

RETAIL FOR SALE

10070 HIGHWAY 44 EAST

10070 HIGHWAY 44 EAST, MOUNT WASHINGTON, KY 40047



OFFERING SUMMARY

PRICE:	\$2,900,000
BUILDING SF:	-/+ 30,500
LOT SIZE:	-/+ 4.21 Acres
CROSS STREETS:	Delaina Dr
PARKING:	156
TRAFFIC COUNT:	23,284 AADT
YEAR BUILT:	1980
ZONING:	Commercial

PROPERTY OVERVIEW

- Parcel ID: 077-WSW-17-003
- Recessed well dock connected to 19,000 SF space
- Ample semi and vehicle parking
- Current tenants: Camelot Piano Services and Dis N Dat Thrift Store
- Pylon sign in parking area for advertising
- 9.3 Miles from Interstate 65
- 26.2 Miles from Louisville KY



HAHN KIEFER REAL ESTATE SERVICES

1352 E Division St
Evansville, IN 47711



JOE KIEFER

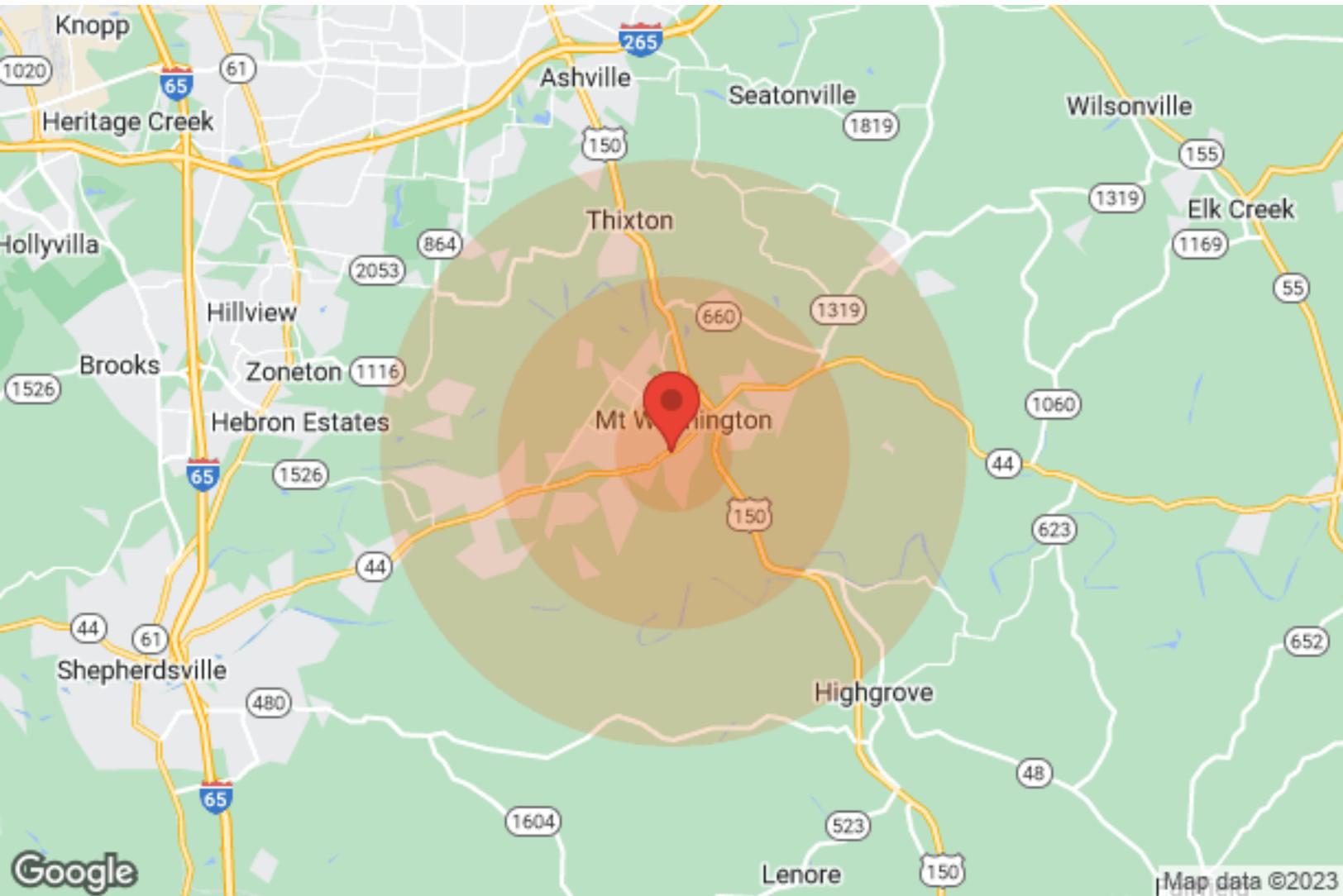
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DEMOGRAPHICS

10070 HIGHWAY 44 EAST



Population	1 Mile	3 Miles	5 Miles
Male	2,319	9,523	16,776
Female	2,468	10,019	17,269
Total Population	4,787	19,542	34,045

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	862	3,640	6,054
Ages 15-24	693	2,952	4,886
Ages 25-54	1,895	7,301	12,333
Ages 55-64	570	2,598	4,982
Ages 65+	767	3,051	5,790

Race	1 Mile	3 Miles	5 Miles
White	4,758	19,346	33,638
Black	5	30	139
Am In/AK Nat	1	2	2
Hawaiian	N/A	N/A	N/A
Hispanic	30	124	214
Multi-Racial	46	316	438

Income	1 Mile	3 Miles	5 Miles
Median	\$47,266	\$54,636	\$63,469
< \$15,000	224	629	927
\$15,000-\$24,999	118	507	754
\$25,000-\$34,999	283	927	1,374
\$35,000-\$49,999	408	1,262	2,014
\$50,000-\$74,999	412	1,613	2,875
\$75,000-\$99,999	297	1,231	2,241
\$100,000-\$149,999	159	1,008	2,010
\$150,000-\$199,999	N/A	159	407
> \$200,000	N/A	31	118

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,009	7,620	13,285
Occupied	1,857	7,214	12,619
Owner Occupied	1,425	5,864	10,678
Renter Occupied	432	1,350	1,941
Vacant	152	406	666

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