

FOR LEASE

ASHLAND, KY

1243 Carter Ave, Ashland, KY 41101



\$25

PER SQFT

—
BASE RENT

\$8

PER SQFT (EST.)

—
NNN COST

\$10

PER SQFT (UP TO)

—
TI

1,400

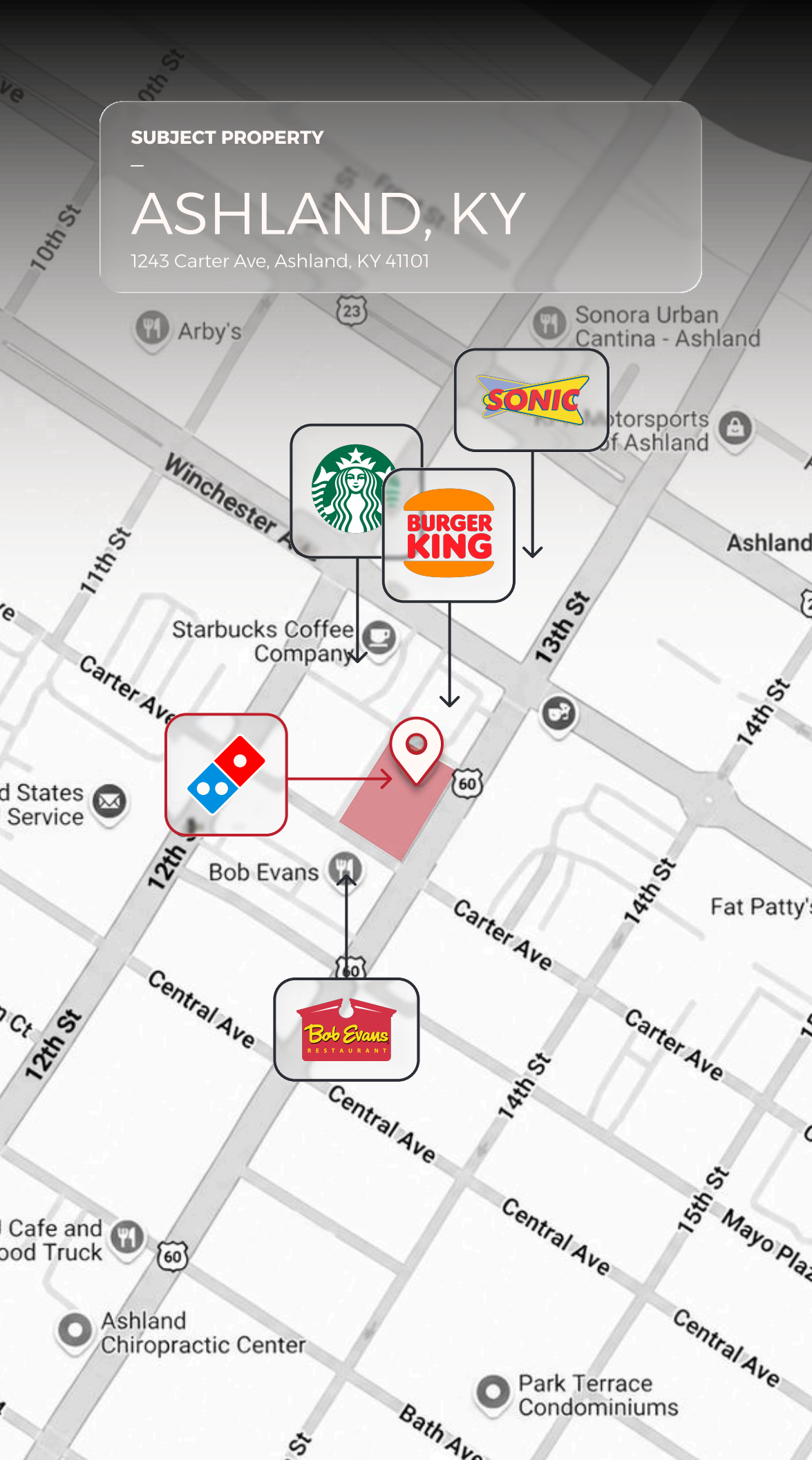
SQFT

—
LEASABLE SPACE

SUBJECT PROPERTY

ASHLAND, KY

1243 Carter Ave, Ashland, KY 41101



— AREA MAP



STARBUCKS COFFEE



BURGER KING

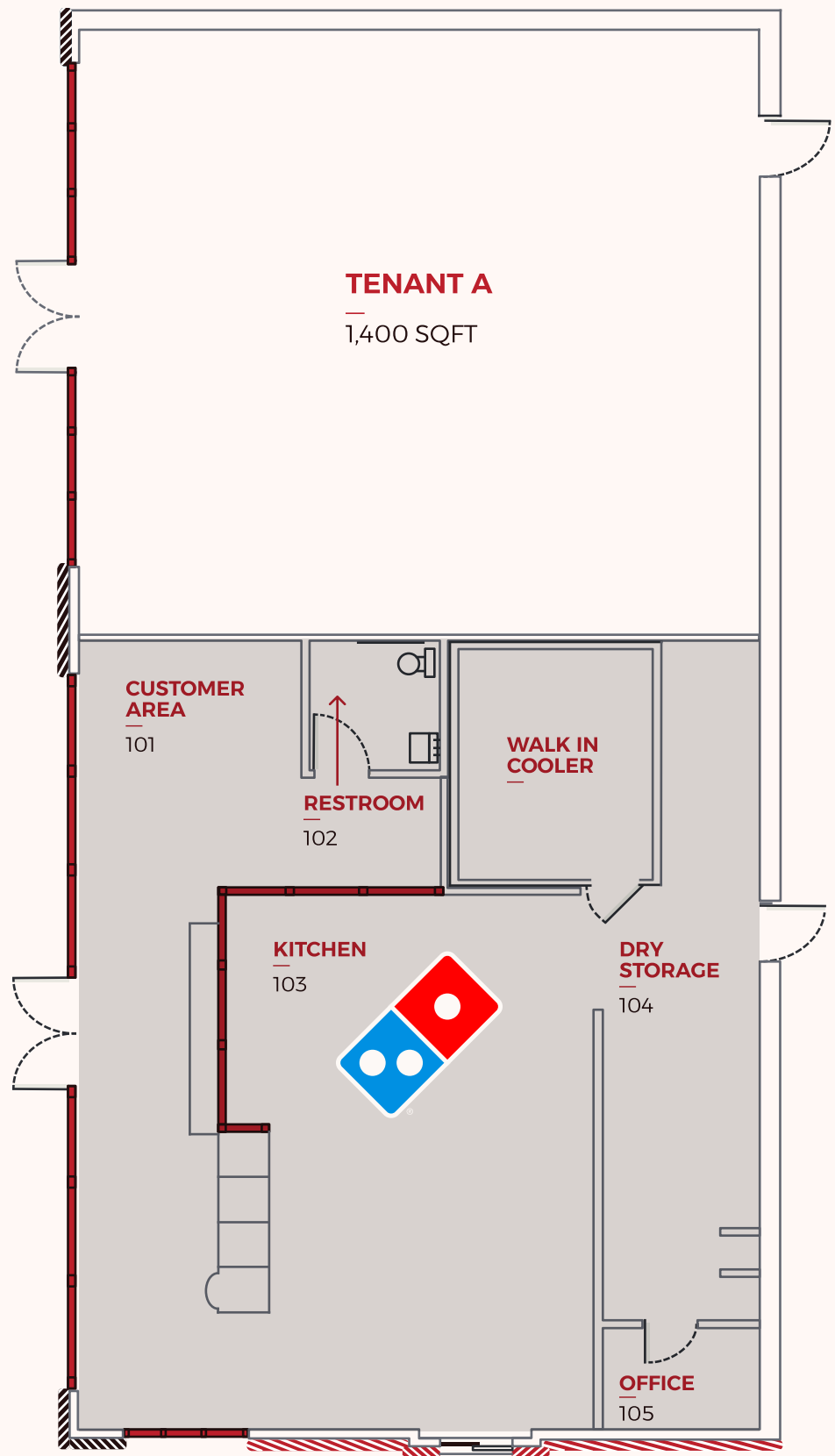


SONIC DRIVE-IN



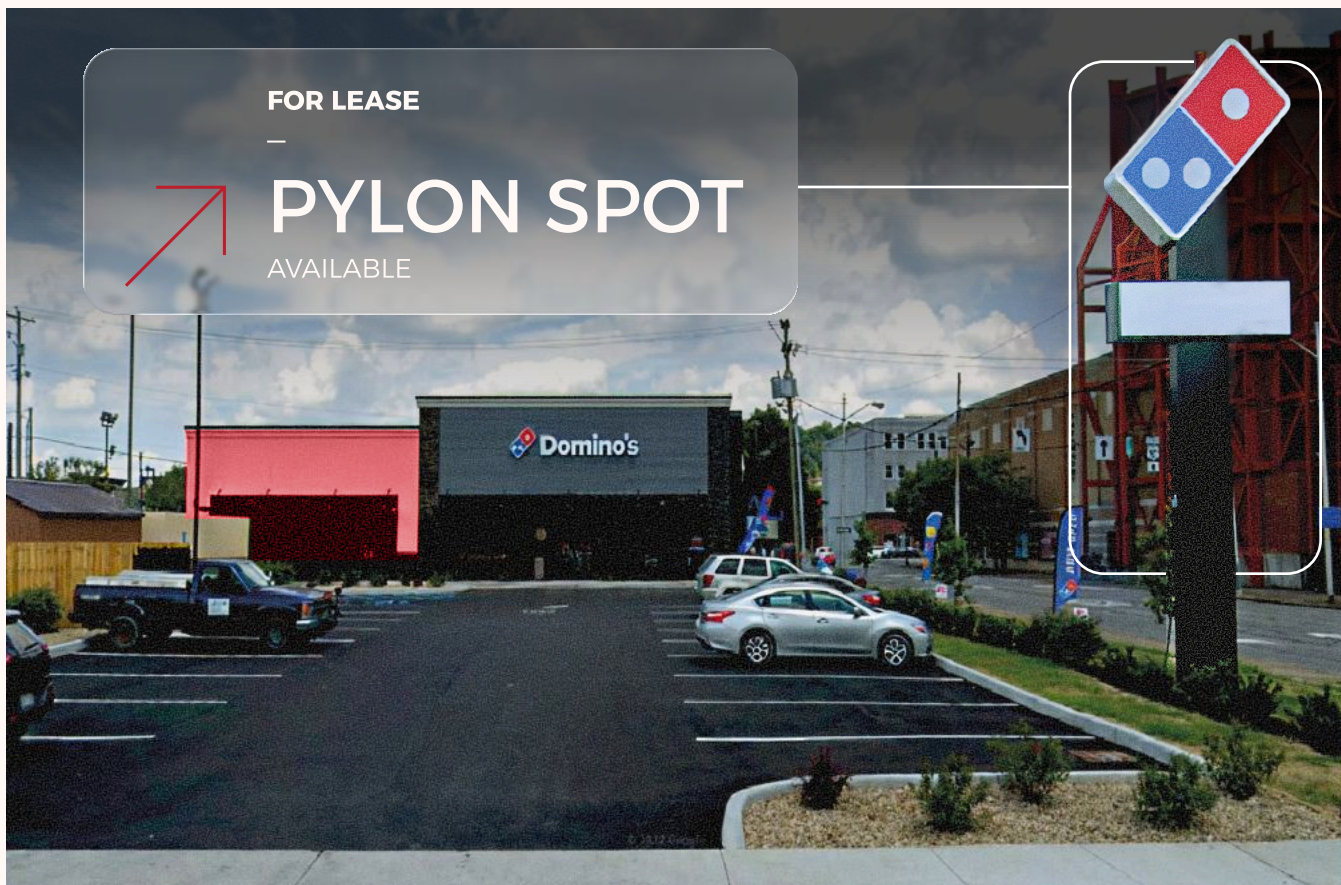
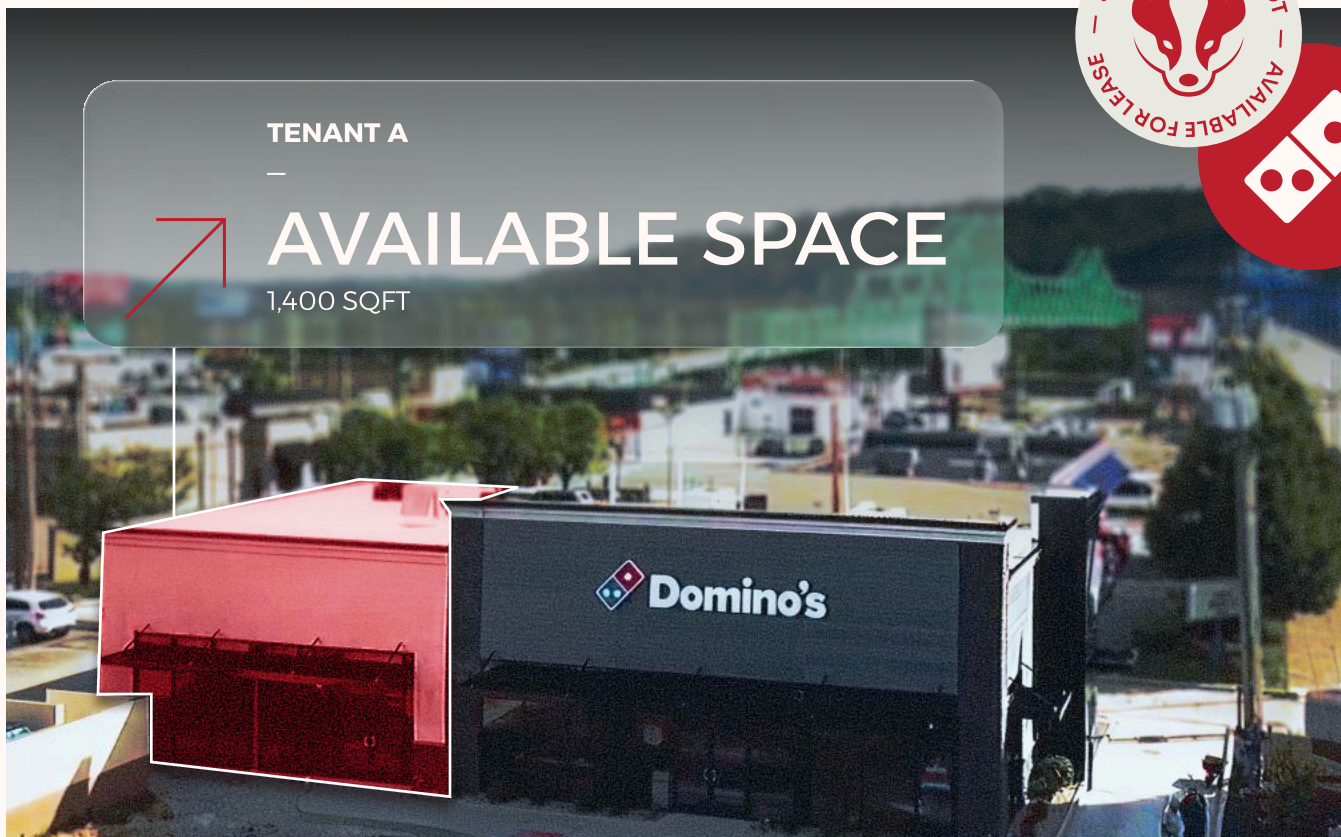
BOB EVANS

– FLOORPLAN



This floor plan is a scaled diagram that visually represents the layout of the condominium. It provides an overview of the spatial organization and flow within the area.

- IMAGES



– DEMOGRAPHIC & INCOME PROFILE

Rings /1 mile radius

Data Note:

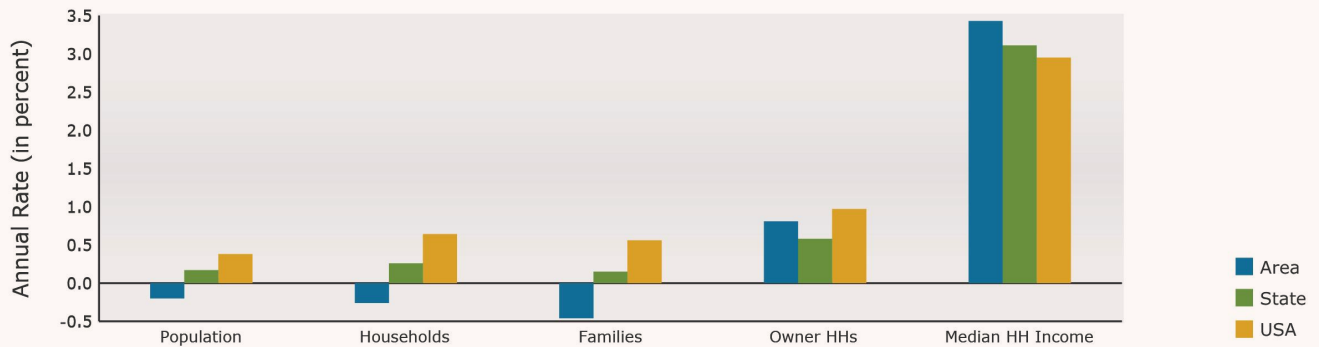
Income is expressed in current dollars

Summary	Census 2010	Census 2020	2024	2029				
Population	4,826	4,881	4,875	4,826				
Households	2,186	2,155	2,134	2,106				
Families	1,219	1,165	1,133	1,107				
Average Household Size	2.16	2.18	2.19	2.20				
Owner Occupied Housing Units	983	857	894	931				
Renter Occupied Housing Units	1,203	1,298	1,240	1,175				
Median Age	37.9	38.0	38.6	39.7				
Trends: 2024-2029 Annual Rate	Area	State	National					
Population	-0.20%	0.17%	0.38%					
Households	-0.26%	0.26%	0.64%					
Families	-0.46%	0.15%	0.56%					
Owner HHs	0.81%	0.58%	0.97%					
Median Household Income	3.43%	3.11%	2.95%					
Households by Income			2024	2029				
			Number	Percent				
<\$15,000			621	29.1%				
\$15,000 - \$24,999			351	16.4%				
\$25,000 - \$34,999			203	9.5%				
\$35,000 - \$49,999			207	9.7%				
\$50,000 - \$74,999			348	16.3%				
\$75,000 - \$99,999			131	6.1%				
\$100,000 - \$149,999			131	6.1%				
\$150,000 - \$199,999			56	2.6%				
\$200,000+			87	4.1%				
			Number	Percent				
Median Household Income			\$29,054	\$34,389				
Average Household Income			\$55,523	\$65,632				
Per Capita Income			\$24,827	\$29,233				
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	398	8.2%	339	6.9%	335	6.9%	326	6.8%
5 - 9	275	5.7%	334	6.8%	337	6.9%	313	6.5%
10 - 14	257	5.3%	320	6.6%	280	5.7%	278	5.8%
15 - 19	311	6.4%	269	5.5%	261	5.4%	227	4.7%
20 - 24	366	7.6%	290	5.9%	294	6.0%	283	5.9%
25 - 34	637	13.2%	690	14.1%	685	14.1%	655	13.6%
35 - 44	586	12.1%	614	12.6%	640	13.1%	653	13.5%
45 - 54	653	13.5%	577	11.8%	560	11.5%	550	11.4%
55 - 64	549	11.4%	636	13.0%	609	12.5%	564	11.7%
65 - 74	404	8.4%	459	9.4%	489	10.0%	530	11.0%
75 - 84	272	5.6%	247	5.1%	270	5.5%	316	6.5%
85+	119	2.5%	105	2.2%	114	2.3%	130	2.7%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	4,478	92.8%	4,273	87.5%	4,237	86.9%	4,150	86.0%
Black Alone	154	3.2%	160	3.3%	161	3.3%	166	3.4%
American Indian Alone	16	0.3%	18	0.4%	20	0.4%	23	0.5%
Asian Alone	47	1.0%	42	0.9%	45	0.9%	48	1.0%
Pacific Islander Alone	0	0.0%	4	0.1%	3	0.1%	3	0.1%
Some Other Race Alone	34	0.7%	82	1.7%	88	1.8%	93	1.9%
Two or More Races	98	2.0%	302	6.2%	321	6.6%	343	7.1%
Hispanic Origin (Any Race)	81	1.7%	122	2.5%	131	2.7%	140	2.9%

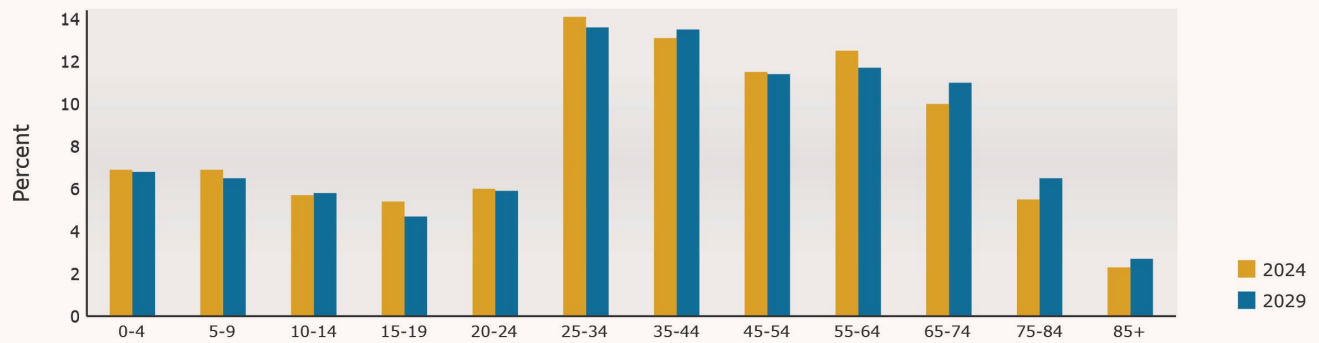
– DEMOGRAPHIC & INCOME PROFILE

Rings / 1 mile radius

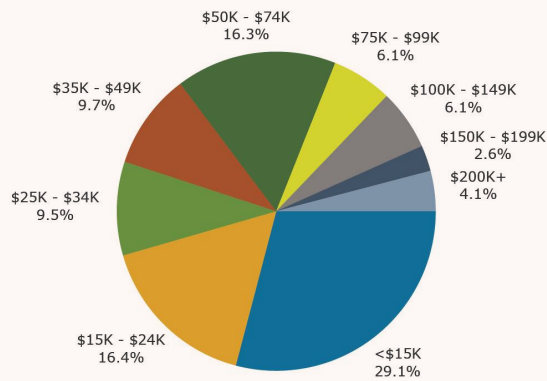
Trends 2024-2029



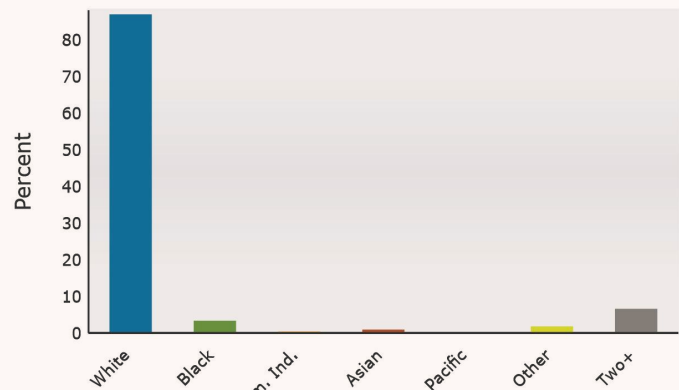
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 2.7%

– DEMOGRAPHIC & INCOME PROFILE

Rings / 3 mile radius

Data Note:

Income is expressed in current dollars

Summary	Census 2010	Census 2020	2024	2029				
Population	33,896	33,140	32,573	31,991				
Households	14,388	13,849	13,597	13,339				
Families	9,192	8,676	8,396	8,173				
Average Household Size	2.31	2.33	2.34	2.34				
Owner Occupied Housing Units	9,268	8,403	8,545	8,694				
Renter Occupied Housing Units	5,120	5,446	5,052	4,645				
Median Age	41.6	41.8	42.3	43.5				
Trends: 2024-2029 Annual Rate	Area	State	National					
Population	-0.36%	0.17%	0.38%					
Households	-0.38%	0.26%	0.64%					
Families	-0.54%	0.15%	0.56%					
Owner HHs	0.35%	0.58%	0.97%					
Median Household Income	2.51%	3.11%	2.95%					
Households by Income	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
<\$15,000	2,184	16.1%	2,003	15.0%	2,003	15.0%	2,003	15.0%
\$15,000 - \$24,999	1,435	10.6%	1,435	10.6%	1,435	10.6%	1,435	10.6%
\$25,000 - \$34,999	1,260	9.3%	1,260	9.3%	1,260	9.3%	1,260	9.3%
\$35,000 - \$49,999	1,509	11.1%	1,509	11.1%	1,509	11.1%	1,509	11.1%
\$50,000 - \$74,999	2,249	16.5%	2,249	16.5%	2,249	16.5%	2,249	16.5%
\$75,000 - \$99,999	1,938	14.3%	1,938	14.3%	1,938	14.3%	1,938	14.3%
\$100,000 - \$149,999	1,832	13.5%	1,832	13.5%	1,832	13.5%	1,832	13.5%
\$150,000 - \$199,999	582	4.3%	582	4.3%	582	4.3%	582	4.3%
\$200,000+	608	4.5%	608	4.5%	608	4.5%	608	4.5%
Median Household Income			\$53,282		\$60,300			
Average Household Income			\$73,834		\$85,235			
Per Capita Income			\$30,955		\$35,690			
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,185	6.4%	1,826	5.5%	1,767	5.4%	1,712	5.4%
5 - 9	1,991	5.9%	2,047	6.2%	1,929	5.9%	1,707	5.3%
10 - 14	1,966	5.8%	2,214	6.7%	1,990	6.1%	1,821	5.7%
15 - 19	2,120	6.3%	1,963	5.9%	1,984	6.1%	1,774	5.5%
20 - 24	1,911	5.6%	1,691	5.1%	1,842	5.7%	1,830	5.7%
25 - 34	4,123	12.2%	3,992	12.0%	3,757	11.5%	3,724	11.6%
35 - 44	4,135	12.2%	4,144	12.5%	4,142	12.7%	4,051	12.7%
45 - 54	4,954	14.6%	4,047	12.2%	3,961	12.2%	3,952	12.4%
55 - 64	4,324	12.8%	4,668	14.1%	4,307	13.2%	3,959	12.4%
65 - 74	3,104	9.2%	3,688	11.1%	3,872	11.9%	4,026	12.6%
75 - 84	2,221	6.6%	2,044	6.2%	2,180	6.7%	2,493	7.8%
85+	864	2.5%	814	2.5%	843	2.6%	942	2.9%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	32,219	95.1%	30,167	91.0%	29,495	90.6%	28,749	89.9%
Black Alone	744	2.2%	806	2.4%	796	2.4%	817	2.6%
American Indian Alone	82	0.2%	97	0.3%	108	0.3%	113	0.4%
Asian Alone	174	0.5%	215	0.6%	224	0.7%	239	0.7%
Pacific Islander Alone	2	0.0%	9	0.0%	9	0.0%	9	0.0%
Some Other Race Alone	132	0.4%	263	0.8%	273	0.8%	288	0.9%
Two or More Races	543	1.6%	1,583	4.8%	1,668	5.1%	1,777	5.6%
Hispanic Origin (Any Race)	377	1.1%	513	1.5%	543	1.7%	583	1.8%

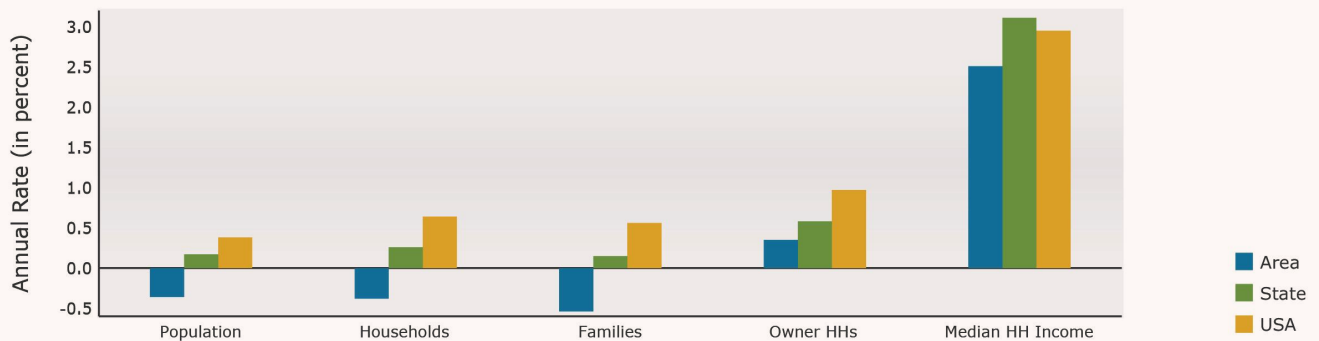
SOURCE: ESRI FORECASTS FOR 2024 AND 2029. U.S. CENSUS BUREAU 2020 DECENNIAL CENSUS IN 2020 GEOGRAPHIES.

MARCH 20, 2025

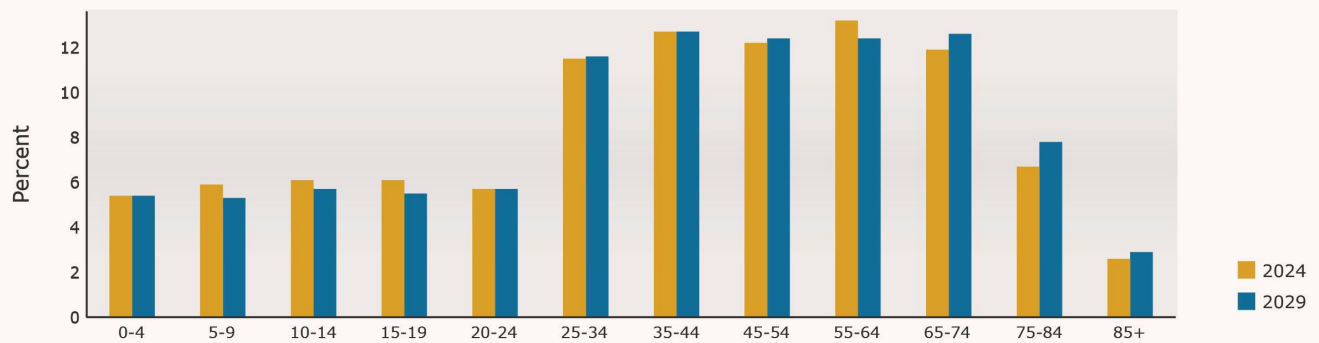
– DEMOGRAPHIC & INCOME PROFILE

Rings / 3 mile radius

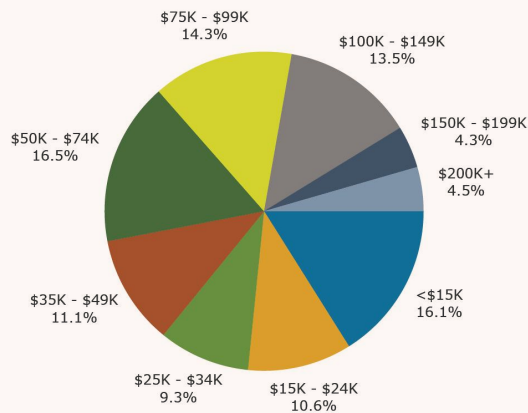
Trends 2024-2029



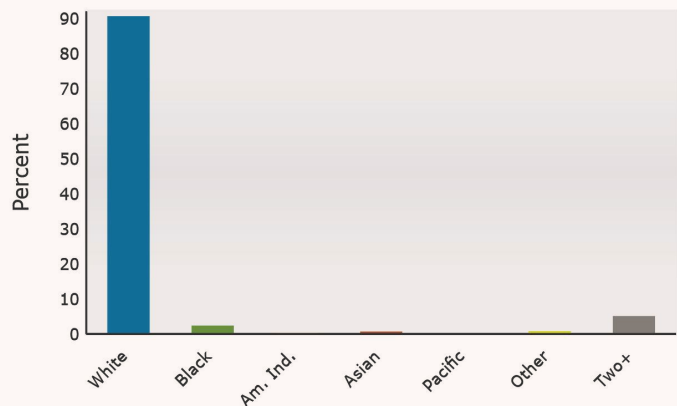
Population by Age



2024 Household Income



2024 Population by Race



– DEMOGRAPHIC & INCOME PROFILE

Rings / 5 mile radius

Data Note:

Income is expressed in current dollars

Summary	Census 2010	Census 2020	2024	2029				
Population	61,605	59,552	58,725	57,537				
Households	25,242	24,389	23,912	23,479				
Families	16,493	15,532	14,988	14,604				
Average Household Size	2.34	2.34	2.35	2.34				
Owner Occupied Housing Units	16,620	15,388	15,583	15,817				
Renter Occupied Housing Units	8,622	9,001	8,329	7,662				
Median Age	41.5	42.6	43.1	44.1				
Trends: 2024-2029 Annual Rate	Area	State	National					
Population	-0.41%	0.17%	0.38%					
Households	-0.36%	0.26%	0.64%					
Families	-0.52%	0.15%	0.56%					
Owner HHs	0.30%	0.58%	0.97%					
Median Household Income	2.57%	3.11%	2.95%					
Households by Income			2024	2029				
		Number	Percent	Number	Percent			
<\$15,000		3,441	14.4%	3,138	13.4%			
\$15,000 - \$24,999		2,525	10.6%	2,025	8.6%			
\$25,000 - \$34,999		2,315	9.7%	1,963	8.4%			
\$35,000 - \$49,999		2,628	11.0%	2,360	10.1%			
\$50,000 - \$74,999		4,045	16.9%	3,894	16.6%			
\$75,000 - \$99,999		3,259	13.6%	3,317	14.1%			
\$100,000 - \$149,999		3,250	13.6%	3,675	15.7%			
\$150,000 - \$199,999		1,277	5.3%	1,688	7.2%			
\$200,000+		1,164	4.9%	1,412	6.0%			
Median Household Income		\$54,762		\$62,176				
Average Household Income		\$76,804		\$88,679				
Per Capita Income		\$31,421		\$36,332				
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,743	6.1%	3,107	5.2%	3,003	5.1%	2,903	5.0%
5 - 9	3,663	5.9%	3,556	6.0%	3,296	5.6%	2,913	5.1%
10 - 14	3,580	5.8%	3,870	6.5%	3,477	5.9%	3,115	5.4%
15 - 19	3,763	6.1%	3,550	6.0%	3,536	6.0%	3,138	5.5%
20 - 24	3,325	5.4%	3,015	5.1%	3,303	5.6%	3,213	5.6%
25 - 34	7,618	12.4%	6,929	11.6%	6,757	11.5%	6,847	11.9%
35 - 44	8,026	13.0%	7,557	12.7%	7,461	12.7%	7,281	12.7%
45 - 54	9,200	14.9%	7,569	12.7%	7,458	12.7%	7,344	12.8%
55 - 64	8,103	13.2%	8,454	14.2%	7,823	13.3%	7,254	12.6%
65 - 74	5,611	9.1%	6,857	11.5%	7,113	12.1%	7,253	12.6%
75 - 84	3,648	5.9%	3,717	6.2%	4,063	6.9%	4,638	8.1%
85+	1,329	2.2%	1,371	2.3%	1,435	2.4%	1,638	2.8%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	57,860	93.9%	54,266	91.1%	53,192	90.6%	51,741	89.9%
Black Alone	2,034	3.3%	1,793	3.0%	1,844	3.1%	1,885	3.3%
American Indian Alone	148	0.2%	155	0.3%	171	0.3%	177	0.3%
Asian Alone	337	0.5%	417	0.7%	444	0.8%	472	0.8%
Pacific Islander Alone	7	0.0%	9	0.0%	9	0.0%	9	0.0%
Some Other Race Alone	250	0.4%	373	0.6%	391	0.7%	413	0.7%
Two or More Races	970	1.6%	2,539	4.3%	2,673	4.6%	2,840	4.9%
Hispanic Origin (Any Race)	797	1.3%	816	1.4%	876	1.5%	936	1.6%

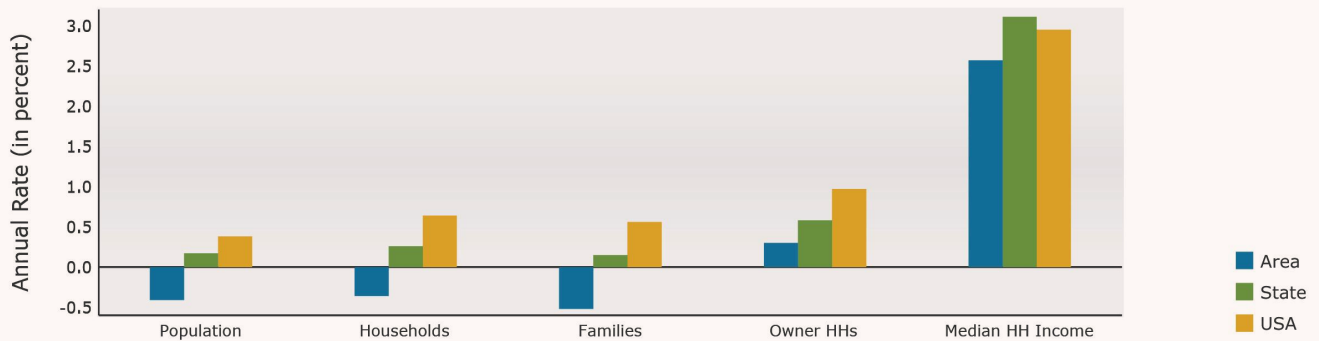
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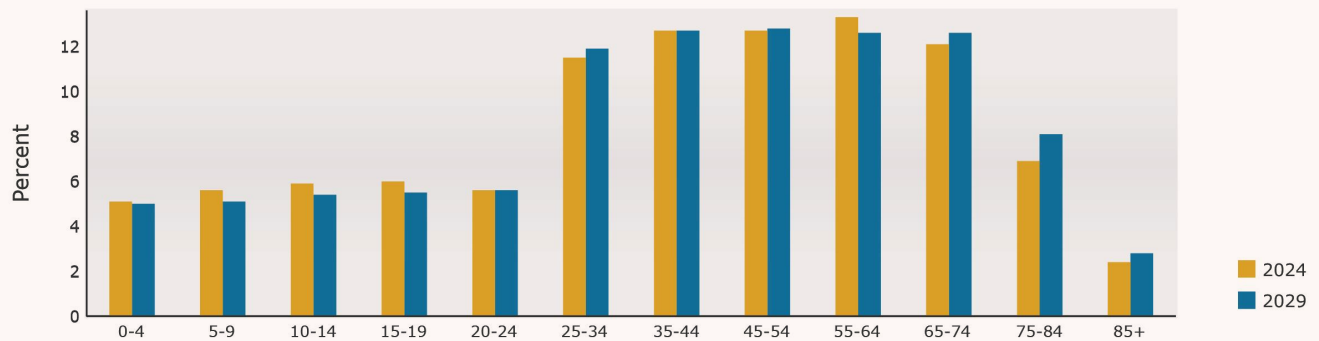
– DEMOGRAPHIC & INCOME PROFILE

Rings / 5 mile radius

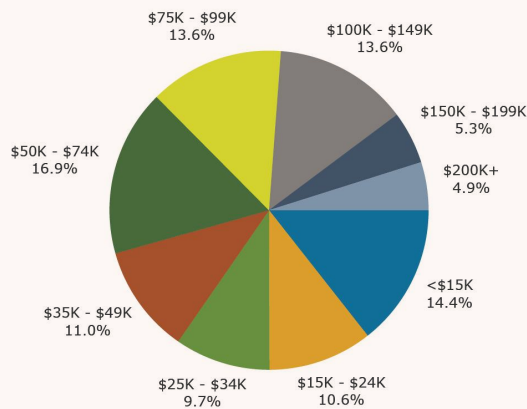
Trends 2024-2029



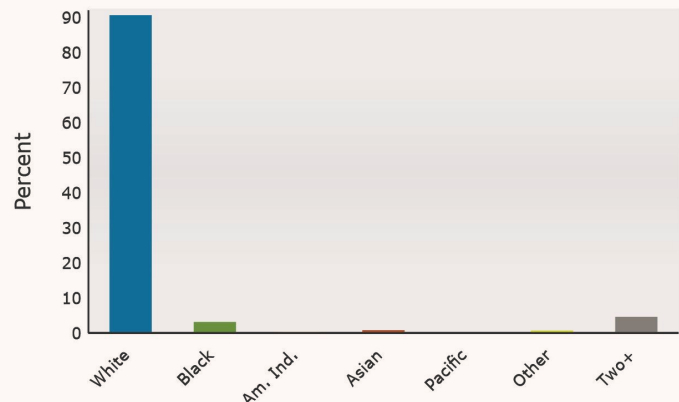
Population by Age



2024 Household Income

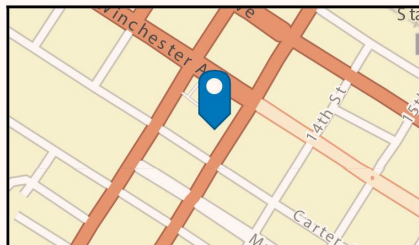


2024 Population by Race



– TRAFFIC COUNT MAP, CLOSE UP

Rings / 1 mile radii



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day






40
—
YEARS IN BUSINESS

10
—
STATES

2
—
GENERATIONS

— CONTACT US

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HONEY BADGER