



## Radcliff Square

137-205 E Lincoln Trail Boulevard  
Radcliff, Kentucky 40160

### Property Highlights

- +/-97,070 SF neighborhood retail center
- +/-980 - 6,300 SF spaces available for lease
- Multiple move-in ready office spaces
- Excellent freeway visibility
- Large parking field with great access
- National tenants include Ollie's Bargain Outlet, Family Dollar and Fantastic Sam's, as well as a number of regional tenants
- Radcliff is adjacent to the U.S. Army Base, Fort Knox, and is included in the Elizabethtown-Fort Knox Metropolitan Area
- Fort Knox Military Reservation, the sixth largest urban community in KY, is +/-2 miles north of the site and a population of over 40,000 soldiers, family members and civilian employees

### Offering Summary

Lease Rate:	Upon Request
Center Size:	97,070 SF
Available SF:	980 - 6,300 SF

### For More Information



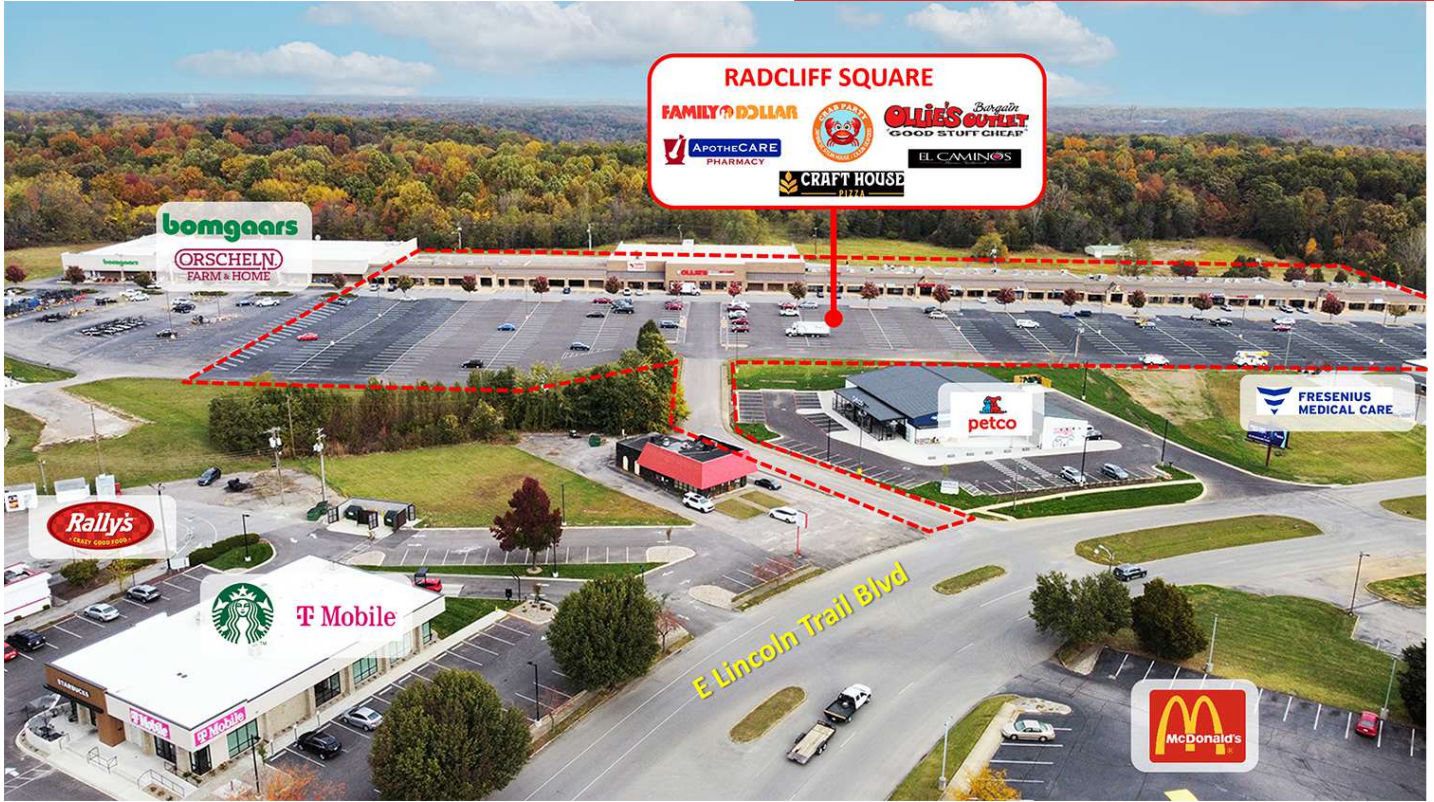
#### Zach Smith, CCIM

Senior Associate  
O: 859 224 2000 | C: 859 333 8029  
zachsmith@naisaac.com



#### Paul Ray Smith, Jr

Executive Vice President  
O: 859 224 2000 | C: 859 420 2200  
prsmith@naisaac.com | KY #183529



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500  
 Lexington, KY 40503  
 859 224 2000 tel  
[naiisaac.com](http://naiisaac.com)



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500  
Lexington, KY 40503  
859 224 2000 tel  
[naiisaac.com](http://naiisaac.com)

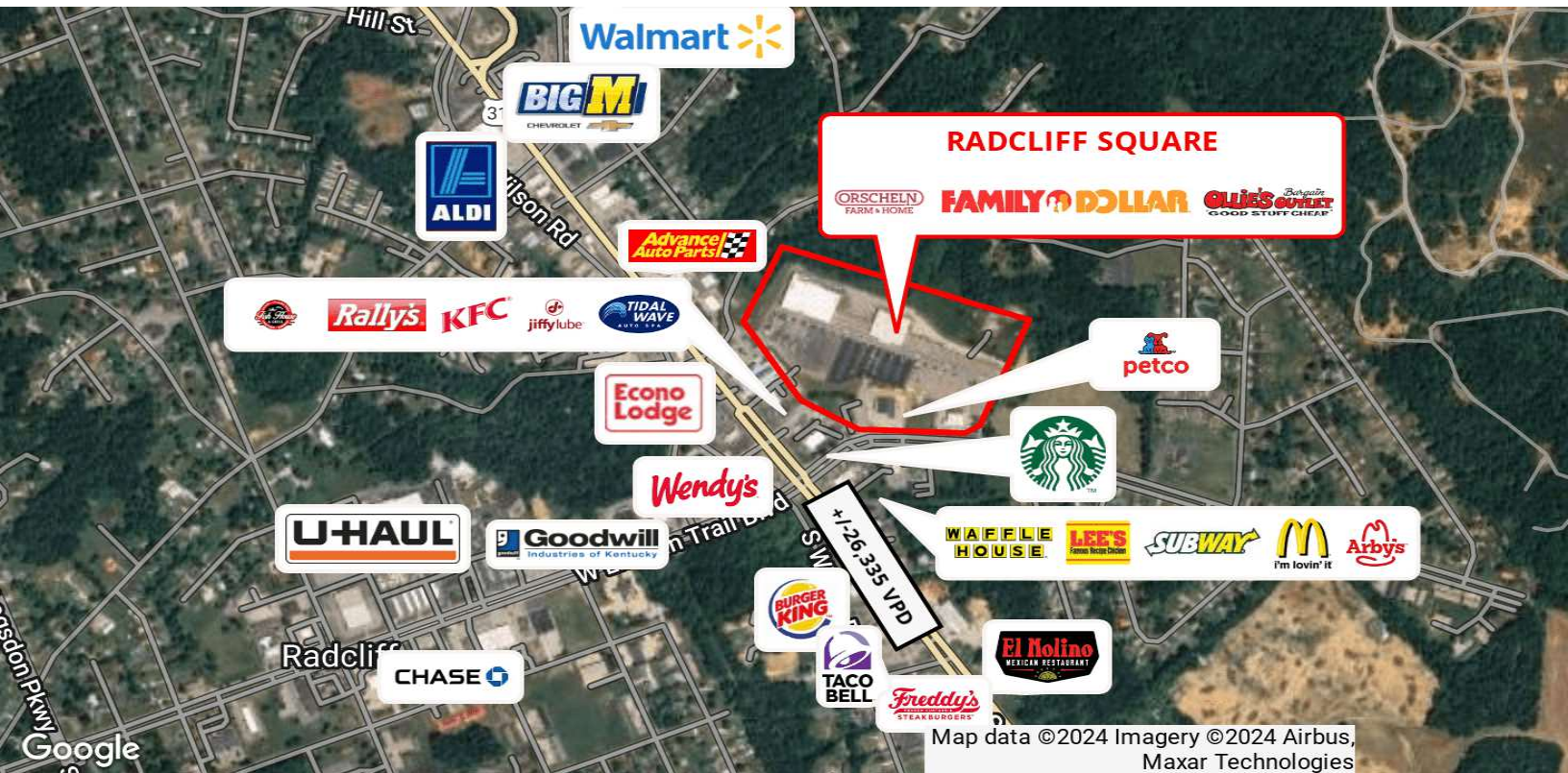
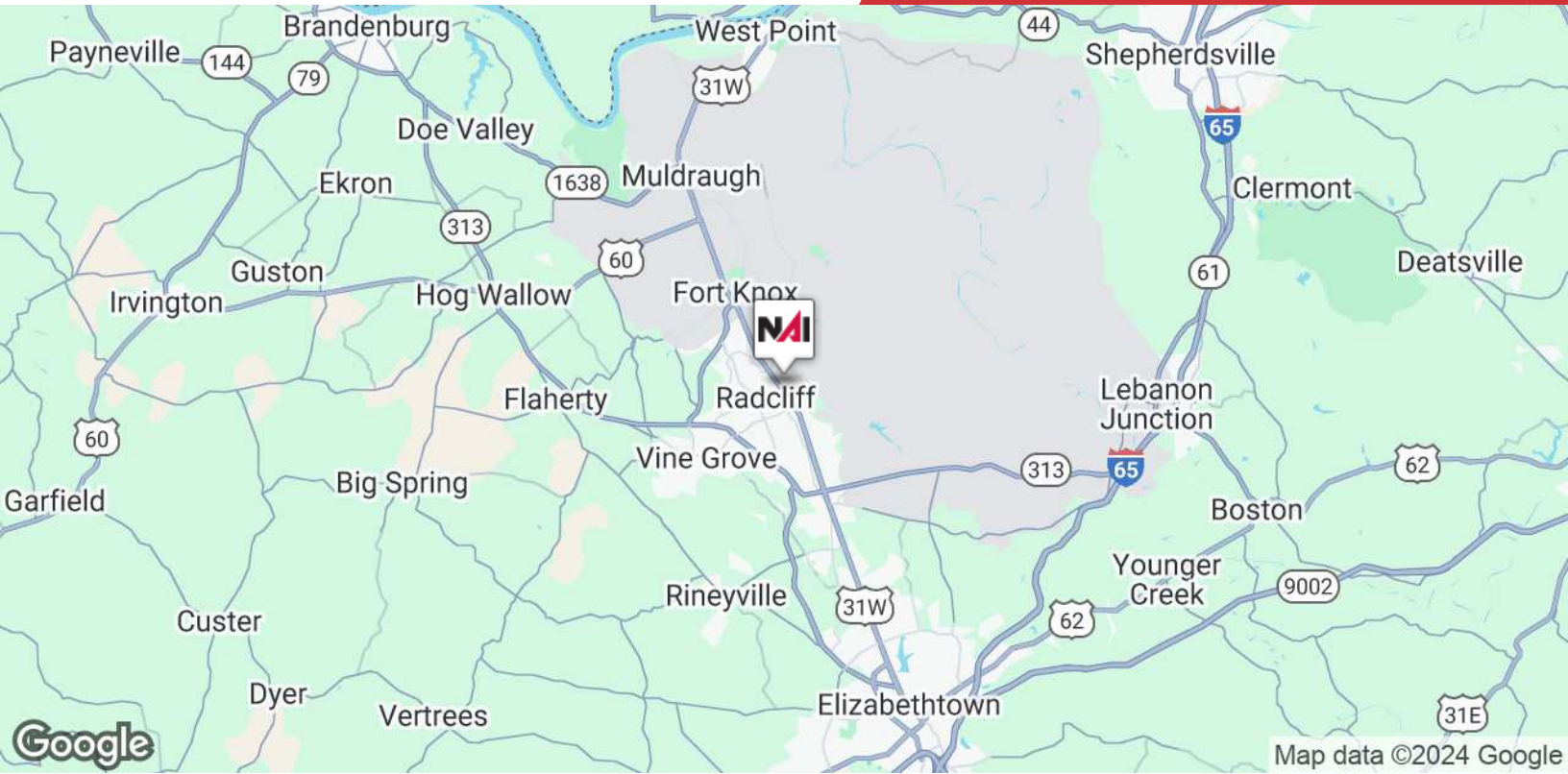


## Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
Suite 137	2,100 SF	NNN	Upon Request	Second Generation Office Space
Suite 139	980 SF	NNN	Upon Request	-
Suite 143	980 SF	NNN	Upon Request	-
Suite 149	6,300 SF	NNN	Upon Request	-
Suite 163	1,400 SF	NNN	Upon Request	-
Suite 169	4,120 SF	NNN	Upon Request	Second Generation Dental Office Space
Suite 173	980 SF	NNN	Upon Request	-
Suite 175	980 SF	NNN	Upon Request	-
Suite 181	3,500 SF	NNN	Upon Request	-
Suite 187	1,400 SF	NNN	Upon Request	-
Suite 201	1,400 SF	NNN	Upon Request	-
Suite 203	1,400 SF	NNN	Upon Request	-



Suite	Size (SF)	Lease Type	Lease Rate	Description
Suite 205	1,400 SF	NNN	Upon Request	Endcap with pick-up window



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500  
Lexington, KY 40503  
859 224 2000 tel  
[naiisaac.com](http://naiisaac.com)

## Radcliff Defense Contractor To Create Over 75 New Jobs In Support Of Fort Knox Missions

Source: The Lane Report

RADCLIFF, Ky. – North South Consulting Group (NSCG) is creating at least 75 new local jobs in conjunction with contracts the company recently won in support of missions at Fort Knox, adding nearly \$4 million in annual payroll to the regional economy. Radcliff Mayor JJ Duvall called the announcement welcome news in these challenging economic times and further proof of the important role Fort Knox has in the resiliency of our regional economy. “We are proud of our home-grown defense contractor. North South Consulting Group is providing good-paying jobs and added spending power to a region that is fighting hard to weather this economic storm created by COVID-19,” Duvall said. “This is yet another example of the critical role Fort Knox has in our regional economy.”

To read the article in its entirety copy and paste the following link: <https://www.lanereport.com/135172/2020/12/radcliff-defense-contractor-to-create-over-75-new-jobs-in-support-of-fort-knox-missions/>



## U.S. Army Reactivates High-Level Command At Fort Knox

BY JOE RAGUSA | KENTUCKY  
PUBLISHED 5:15 PM ET OCT. 16, 2020

FORT KNOX, Ky. — Nearly a century of history is coming back after seven years.

### What You Need To Know

- U.S. Army V Corp reactivated at Fort Knox
- V Corps was established in 1918 and deactivated in 2013
- V Corps will bring in \$58 million in payroll and \$96 million for the local economy
- V Corps will be fully operational October, 2021

The U.S. Army V Corps (pronounced "fifth corps") reactivated Friday at its new home at Fort Knox.

The command post is the Army corps' fourth headquarters and U.S. Army Forces Command commanding Gen. Michael Garrett says it will help U.S. missions abroad.

"V Corps will fill a critical gap, synchronizing U.S. Army, allied and partner-nation tactical formations throughout Europe," Garrett said.

V Corps was established back in 1918, helping the U.S. get through both World Wars, the Cold War, and more recent conflicts in the Middle East. It was deactivated in 2013.

"Today, we begin a new chapter in the celebrated history of this command," McConnell said.

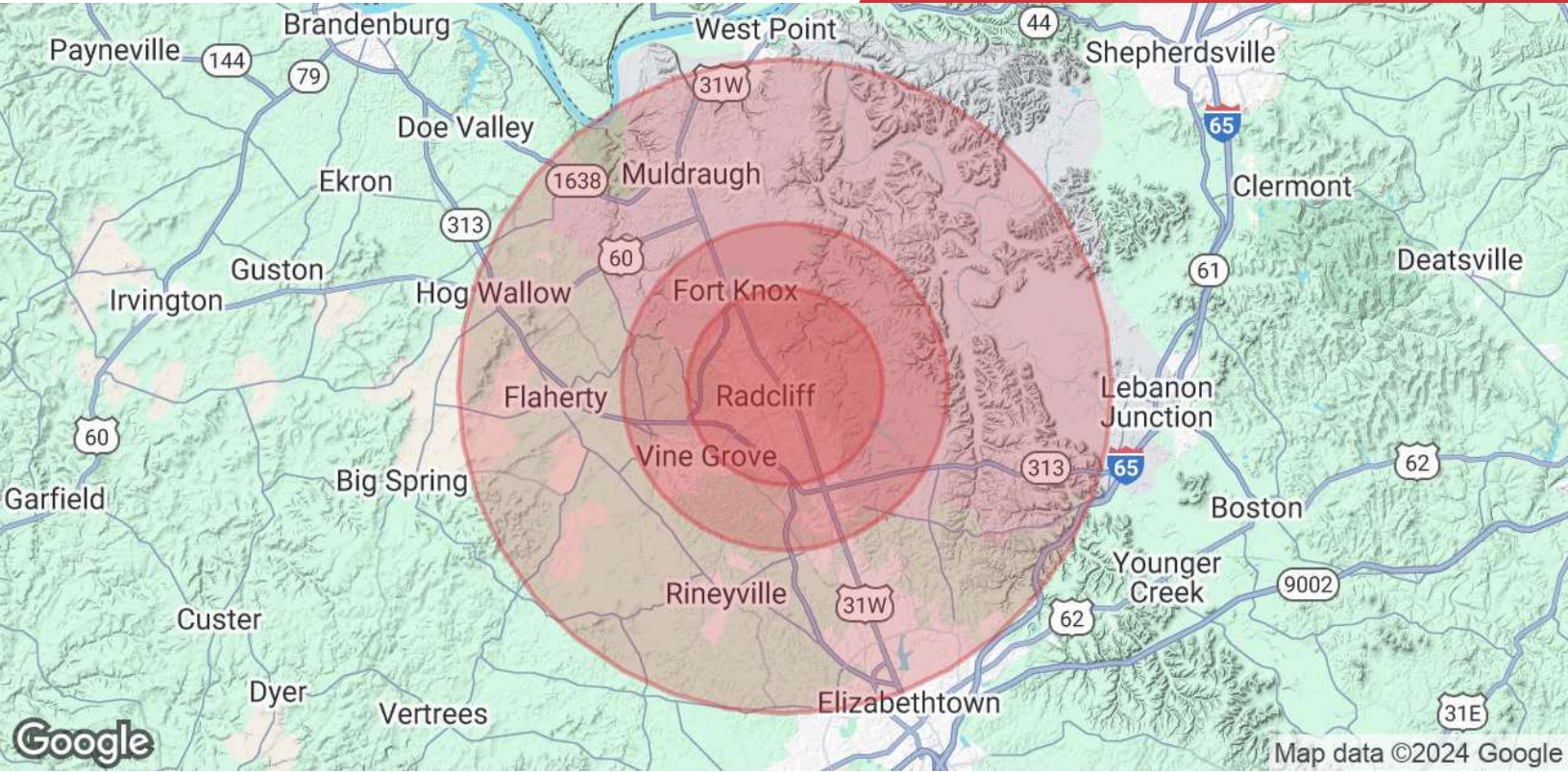
Senate Majority Leader Mitch McConnell, R-Kentucky, said he's honored Kentucky will house the V Corps.

"It will enable greater contributions by our NATO allies to promote security and stability on the front lines of a renewed competition with Russia," McConnell said.

V Corps commander Lt. Gen. John Kolasheski said the Army goes through a rigorous process figuring out where to station troops and Fort Knox stood out.

"I think Fort Knox has a lot of the attributes that are necessary to house a headquarters for this type and allows us to project forces to Europe," Kolasheski said.





Population	3 Miles	5 Miles	10 Miles
<b>Total Population</b>	29,049	40,821	82,878
<b>Average age</b>	32.1	31.1	33.5
<b>Average age (Male)</b>	30.9	30.3	32.4
<b>Average age (Female)</b>	33.2	32.3	34.8
Households & Income	3 Miles	5 Miles	10 Miles
<b>Total households</b>	11,264	14,765	30,333
<b># of persons per HH</b>	2.6	2.9	2.8
<b>Average HH income</b>	\$60,855	\$64,773	\$70,460

\* Demographic data derived from STDB 2023