

500 N. GREEN ST.

500 N. GREEN ST., HENDERSON, KY 42420

PROPERTY SUMMARY



LOCATION DESCRIPTION

Set your retail or strip center business in motion at 500 N. Green St. in Henderson, KY. As a thriving commercial area, the location offers a diverse array of retail outlets and dining options, creating a dynamic draw for potential customers. With the nearby John James Audubon State Park and the Audubon Museum & Nature Center, the area possesses an undeniable allure for visitors and locals alike. The vibrant atmosphere and bustling energy of the district provide an ideal setting for businesses looking to make a meaningful impact. Embrace the opportunity to establish your retail presence in this lively location, known for its strong community spirit and active commercial activity.

PROPERTY HIGHLIGHTS

- Ample parking for customers and tenants.
- Responsive management services.
- Ideal for single retail storefront or larger strip center.
- Prime property for establishing a retail presence in Henderson, KY.

OFFERING SUMMARY

| | |
|------------------|--|
| Lease Rate: | Currently Occupied Inquire if Interested |
| Number of Units: | 3 |
| Available SF: | 3,000 SF |
| Building Size: | 11,880 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 2,807 | 11,511 | 13,744 |
| Total Population | 5,577 | 23,867 | 29,442 |
| Average HH Income | \$41,834 | \$48,416 | \$52,965 |

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
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PLANS



LEGEND

Available

Unavailable

LEASE INFORMATION

| | | | |
|--------------|----------|-------------|--|
| Lease Type: | NNN | Lease Term: | Negotiable |
| Total Space: | 3,000 SF | Lease Rate: | Currently Occupied Inquire if Interested |

AVAILABLE SPACES

| SUITE | TENANT | SIZE | TYPE | RATE | DESCRIPTION |
|----------------|------------------------------------|----------|------|----------------------------|-------------|
| 500 N Green St | Jeff's Burgers and Pies Restaurant | 1,500 SF | NNN | - | - |
| 500 N Green St | Available | 3,000 SF | NNN | Contact Broker for Pricing | - |
| 500 N Green St | BrightView, LLC - Henderson | 5,880 SF | NNN | - | - |

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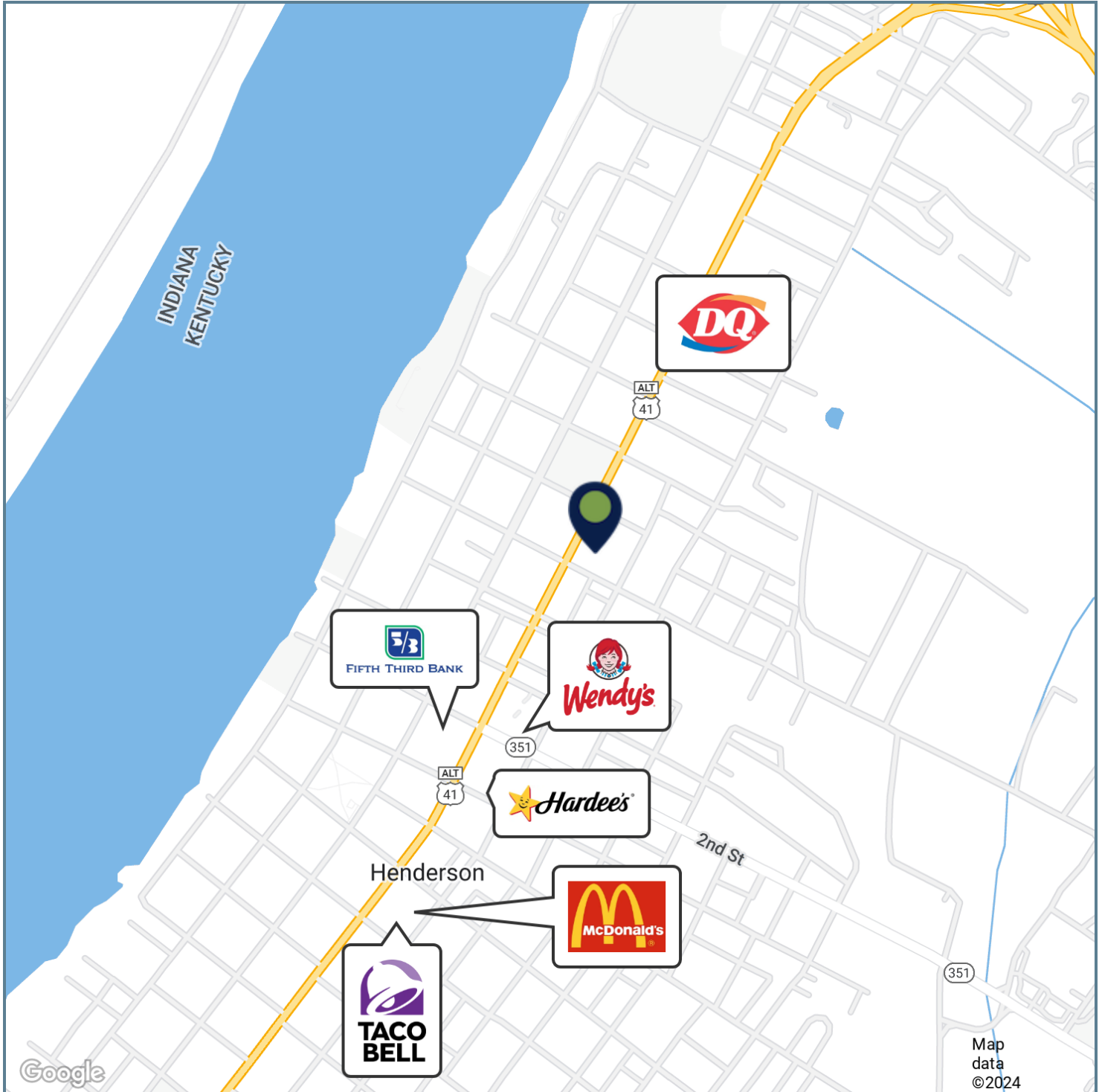
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RETAILER MAP



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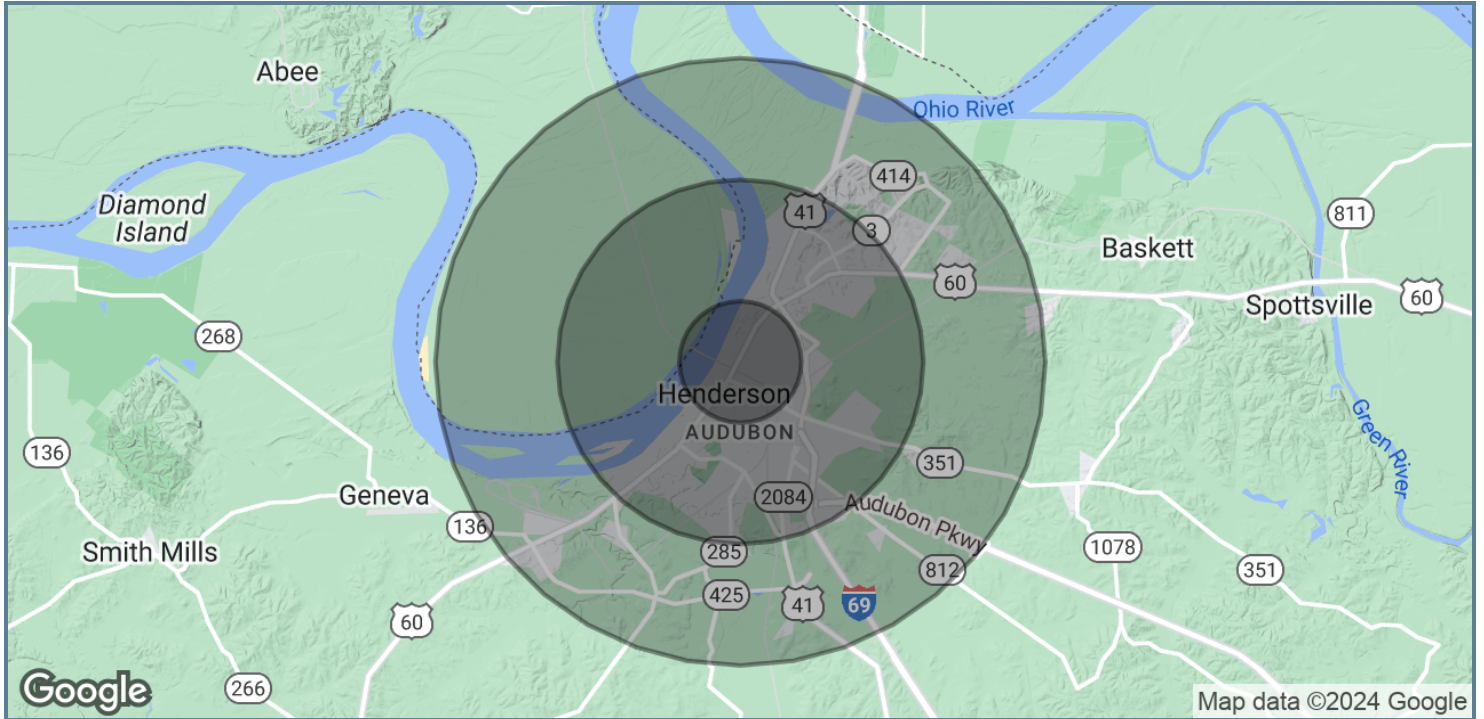
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DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 5,577 | 23,867 | 29,442 |
| Average Age | 40.1 | 39.8 | 40.1 |
| Average Age (Male) | 38.3 | 37.8 | 38.0 |
| Average Age (Female) | 41.1 | 41.8 | 42.2 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|----------|-----------|-----------|
| Total Households | 2,807 | 11,511 | 13,744 |
| # of Persons per HH | 2.0 | 2.1 | 2.1 |
| Average HH Income | \$41,834 | \$48,416 | \$52,965 |
| Average House Value | \$79,825 | \$109,482 | \$121,514 |

2020 American Community Survey (ACS)

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Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves in operating quickly and have a proven track record of helping you find the best locations in every market.

Your Go-to Expansion Partner

Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

Our National Tenants



Why Legacy



Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

