

COMMERCIAL FOR LEASE

902 MAMMOTH CAVE ST

902 MAMMOTH CAVE STREET, CAVE CITY, KY 42127



PROPERTY OVERVIEW

- Located at exit 53, directly off of Interstate 65
- Excellent visibility from the Interstate
- Several national chain restaurants nearby
- Parcel ID: 60-53
- Large paved parking area to accommodate guests
- 9.5 Miles from the popular Mammoth Cave National Park

OFFERING SUMMARY

AVAILABLE SF:	-/+ 3,000
LEASE RATE:	\$5,500/mo
PARKING:	60 Spaces
TRAFFIC COUNT:	10,052 AADT
ZONED:	B-2



HAHN KIEFER REAL ESTATE SERVICES

1352 E Division St
Evansville, IN 47711



JOE KIEFER

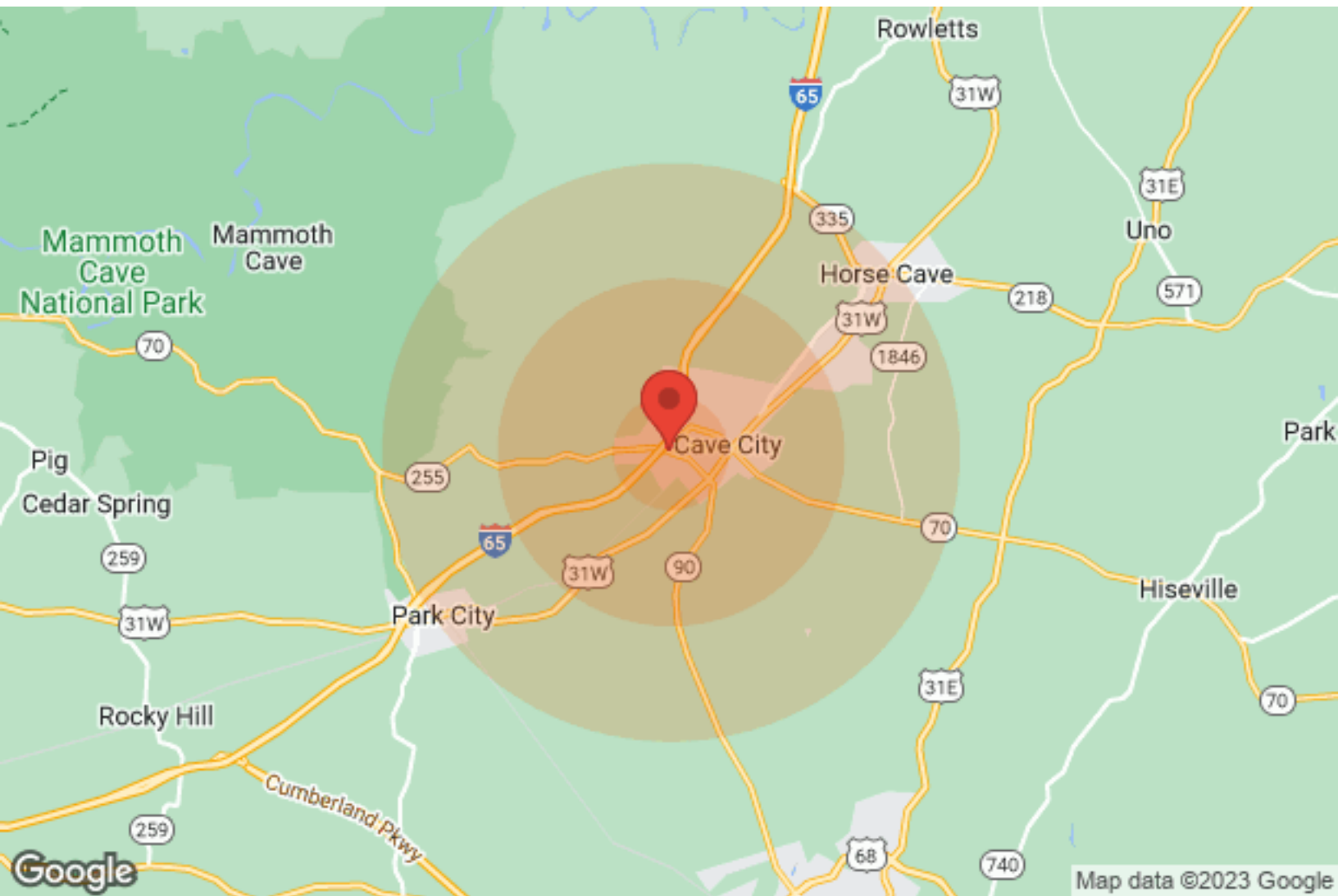
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DEMOGRAPHICS

902 MAMMOTH CAVE STREET



Population	1 Mile	3 Miles	5 Miles
Male	N/A	2,344	2,787
Female	N/A	2,492	2,949
Total Population	N/A	4,836	5,736

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	937	1,117
Ages 15-24	N/A	628	756
Ages 25-54	N/A	1,697	2,039
Ages 55-64	N/A	659	783
Ages 65+	N/A	915	1,041

Race	1 Mile	3 Miles	5 Miles
White	N/A	4,603	5,460
Black	N/A	119	162
Am In/AK Nat	N/A	9	9
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	96	96
Multi-Racial	N/A	210	210

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$26,591	\$27,715
< \$15,000	N/A	485	581
\$15,000-\$24,999	N/A	412	435
\$25,000-\$34,999	N/A	256	373
\$35,000-\$49,999	N/A	302	337
\$50,000-\$74,999	N/A	277	305
\$75,000-\$99,999	N/A	213	213
\$100,000-\$149,999	N/A	61	61
\$150,000-\$199,999	N/A	29	58
> \$200,000	N/A	15	22

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	2,402	2,821
Occupied	N/A	2,139	2,507
Owner Occupied	N/A	1,270	1,572
Renter Occupied	N/A	869	935
Vacant	N/A	263	314

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