

# 1006 N Mulberry St Elizabethtown, KY 42701

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## Valencia Claycomb

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### Elizabethtown

120 Drexler Circle

Elizabethtown, KY 42701



● Active / For Lease • Active: 9/5/2025

Lease Price  
**\$1,750 mo.**  
 Active Date 9/5/2025 Listing ID C0B76F2F\_4D8EA39E272

Closed Price  
**\$330,000**  
 Leased Date 9/17/2019



**Retail**

Type



**Regional Co**

Zoning

**SALVATION ARMY ELIZABETHTOWN**

Building Name

**Basic Facts**

Type

Retail

Subtype

Miscellaneous

Days in RPR

203

Year Built

1981

Land Use

Commercial (General)

General Use

Clubs/Lodges/Associations/Non-Profits

Property Use

Charitable organization, Fraternal

Overall Use

CLUBS, LODGES, CHARITIES

# Property Information

## Lease Details

Lease Option	No	Lease Period	12
Lease Price	\$1,750 (Monthly)		

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## Property Features

### LISTING

Stories	1.	Parking Spaces	16
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### PUBLIC

Lot Size Sqft	17,424 sq ft	Lot Size Acres	0.40 acres
Building Sqft Est.	2,946 sq ft		

## Tenants

Tenant / Contact	Suite / Unit	Move-in Date	Type of Business	Business Start Date
Salvation Army Elizabethtown (270) 982-0833	-	-	Charitable organization, Fraternal	-

Highlighted rows were changed by agent to reflect knowledge of this property

## Location Details

Zoning	Regional Commercial	Flood Zone	X (unshaded)
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## Legal Description

Parcel Number	220-30-00-030	County	Hardin County
City/Municipality/Township	ELIZABETHTOWN(CITY - INDSCHL)	Census Tract	210930011.002013
Carrier Route	R012	Abbreviated Description	DIST:07 CITY/MUNI/TWP:ELIZABETHTOWN(CITY - INDSCHL)
FIPS Parcel Number	21093220-30-00-030	Building Name	SALVATION ARMY ELIZABETHTOWN
Building sqft Estimate	2,946	General Use	Clubs/Lodges/Associations/Non-Profits
Property Use	Charitable organization, Fraternal	Overall Use	CLUBS, LODGES, CHARITIES
Current Use	Retail		



## Owner Facts

Owner Name (Public)	A & G GLOBAL LLC	Owner Name (Listing)	A & G GLOBAL LLC
Time Owned	5-10 Yrs	Mailing Address	651 W Bryan Rd Elizabethtown KY 42701-6519
Vesting	Company/Corporation	Contact Title	OWNER
Contact Name	HELEN CARTWRIGHT	Number of Tenants	1

## Financial Details

Adjusted Prop. Value	\$490,000	MTG Risk Score	44
No. of Refis or Equity Loans	1	New Applicant Underwriting Score	2
Default History	NO DEFAULTS IN AVAILABLE RECORDS	Property Use Reliability Score	2
Financial Risk Score	44	Property Use Risk Score	A
Local Area Credit Risk Score	B	Special Risk Characteristics	NO SPECIAL RISK FEATURES

## Public Record History

### Deed

Contract Date	8/27/2019	1/16/2007	9/20/2006
Recording Date	9/6/2019	1/23/2007	9/21/2006
Document Type	Deed	Deed	Deed
Sale Price	\$330,000	\$390,000	\$390,000
Buyer ID	Limited Liability Company	Government	Company or Corporation
Price Code Description	Full amount stated on Document	Full amount stated on Document.	Full amount stated on Document.
Seller Name	SALVATION ARMY	QIAT NO 2 LLC	LAYMAN ENTERPRISES LLC
Seller ID	Corporation	Company or Corporation	Company or Corporation
Buyer Mailing Address	651 W BRYAN RD, ELIZABETHTOWN, KY 42701	1424 NORTHEAST EXPY NE, ATLANTA, GA 30329	318 E EAGLE PASS RD, ELIZABETHTOWN, KY 42701
Document #	20190-00011902	-	-
Recorder's Book #	1478	1216	1203





## Public Record History

### Deed

Contract Date	8/27/2019	1/16/2007	9/20/2006
Recorder's Page #	670	058	292
Title Company Name	COLLIER TITLE	NONE AVAILABLE	NONE AVAILABLE
Total Transfer Tax	–	\$390	\$390

### Mortgage

Contract Date	2/24/2021	9/5/2019
Recording Date	3/3/2021	9/6/2019
Loan Type	Commercial	Stand Alone Refi (Refinance of Original Loan)
Borrower Name	A & G GLOBAL LLC	A&G GLOBAL LLC
Borrower ID	Limited Liability Company	Limited Liability Company
Loan Amount	\$255,449	\$264,000
Type of Financing	Variable	–
Due Date	2/24/2041	10/1/2026
Lender Name	THE CECILIAN BANK	FORT KNOX FEDERAL CREDIT UNION
Lender Type	Bank	Not Known
Mailing Address	42701	–
Borrower Mailing Address	651 W BRYAN RD, ELIZABETHTOWN, KY 42701	Address not available
Loan Number	66944	–
Book Number	2365	2280
Page Number	978	903
Record Type Code	S	S
Record Type	S	S
Title Company Name	NONE AVAILABLE	–
Document #	–	20190-00011902





## Public Record History

### Mortgage

<b>Contract Date</b>	<b>2/24/2021</b>	<b>9/5/2019</b>
Stand Alone Refinance	-	\$1

### Tax

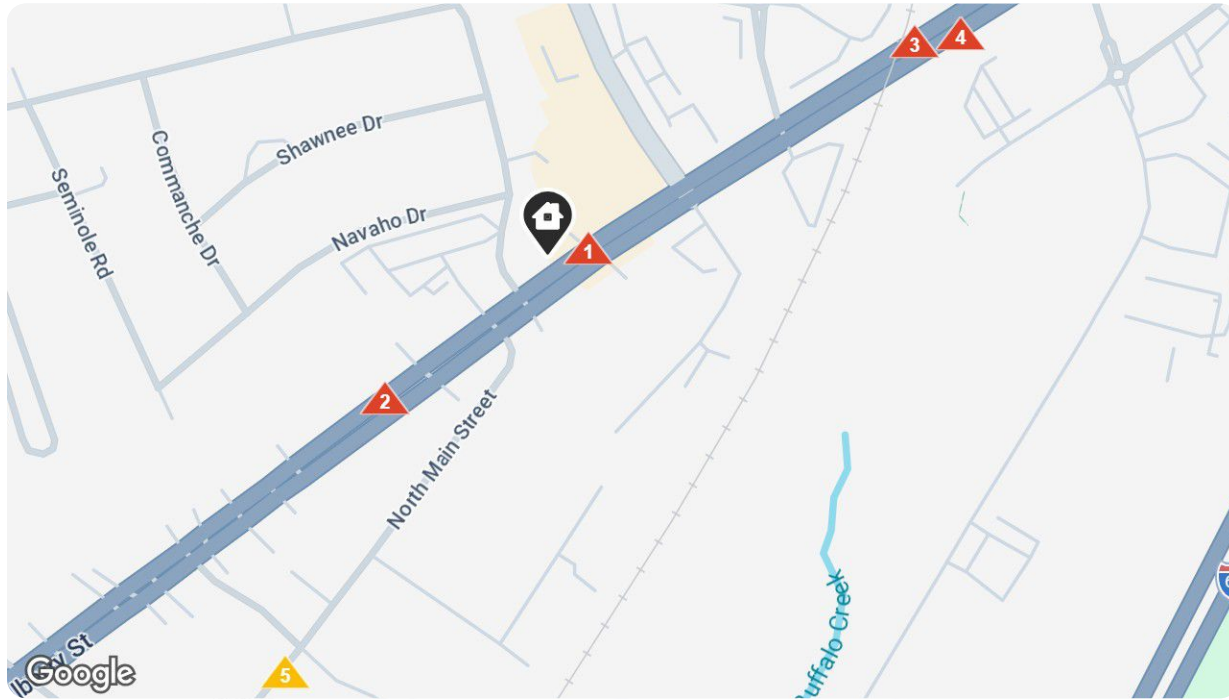
Assessment Year	2025	2024	2023	2022	2021
Assessed Value - Land	\$230,000	\$230,000	\$230,000	\$230,000	\$230,000
Assessed Value - Improvements	\$260,000	\$260,000	\$260,000	\$260,000	\$260,000
<b>Total Assessed Value</b>	<b>\$490,000</b>	<b>\$490,000</b>	<b>\$490,000</b>	<b>\$490,000</b>	<b>\$490,000</b>
Assessor Market Value Year	2025	2024	2023	2022	2021
Assessor Market Value - Land	\$230,000	\$230,000	\$230,000	\$230,000	\$230,000
Assessor Market Value - Improvements	\$260,000	\$260,000	\$260,000	\$260,000	\$260,000
<b>Total Assessor Market Value</b>	<b>\$490,000</b>	<b>\$490,000</b>	<b>\$490,000</b>	<b>\$490,000</b>	<b>\$490,000</b>
Total Tax Amount	\$6,175	-	-	-	\$6,401

## Listing Details

<b>Listing ID</b>	C0B76F2F_4D8EA39E272	<b>Listing Source</b>	Kentucky Commercial Real Estate Alliance (KREA)
<b>Showing Instructions</b>	Contact Broker/Agent	<b>Legal</b>	DIST:07 CITY/MUNI/TWP:ELIZABETHTOWN(CITY - INDSCHL)



# Traffic Counts



### Daily Traffic Counts

- ▲ Up to 6,000 / day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ Over 100,000 / day

## Traffic Counts within 1 mile by Proximity

▲ **23,310**

N Mulberry St

2025 Est. daily traffic counts

Cross: Pawnee Dr  
Cross Dir: SW  
Distance: 0.06 miles

Historical counts

Year	▲	Count	Type
2003	<span style="color: red;">▲</span>	22,849	ADT

▲ **19,286**

N Mulberry St

2025 Est. daily traffic counts

Cross: N Main St  
Cross Dir: NE  
Distance: 0.09 miles

Historical counts

Year	▲	Count	Type
2003	<span style="color: red;">▲</span>	18,904	ADT

▲ **23,392**

N Mulberry St

2025 Est. daily traffic counts

Cross: Cs-1430  
Cross Dir: SW  
Distance: 0.11 miles

Historical counts

Year	▲	Count	Type
2012	<span style="color: red;">▲</span>	23,225	AADT
2003	<span style="color: red;">▲</span>	22,754	ADT

▲ **23,943**

North Mulberry Street

2025 Est. daily traffic counts

Cross: N Mulberry St  
Cross Dir: NE  
Distance: 0.1 miles

Historical counts

Year	▲	Count	Type
2022	<span style="color: red;">▲</span>	24,261	AADT
2021	<span style="color: red;">▲</span>	23,378	ADT
2018	<span style="color: red;">▲</span>	25,535	ADT
2017	<span style="color: yellow;">▲</span>	164	ADT

▲ **3,936**

N Main St

2025 Est. daily traffic counts

Cross: Rita May Ct  
Cross Dir: NE  
Distance: 0.02 miles

Historical counts

Year	▲	Count	Type
2015	<span style="color: yellow;">▲</span>	3,889	AADT
2002	<span style="color: yellow;">▲</span>	4,779	ADT

AADT - Annual Average Daily Traffic

ADT - Average Daily Traffic

AWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates

# Photos

## Historical Photos



# Photos

## Historical Photos





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