

3,900 SF Available



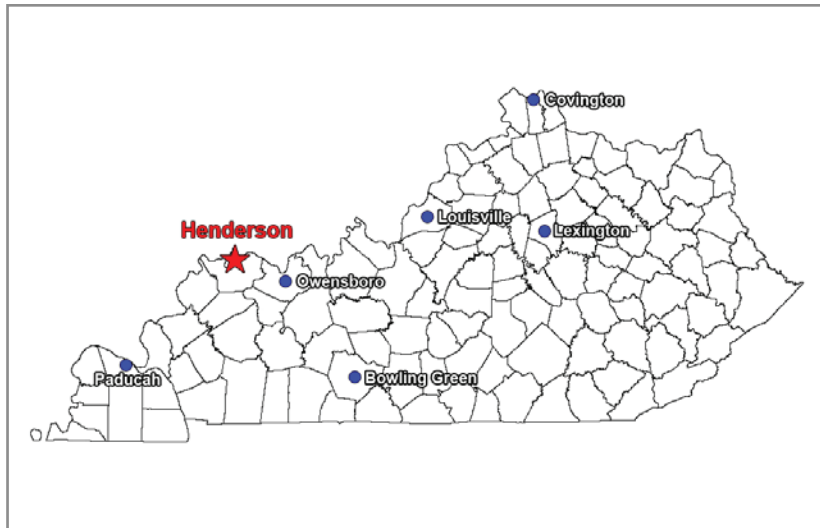
FOR LEASE

2600 US HWY 41
HENDERSON, KY

HOGAN
REAL ESTATE

Property Overview

41 Shops North is a new 8,200 SF Starbucks-anchored retail center located on the highly traveled Henderson, KY retail corridor of Highway 41. The Highway 41 corridor is heavily populated with restaurants, hotels and other retail businesses catering to high traffic volumes. The site has excellent visibility and is easily accessible with full access from Highway 41 and secondarily via signalized light at Watson Lane.



Features

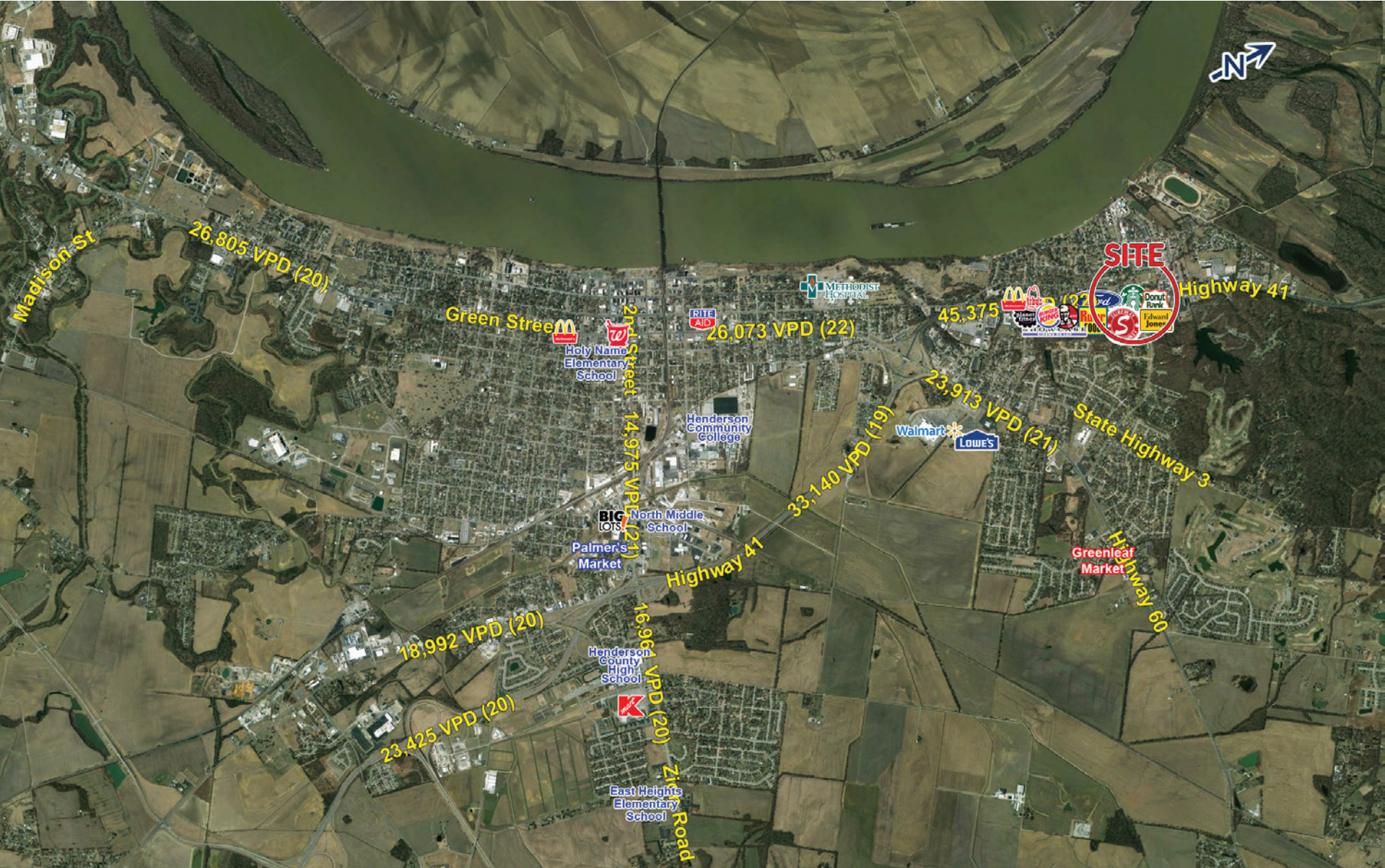
- + 3,900 ± SF inline retail space available
- + Excellent visibility from Highway 41 (39,750 VPD)
- + High-quality construction; anchored by Starbucks and Verizon
- + Signalized access with multiple points of ingress and egress
- + Prime location on north-south thoroughfare linking Henderson, KY with Evansville, IN

Demographics

| | 1 Mile | 3 Miles | 5 Miles |
|--------------------------|----------|----------|----------|
| Population | 4,881 | 13,576 | 29,976 |
| Average Household Income | \$61,555 | \$64,793 | \$68,257 |

HENDERSON TRADE AREA AERIAL

2600 US HWY 41
HENDERSON, KY

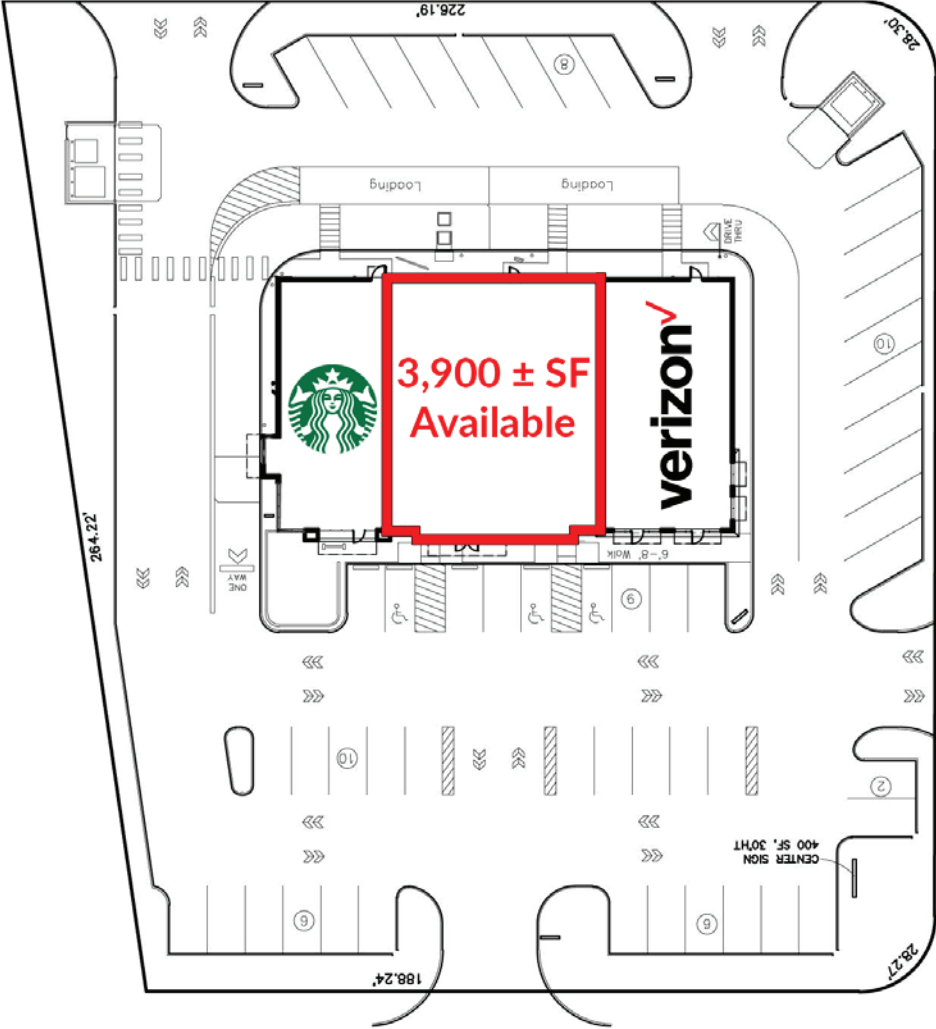


IMMEDIATE AREA AERIAL

2600 US HWY 41
HENDERSON, KY



Sureway Drive



US Highway 41



HOGAN REAL ESTATE

PROPERTY CONTACTS

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