lot Available

849 Kimber Lane and 6225 Waterford Blvd.  
Evansville, IN 47715



COMMERCIAL

## Demographics: (5 mile radius)

### 2010

Population: 118,521  
Households: 49,747

### 2018

Population: 122,447  
Households: 51,288  
Average Income: \$63,644

### 2023

Population: 124,765  
Households: 52,229  
Average Income: \$74,113

## Contact:

**Mike Richardson**

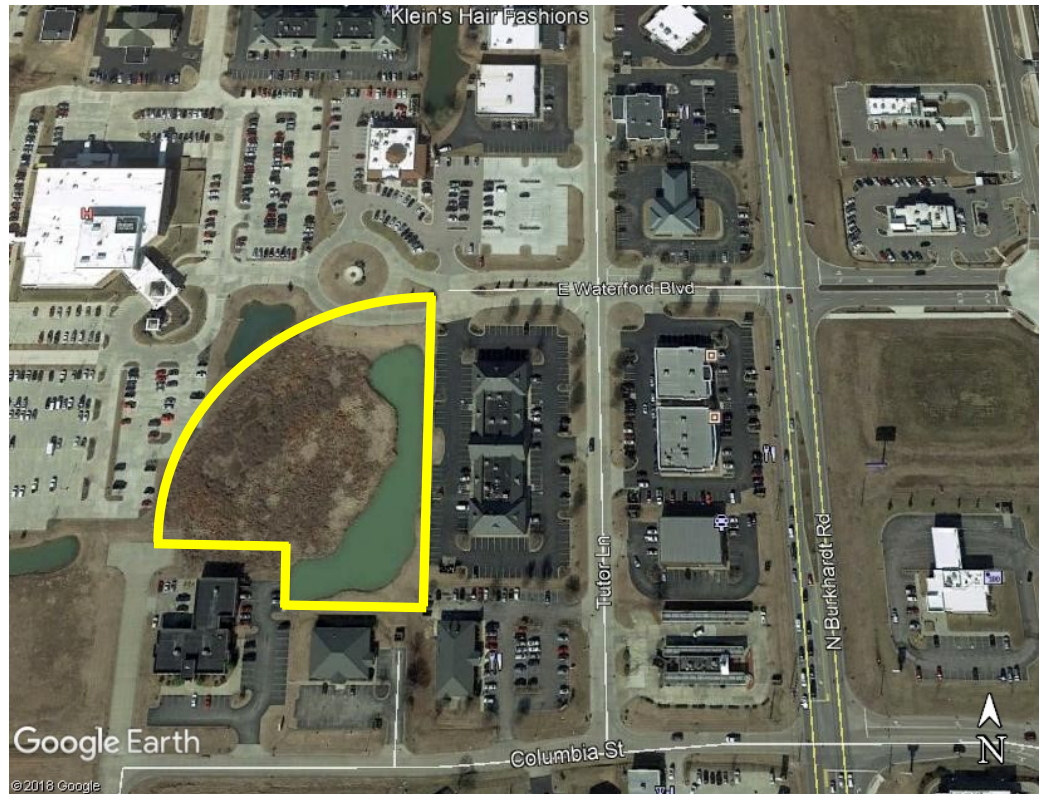
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## Financial Information:

**Sale Price:** \$550,000

## Description:

**Available Size:** Approximately 3.08 acres  
**Zoning:** C-2, Covenants and restrictions apply

## Additional Information:

- Located just off of Burkhardt Road—includes lake.
- Access from Kimber, Columbia, or Waterford Blvd.
- Fastest growing commercial development location in the Evansville area.
- Great location for medical, professional, office, or retail users.
- Large variety of medical offices already in Waterford Place.
- Located between Burkhardt and Green River in the heart of the new medical office, and retail growth area.
- VA Clinic is adjacent to the subject property.
- Deaconess Gateway Hospital, Lowes, Home Depot, Wal-Mart, Eastland Mall, Showplace Cinemas and many other major retailers are less than 2 miles away.
- The Promenade development on Burkhardt Road has many new projects under construction.
- Cosco, approximately one mile to the east, will be opening soon, creating a large increase in traffic flow to this location.
- Talley Eye Care Clinic recently opened across the street.
- Professional park setting with lakes, fountains, and beautiful landscaping.
- Great ingress/egress off Waterford and Columbia.

The information contained herein was obtained from sources we consider reliable. We can not be responsible, however, for errors, omissions, prior sale, withdraw from the market or change in price