



**WOODCREST**  
CAPITAL, LLC

# Radcliff Square

137 - 205 E Lincoln Trail Blvd | Radcliff KY

**LEASING**  
**(817) 927-0050**

**Restaurant**  
**Retail**  
**Office**  
**Medical**

**AVAILABLE**

**980 - 5,520 SF**  
**Offices: 2,100 SF**  
**Dentistry: 4,120 SF**



- 97,070 SF Center
- Hardin County, Kentucky
- Bomgaars Shadow-Anchor
- Excellent Visibility & Access
- 3 Miles from Fort Knox

Type	PSF
NNN's	\$ 2.13
Lease Rates	Call for Rates

Traffic Counts	
N Dixie Blvd	24,907 VPD
W Lincoln Trail Blvd	12,051 VPD



Demographics	1-mile*	3-mile	5-mile	True Trade Area**
Population	4,514	24,645	39,197	554,387
Households	1,952	9,644	14,645	212,187
Average HH Income	\$63,306	\$67,851	\$73,296	\$77,258

\* 1, 3, and 5 mile radius data provided by Placer.ai using the STI: PopStat 2022 dataset  
 \*\* True Trade Area values reflect the aggregate demographic data of the most prevalent Census Block Groups providing 80% of the actual traffic seen at the center from 3/1/2022-2/28/2023 as calculated by Placer.ai using the STI: PopStats 2022 dataset.

**Woodcrest Capital, LLC**  
3113 South University Drive, Suite 600  
Fort Worth, TX 76109

*The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.*

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