



Kroger KOHL'S

LOWE'S

UNITED STATES POSTAL SERVICE

REGENCY THEATRES

Comfort SUITES

TSC TRACTOR SUPPLY CO

BURGER KING

Office DEPOT

TACO BELL

Speedway

Walmart

SUBWAY

golden corral

KY HWY 192
28,439+ VPD

Huddle HOUSE

MICROTEL INN & SUITES BY WYNDHAM

Fiesta MEXICANA

LONDON CHILDREN'S MUSEUM

eyedeal

BAPTIST HEALTH

LEASE

For Lease - Walmart Shadowed Strip Center End Cap

120 CHILDERS DRIVE
London, KY 40741

PRESENTED BY:

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PROPERTY SUMMARY



LEASE RATE	\$16.00 SF/YR (NNN)
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OFFERING SUMMARY

BUILDING SIZE:	23,904 SF
AVAILABLE SF:	2,000
LOT SIZE:	2.5 Acres
YEAR BUILT:	2003

PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to offer this excellent end cap opportunity located in a Walmart Shadow-anchored Strip Center in London, Kentucky. This 23,904 square-foot strip center is anchored by Dollar Tree and Hibbett Sports, as well as Sally Beauty and Game Stop. Suite 120 is a 2,000 SF end cap with ample parking and excellent visibility.

Please contact Weston Lockhart at 859.317.3538 // weston.lockhart@svn.com or Nathan Dilly at 859.420.5492 // nathan.dilly@svn.com.

PROPERTY HIGHLIGHTS

- Join Dollar Tree, Hibbett Sports, Game Stop, Sally Beauty, & Walmart
- Last Remaining Opportunity to Join This Strong Tenant Base and Further Strengthen This Excellent Center With Your Business
- 2,000 sf End Cap
- Lease Rate: \$16/sf/yr + NNN

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**Walmart Shadowed Strip
Center End Cap**

120 Childers Drive
London, KY 40741

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LONDON, KY



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DEMOGRAPHICS MAP & REPORT

POPULATION

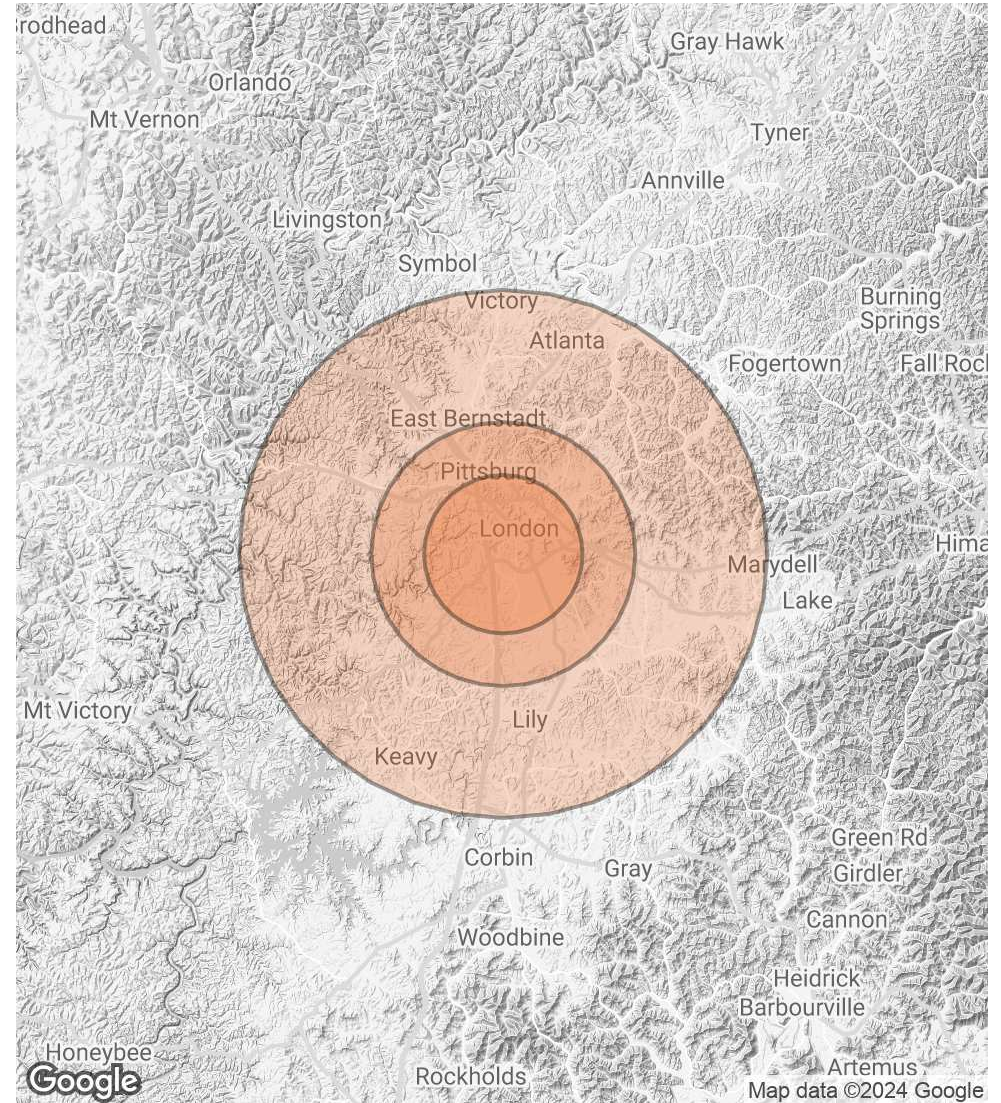
3 MILES 5 MILES 10 MILES

	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	15,563	26,222	55,719
AVERAGE AGE	39.5	39.4	37.9
AVERAGE AGE (MALE)	37.5	37.7	36.7
AVERAGE AGE (FEMALE)	43.0	41.7	39.1

HOUSEHOLDS & INCOME 3 MILES 5 MILES 10 MILES

	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	6,123	10,232	20,946
# OF PERSONS PER HH	2.5	2.6	2.7
AVERAGE HH INCOME	\$49,156	\$49,866	\$49,731
AVERAGE HOUSE VALUE	\$135,347	\$134,450	\$128,837

* Demographic data derived from 2020 ACS - US Census



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DISCLAIMER

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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