

5571 ROBINSON CREEK ROAD

PIKEVILLE, KENTUCKY 41501



CBRE

TENANT REP BONUS OF \$10,000 FOR ANY LEASE SIGNED BY MARCH 1, 2026 (EFFECTIVE MONDAY, MARCH 9)

PROPERTY OVERVIEW

5571 ROBINSON CREEK ROAD

This well-maintained strip center contains two suites totaling 18,660 SF available for lease at \$12.00 PSF NNN. Suites are newly renovated and "move-in ready". Suites can be leased separately or combined. With its strategic location and established tenants, this property is positioned for long-term stability and growth. Spaces will be delivered in shell condition. Situated on Robinson Creek Road, the property benefits from high visibility and traffic, making it an attractive destination for shoppers.

The property has been fully and professionally flood-remediated by FEMA-certified specialists, rebuilt with new floors, reinforced roof, new HVAC and is effectively "like new."



Previous tenants (Dollar-General and Walgreens) ranked in the top 2% nationwide for store sales

Walgreens was top 1% PSF in its last year

Capable of supporting future tenants with store sales well above \$1,082 PSF

Landlord is open to limited tenant improvements for qualified tenants under a long-term NNN lease. In-house GC and architect can supply estimates and execute all work

Appalachian Arena
WIRELESS
7,000 SEAT MULTI-PURPOSE ARENA

UNIVERSITY OF PIKEVILLE
UPIKE
2,366 STUDENT COUNT

PIKEVILLE
MEDICAL CENTER
Rated in Top 1% Nationally
Emergency Care & Cancer Care (2023)

FOOD CITY **DG**
FAMILY DOLLAR **FAZOLI'S**

Walmart
LOWE'S **petco**
FOOD CITY **STEAK 'N SHAKES**
Marshalls **Moe's**
BUFFALO WILD WINGS **Arby's** **TEXAS**

Chick-fil-A **KFC**
Wendy's **Domo's Pizza** **SUBWAY**
McDonald's

Pikeville, Ky

US Hwy 23
11,911 VPD

SILVERLINER
60,000 SF MANUFACTURING FACILITY

5571
ROBINSON
CREEK ROAD

SHELBY VALLEY WILDCATS
Shelby Valley High School
557 Students
Valley Elementary School
859 Students

PARKVIEW
POST-ACUTE AND REHABILITATION CENTER

UNITED STATES
POSTAL SERVICE

Pikeville, Ky

Kentucky Bookkeeping
Wright Construction
Cochran Industries

QUALITY FOODS
GROCERY STORE

 **US Hwy 23**
11,911 VPD



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