



Russell Centre

Ashland, Kentucky

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Property Overview

Address

Russell Centre is located in Greenup County at US Route 23 and Diederich Blvd. in Russell (Ashland), Kentucky 41101

Parking

In excess of 1,560 cars

Type

Open-Air Shopping Center

Traffic

24,643 AADT on US Route 23
 15,631 AADT on Diederich Boulevard

GLA

252,636 sf



Area Demographics



Population

1 Mile: 2,000
 3 Mile: 33,200
 5 Mile: 63,100



Daytime Population

1 Mile: 2,200
 3 Mile: 30,700
 5 Mile: 51,600



Median Age

1 Mile: 20-49
 3 Mile: 20-49
 5 Mile: 20-49



Number of HH

1 Mile: 900
 3 Mile: 14,150
 5 Mile: 26,000



Average HH Income

1 Mile: \$135,000
 3 Mile: \$74,000
 5 Mile: \$77,200



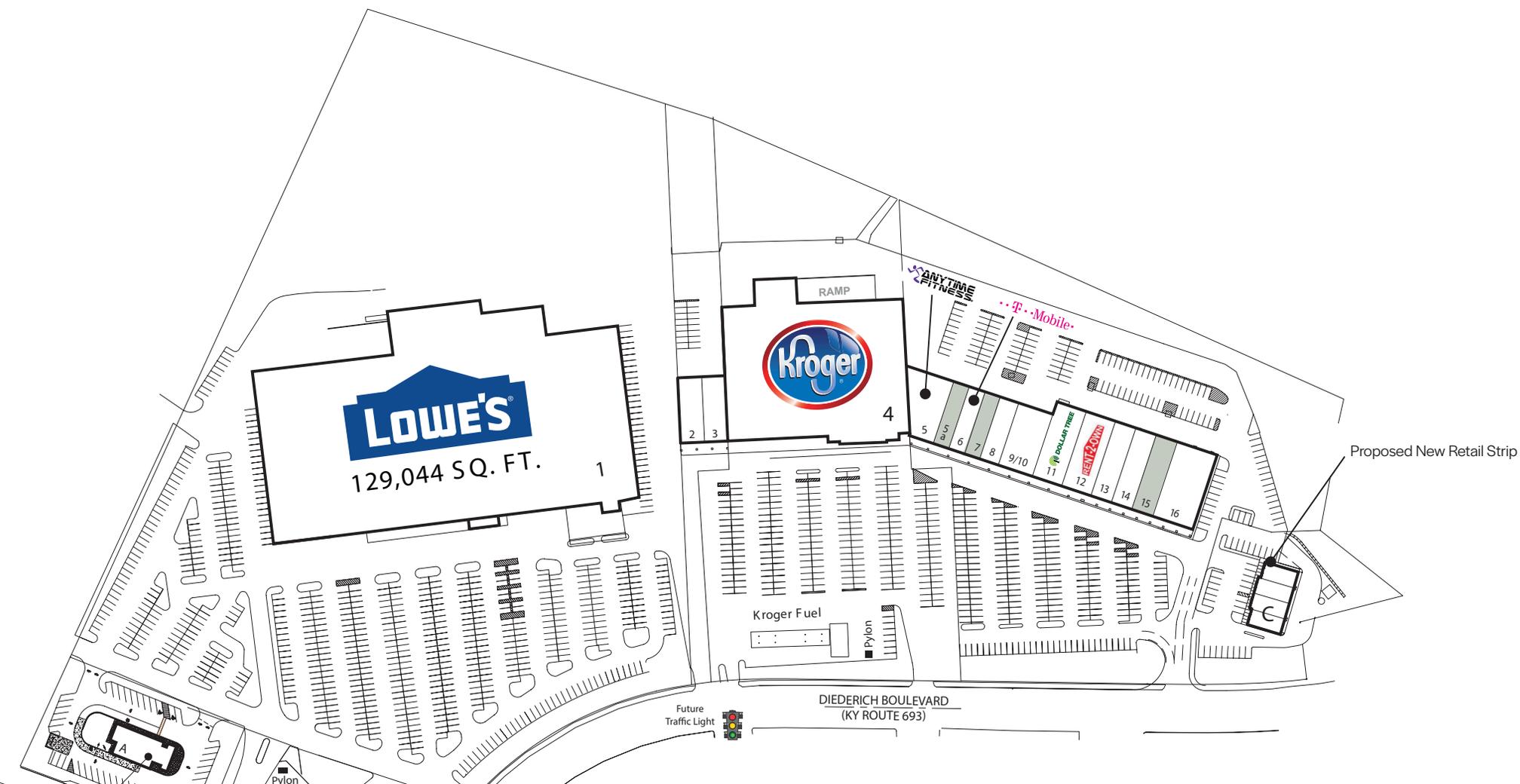
Median HH Income

1 Mile: \$102,270
 3 Mile: \$54,800
 5 Mile: \$58,900



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Information furnished is from sources deemed reliable, but is not guaranteed by RD Management and is subject to change in price, corrections, errors and omissions, prior sales or withdrawal without notice.



1.	Lowe's	129,044 sf	11.	Dollar Tree	9,975 sf
2.	Sun Tan City	4,500 sf	12.	Rent 2 Own	5,400 sf
3.	El Colonial	2,733 sf	13.	Sideburns Stadium Haircuts	2,147 sf
4.	Kroger	57,590 sf	14.	Yummy Wok	2,142 sf
5.	Anytime Fitness	6,787 sf	15. Available (28.87' x 120')	3,465 sf	
5a. Available (17' x 100')		1,713 sf	16.	King's Daughters Medical	7,920 sf
6.	T-Mobile	2,000 sf	A.	Wendy's	3,200 sf
7. Available		4,500 sf	B.	Proposed Starbucks	3,000 sf
8.	UPS Store	1,500 sf	C.	Proposed New Retail Strip	.97 AC
9/10.	Nails Pro	5,020 sf			