

# LONG BUILDING ON 6TH



18-20 NW 6<sup>th</sup> St.  
Downtown Evansville



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# welcome to EVANSVILLE

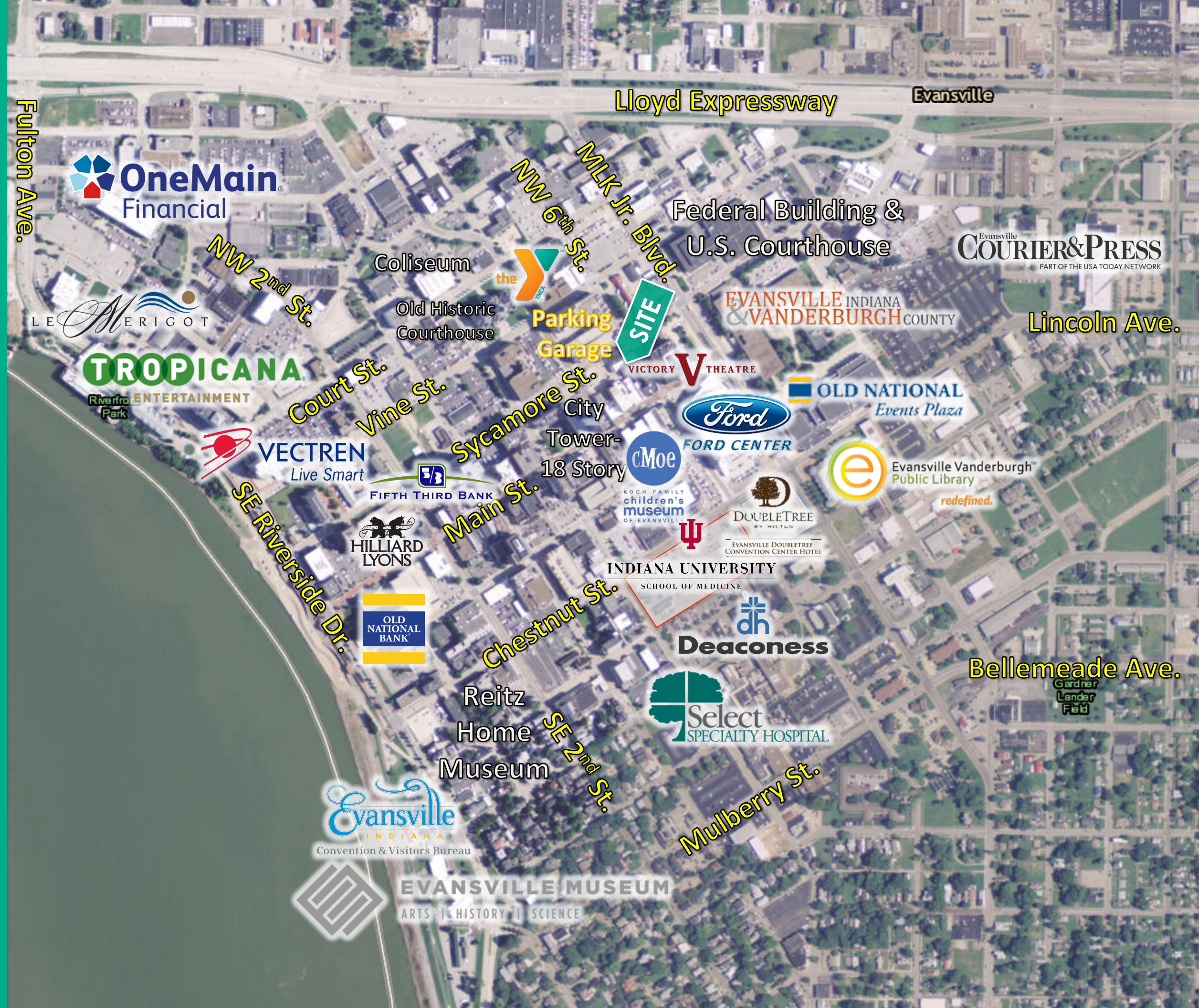
- ✔ **INDIANA'S 3<sup>rd</sup> LARGEST CITY** & the largest in Southern Indiana
- ✔ **ECONOMIC HUB FOR TRI-STATE AREA** of Indiana, Kentucky and Illinois with 30 counties and over 900,000 people.
- ✔ **HOME TO SIX COLLEGES & UNIVERSITIES** | University of Evansville, University of Southern Indiana, Indiana University School of Medicine, Ivy Tech Community College, Harrison College & Oakland City University.
- ✔ **SEVEN PUBLICALLY TRADED COMPANIES** | NYSE companies (Accuride, Berry Plastics, OneMain Financial and Vectren) and NASDAQ companies (Escalade, Old National Bank & Shoe Carnival).
- ✔ **TROPICANA CASINO** | Indiana's 1<sup>st</sup> land based casino | ***Opened in October 2017***
- ✔ **FORD CENTER-10,000 SEAT STADIUM** | Home to the Evansville Thunderbolts professional hockey team, the University of Evansville Div. 1 Purple Aces, the 2018 NCAA Ohio Valley Conference Basketball Tournament, and the 2019-2022 NCAA Division 2 Elite 8.
- ✔ **BRAND NEW \$61M DOUBLETREE & CONVENTION CENTER** | ***Opened in February 2017***
- ✔ **OLD NATIONAL EVENTS PLAZA & CONVENTION CENTER** | 280,000 SF Convention Center & 2,500 seat auditorium
- ✔ **THE HISTORIC VICTORY THEATRE-** 1,900 seat auditorium
- ✔ **EVANSVILLE MUSEUM OF ARTS, HISTORY & SCIENCE**
- ✔ **THE CHILDREN'S MUSEUM OF EVANSVILLE**
- ✔ **THE USS LST SHIP MEMORIAL**
- ✔ **DRESS PLAZA RIVERFRONT**

***the Midwest's newest destination***



# 18-20 NW 6<sup>th</sup> St.

- ✓ Historical Downtown Redevelopment
- ✓ 100+ Year Old Two-Story building
- ✓ +/- 5,200 SF Street-Level Retail Space
- ✓ Approx. 15' High Ceilings
- ✓ Historic Elements
- ✓ Exposed Brick Walls
- ✓ New Storefront & Windows
- ✓ Ample Parking





18-20 NW 6<sup>th</sup> St.

# MAKE THE MOVE DOWNTOWN

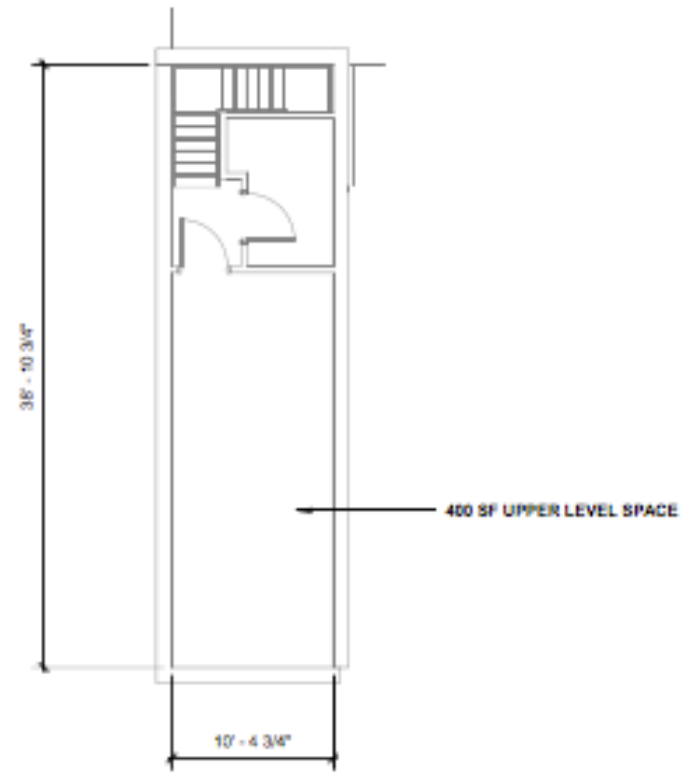
## LOCATION

- ✓ Across from 1,900 seat historic Victory Theatre
- ✓ ½ Block off the historic Main Street
- ✓ ½ Block from 10,000 seat Ford Center
- ✓ 1 Block from new \$61M Doubletree Hotel & Conference Center
- ✓ 1 Block from the City Tower- A planned \$25M 18-story high-rise re-development
- ✓ 1 Block from City & County Offices
- ✓ 2 Blocks from \$87M IU School of Medicine
- ✓ 8 Blocks from Tropicana Casino

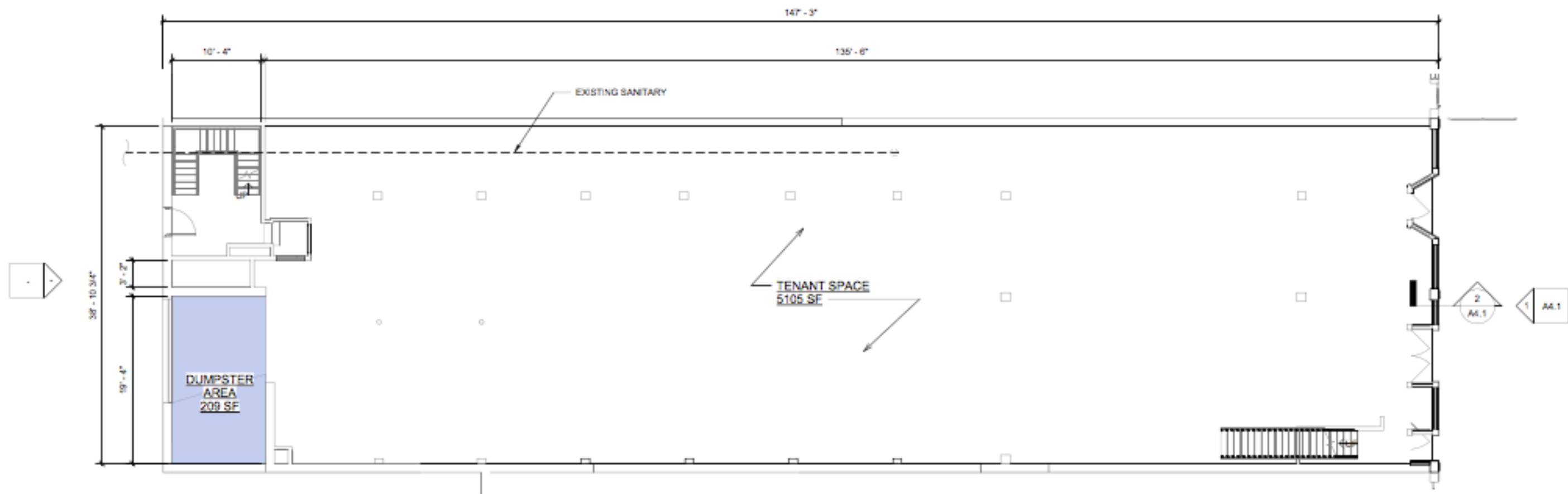




# RETAIL FLOOR PLAN.



SECOND FLOOR PLAN  
1/8" = 1'-0"







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18-20 NW 6th St.

Sycamore St.

the  
arcademie

VICTORY THEATRE

Twilight  
Bistro

BackStage  
bar & grill

Gangnam  
KOREAN BBQ

Lic's  
DELI & ICE CREAM

Milano  
Italian Cuisine

Main St.

Martin Luther King Jr. Blvd.

Ford  
FORD CENTER

420 Main-  
Proposed \$25M  
redevelopment

Park

PARKING

CONVENIENT. ABUNDANT. ACCESSIBLE.



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**dkf**  
HOLDINGS

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