

Erlanger Town Center

3135-3159 Dixie Hwy, Erlanger, KY 41018



Presented by
Town Center Company



Price: \$8.00 /SF/YR

Well located center in Erlanger with Post Office, Bargain Hunt, State Farm, Paris Nails, Gary Williams Martial Arts, CrossFit the Tracks, Spirit Liquor, Boyle Jewelers, Dollar General, Pizza Hut, Skyline Chili and Procuts.

40,600 SF should be available soon with Bargain Hunt filing for bankruptcy on 2-3-2025.

Erlanger across from Silver Lake Kroger and next to the new Kroger being built.

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Bargain Hunt with Sign



Pylon Sign at Night

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Bargain Hunt Superstores	42,000	
BB&T	2,008	
CrossFit The Tracks	11,000	
Dollar General	-	
Gary Williams Martial Arts	5,800	
MetroPCS	1,500	
Paris Nails	1,200	
Skyline Chili	2,800	
Supercuts	1,500	
United States Postal Service	30,000	

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Bargian Hunt Inside 3

Listing space

1st Floor

Space Available	40,600 SF
Rental Rate	\$8.00 /SF/YR
Date Available	90 Days
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

Nice 40,600 SF Space anticipated to be available within 90 days. Bargain Hunt filing for bankruptcy. Painted white ceiling to deck. Polished concrete floors.

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Property Photos



Bargain Hunt Inside 1



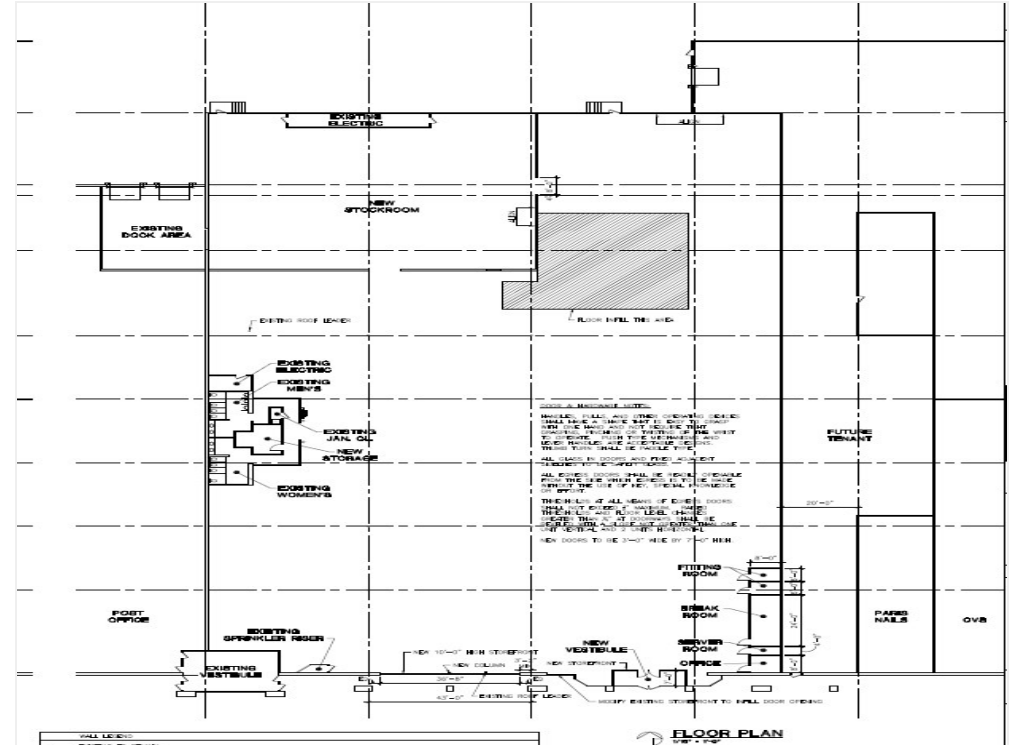
Bargain Hunt Inside 2

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Property Photos



Bargain Hunt Ceiling Deck Painted White



Screenshot 2025-02-06 17.28.26

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Property Photos



Bargain Hunt Sealed Concrete



Bargain Hunt Inside Before Move In

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Property Photos



Bargain Hunt Loading - 2 Docks on left



2 dock doors

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Property Photos



Bargin Hunt Before Move In



Photo of rest of center

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Location

