

For Lease

# Towne Centre



## Towne Centre

US Highway 31 West  
Elizabethtown, Kentucky 42701

### Property Highlights

- Norton Healthcare NOW OPEN!
- Towne Centre, a community shopping center with a GLA of +/-173,044 SF, is situated on the west side of US 31 (North Dixie Avenue)
- The center is anchored by Kroger, Norton Healthcare, Panera and Jo-Ann Fabric; Other retailers include Pet Supplies Plus, Jersey Mike's Subs and Sally Beauty Supply
- Recently renovated expanded Kroger
- Towne Centre is adjacent to Towne Mall, a +/-340,000 SF regional mall anchored by Belk, JCPenney and Burkes Outlet
- Mall Park, a power center is just north of Towne Centre, anchored by Barnes & Noble, T.J. Maxx, Ross Dress For Less, Old Navy and Michaels
- An At Home, Staples anchored center is located directly across US 31W. Also in the immediate area are Walmart Supercenter, Lowe's, Target, Home Depot, Academy Sports, Hobby Lobby, Sam's Club and Menard's
- The annual average daily traffic count in Elizabethtown is on US 31W near Towne Centre: +/-35,048 ('18)
- The Elizabethtown Sports Park, 150-acres, has 12 baseball and softball diamonds, 10 natural turf soccer and football fields, 2 full-size synthetic turf fields and draws an estimated 57,000 visitors annually from 35 states

For more information

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# Additional Photos



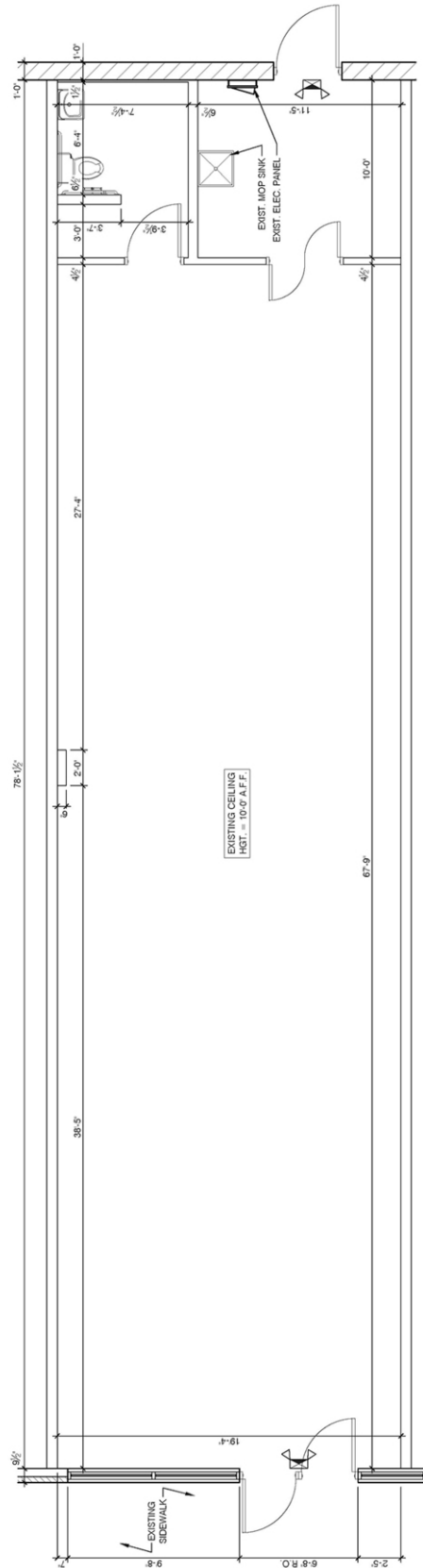
# Additional Details



# Tenant Roster

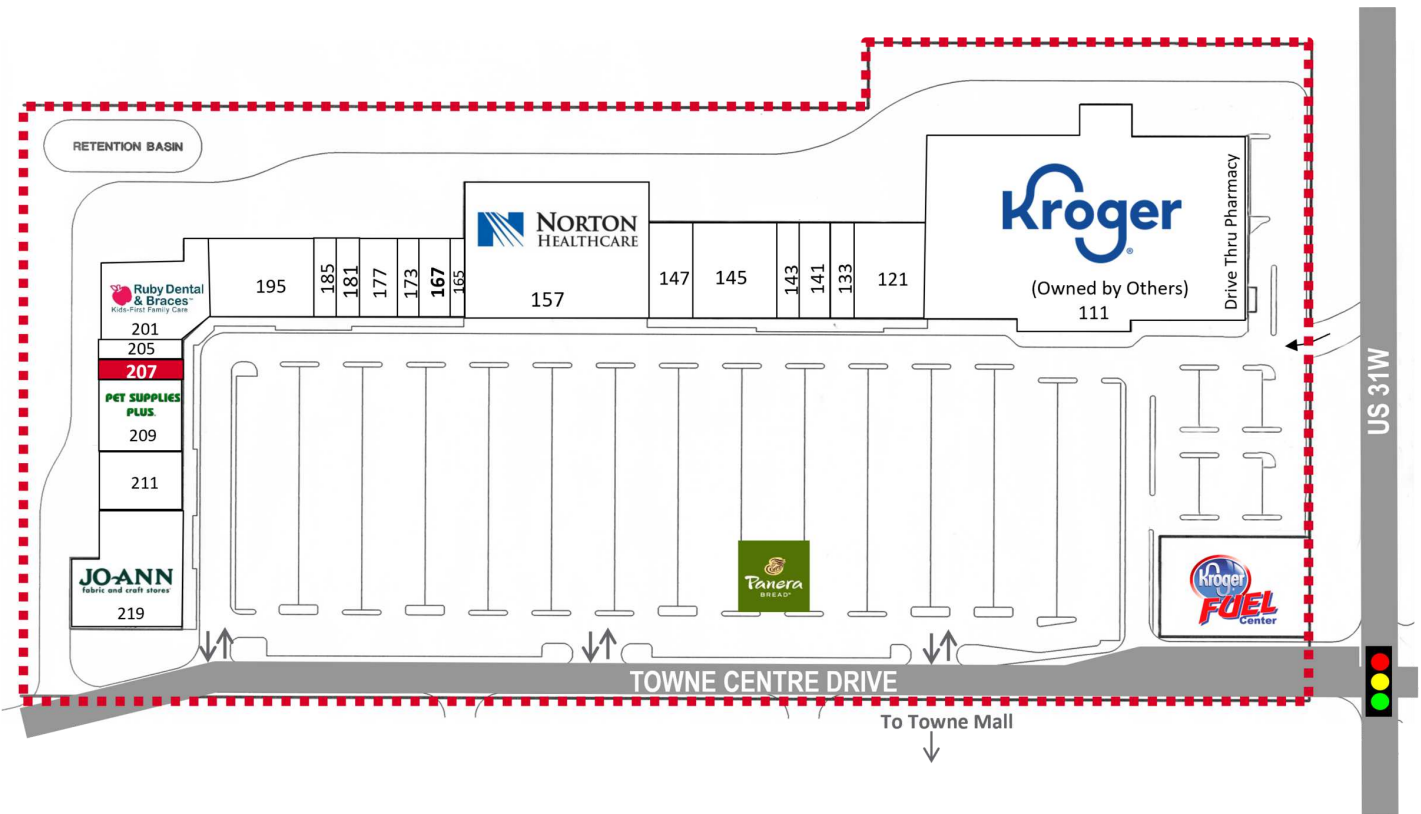
Tenant Name	Suite	Suite Size (SF)
Jo-Ann Fabric	Suite 219	12,000
El Tapatio Mexican Restaurant	Suite 211	5,000
Pet Supplies Plus	Suite 209	6,000
AVAILABLE (with 60 days notice)	Suite 207	1,634
Tapered Fine Men's Studio	Suite 205	1,634
Ruby Dental & Braces	Suite 201	9,200
Closet Encore	Suite 195	8,000
Sally Beauty Supply	Suite 185	1,985
Bluegrass Chiro	Suite 181	1,800
Paul Semonin Realtors	Suite 177	3,000
Mattingly Ford Title Services	Suite 173	1,600
Crumbl Cookies	Suite 167	2,400
LA Nails	Suite 165	1,200
Norton Healthcare	Suite 157	25,263
Rent-A-Center	Suite 147	4,213
The Mattress Store	Suite 145	8,000
Jersey Mike's Subs	Suite 143	2,400
Geno's Formal Affair	Suite 141	3,100
CBD American Shaman	Suite 133	2,400
Family Buffet Chinese Restaurant	Suite 121	7,229
Kroger (owner by others)	Suite 111	62,363
Panera Bread	Suite 115	4,499
<b>Totals/Averages</b>		<b>174,920</b>

# Suite 207 Floor Plan

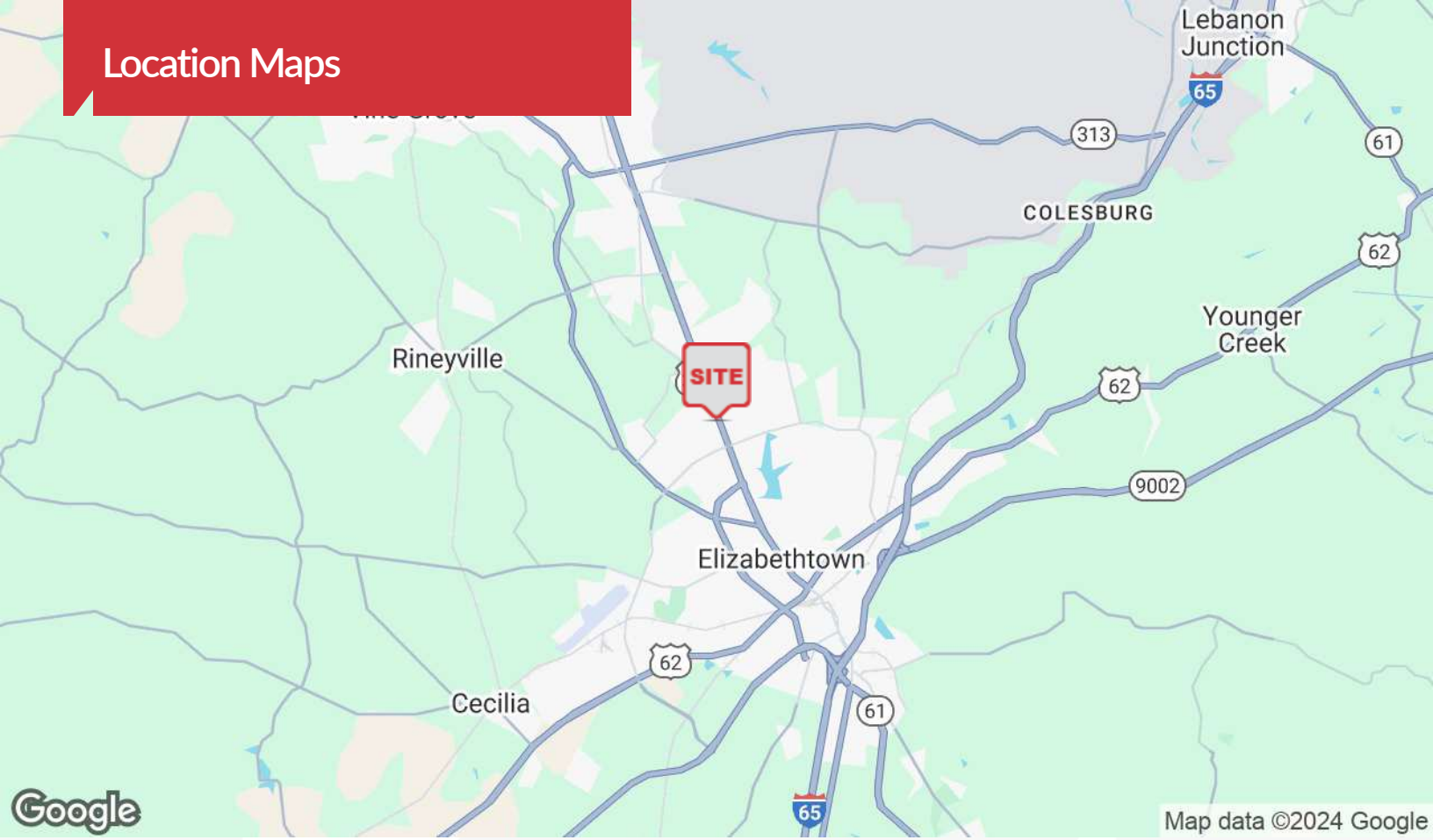


1 AS-BUILT FLOOR PLAN

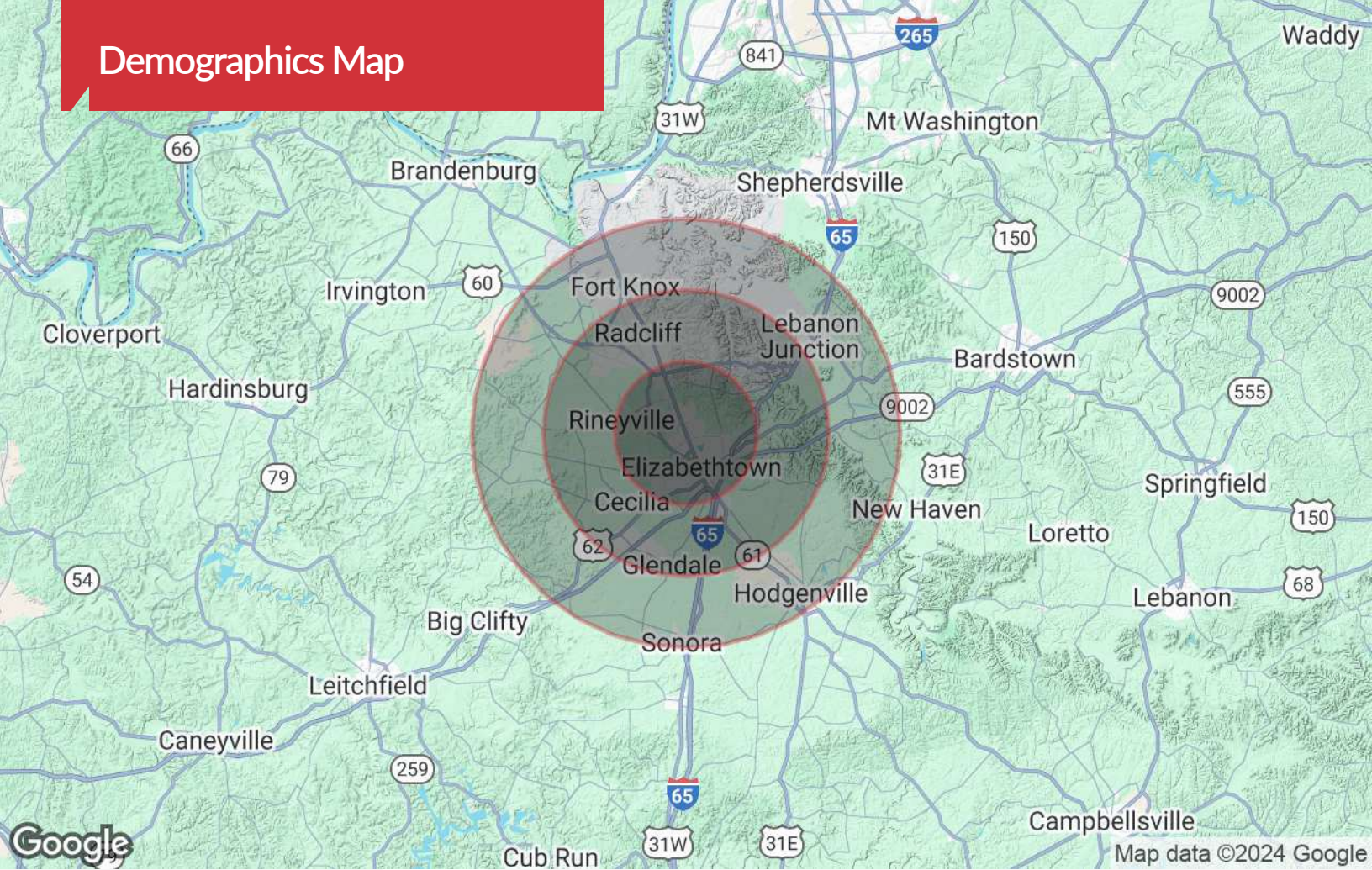
AB1.1 1/4" = 1'-0"



# Location Maps



# Demographics Map



## Population

	5 Miles	10 Miles	15 Miles
TOTAL POPULATION	48,018	98,209	132,466
MEDIAN AGE	38.4	38.4	37.4
MEDIAN AGE (MALE)	36.1	36.4	36.0
MEDIAN AGE (FEMALE)	38.8	38.8	38.1

## Households & Income

	5 Miles	10 Miles	15 Miles
TOTAL HOUSEHOLDS	19,264	38,602	49,851
# OF PERSONS PER HH	2.4	2.5	2.6
AVERAGE HH INCOME	\$74,967	\$73,542	\$73,058
AVERAGE HOUSE VALUE	\$176,836	\$173,628	\$165,429

\* Demographic data derived from 2021 STDB