

For Lease

Towne Centre



Towne Centre

US Highway 31 West

Elizabethtown, Kentucky 42701

Property Highlights

- Towne Centre, a community shopping center with a GLA of +/-173,044 SF, is situated on the west side of US 31 (North Dixie Avenue)
- The center is anchored by Kroger and Norton Healthcare; Other retailers include Pet Supplies Plus, Jersey Mike's Subs and Sally Beauty Supply
- Recently renovated, expanded Kroger
- Towne Centre is adjacent to Towne Mall, a +/-340,000 SF regional mall anchored by Belk, JCPenney, Burkes Outlet and Malibu Jack's
- Mall Park, a power center is just north of Towne Centre, anchored by Barnes & Noble, T.J. Maxx, Ross Dress For Less, Old Navy, Michaels and Best Buy
- An At Home, Staples anchored center is located directly across US 31W. Also in the immediate area are Walmart, Lowe's, Target, Home Depot, Academy Sports, Hobby Lobby, Sam's Club and Menard's
- The annual average daily traffic count in Elizabethtown is on US 31W near Towne Centre: +/-35,711 ('23)
- The Elizabethtown Sports Park, 150-acres, has 12 baseball and softball diamonds, 10 natural turf soccer and football fields, 2 full-size synthetic turf fields and draws an estimated 57,000 visitors annually from 35 states

AVAILABLE SPACES

Space	Lease Rate	Size (SF)
Suite 219	Contact Agent	12,000
NNN's est to be \$3.81 PSF		

For more information

Paul Ray Smith, Jr, Executive Vice President

O: 859 422 4401 | C: 859 420 2200
prsmith@naiisaac.com

Jim Kemper, Vice President

O: 859 422 4407 | C: 859 806 4407
jimkemper@naiisaac.com



Commercial Real Estate Services, Worldwide.

771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel
naiisaac.com



Additional Photos



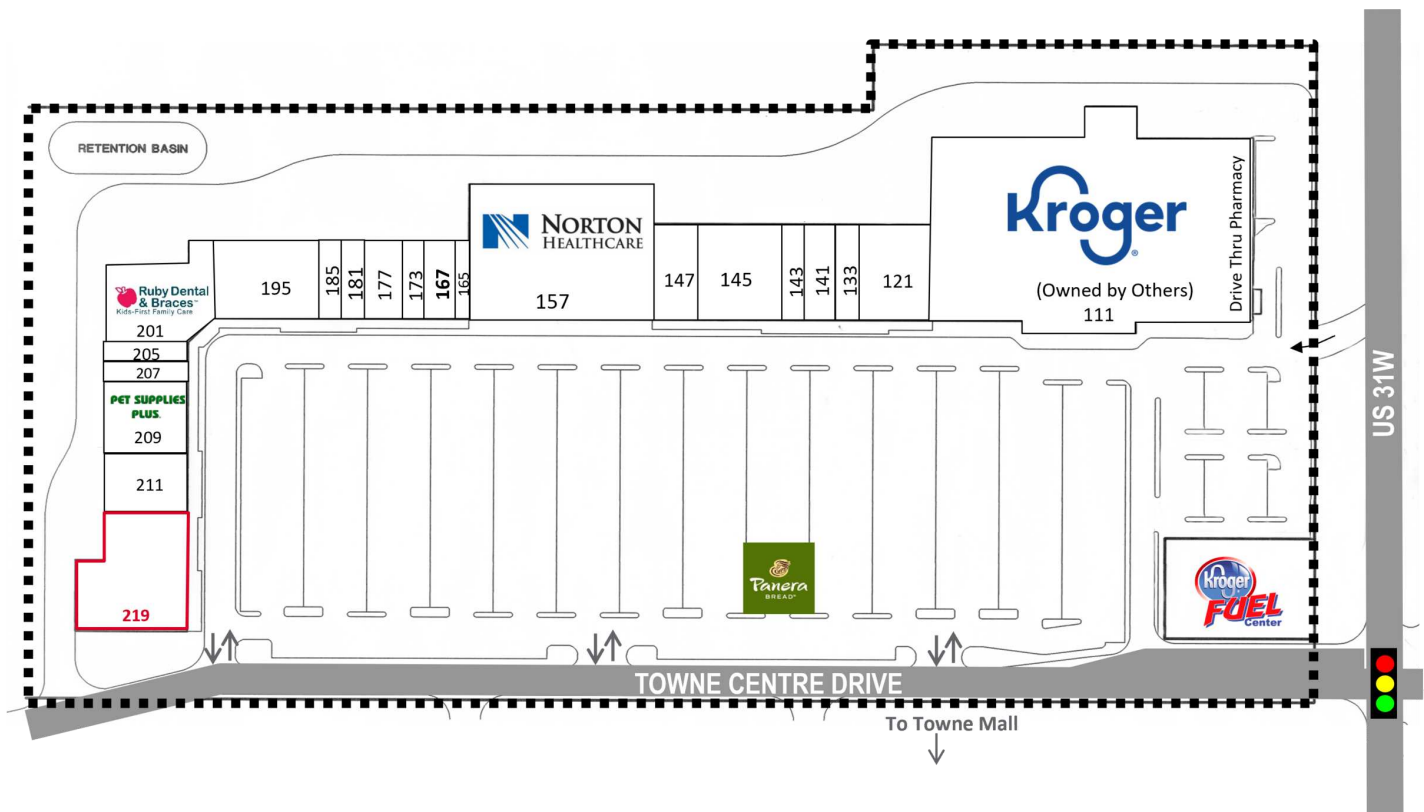
Additional Details



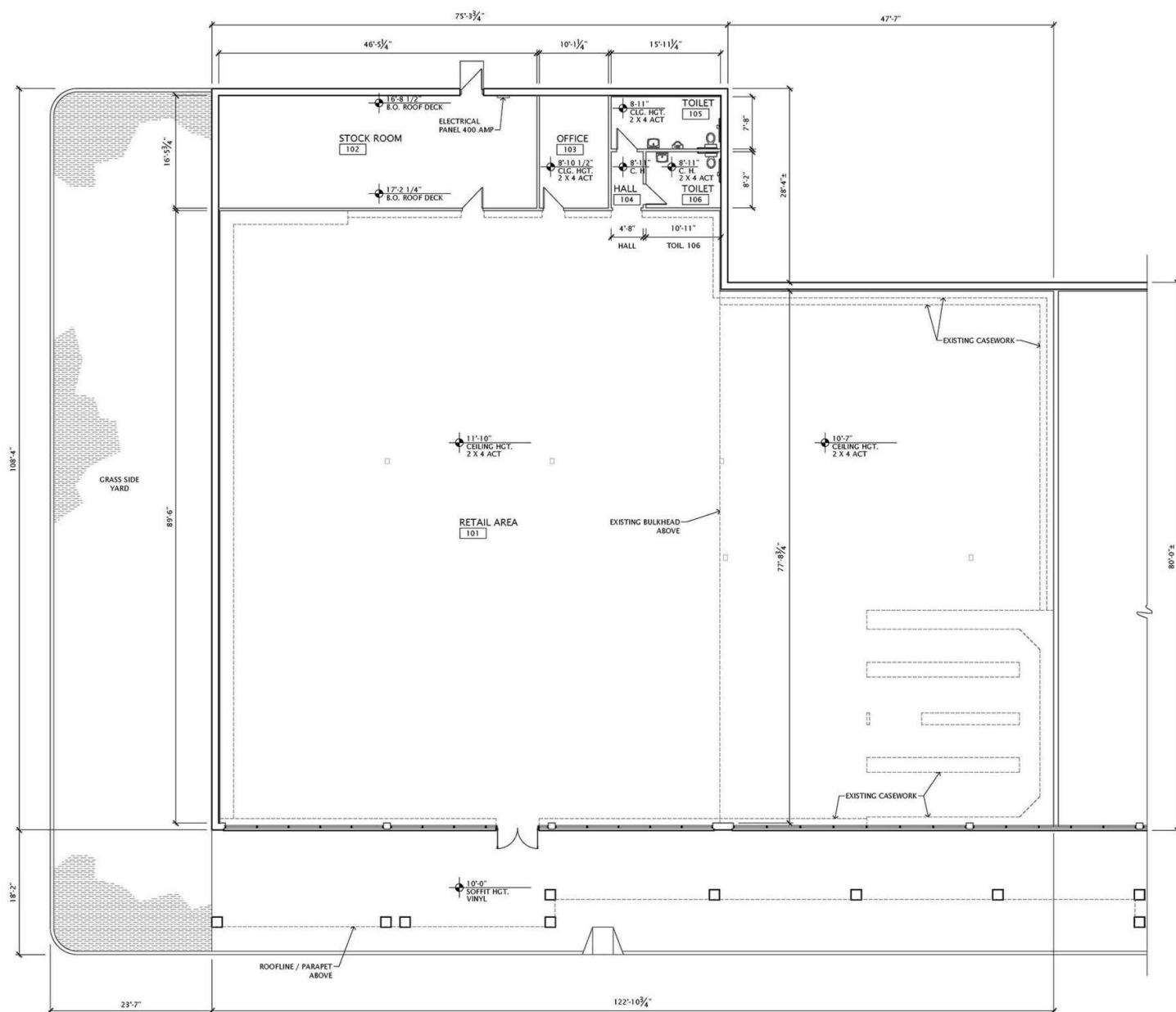
Tenant Roster

Tenant Name	Suite	Suite Size (SF)
AVAILABLE	Suite 219	12,000*
El Tapatio Mexican Restaurant	Suite 211	5,000
Pet Supplies Plus	Suite 209	6,000
Horizon Pack and Ship	Suite 207	1,634
Tapered Fine Men's Studio	Suite 205	1,634
Ruby Dental & Braces	Suite 201	9,200
Closet Encore	Suite 195	8,000
Sally Beauty Supply	Suite 185	1,985
Bluegrass Chiro	Suite 181	1,800
Paul Semonin Realtors	Suite 177	3,000
Mattingly Ford Title Services	Suite 173	1,600
Crumb Cookies	Suite 167	2,400
LA Nails	Suite 165	1,200
Norton Healthcare	Suite 157	25,263
Rent-A-Center	Suite 147	4,213
The Mattress Store	Suite 145	8,000
Jersey Mike's Subs	Suite 143	2,400
Geno's Formal Affair	Suite 141	3,100
CBD American Shaman	Suite 133	2,400
Family Buffet Chinese Restaurant	Suite 121	7,229
Kroger (owner by others)	Suite 111	62,363
Panera Bread	Suite 115	4,499
Total		174,920

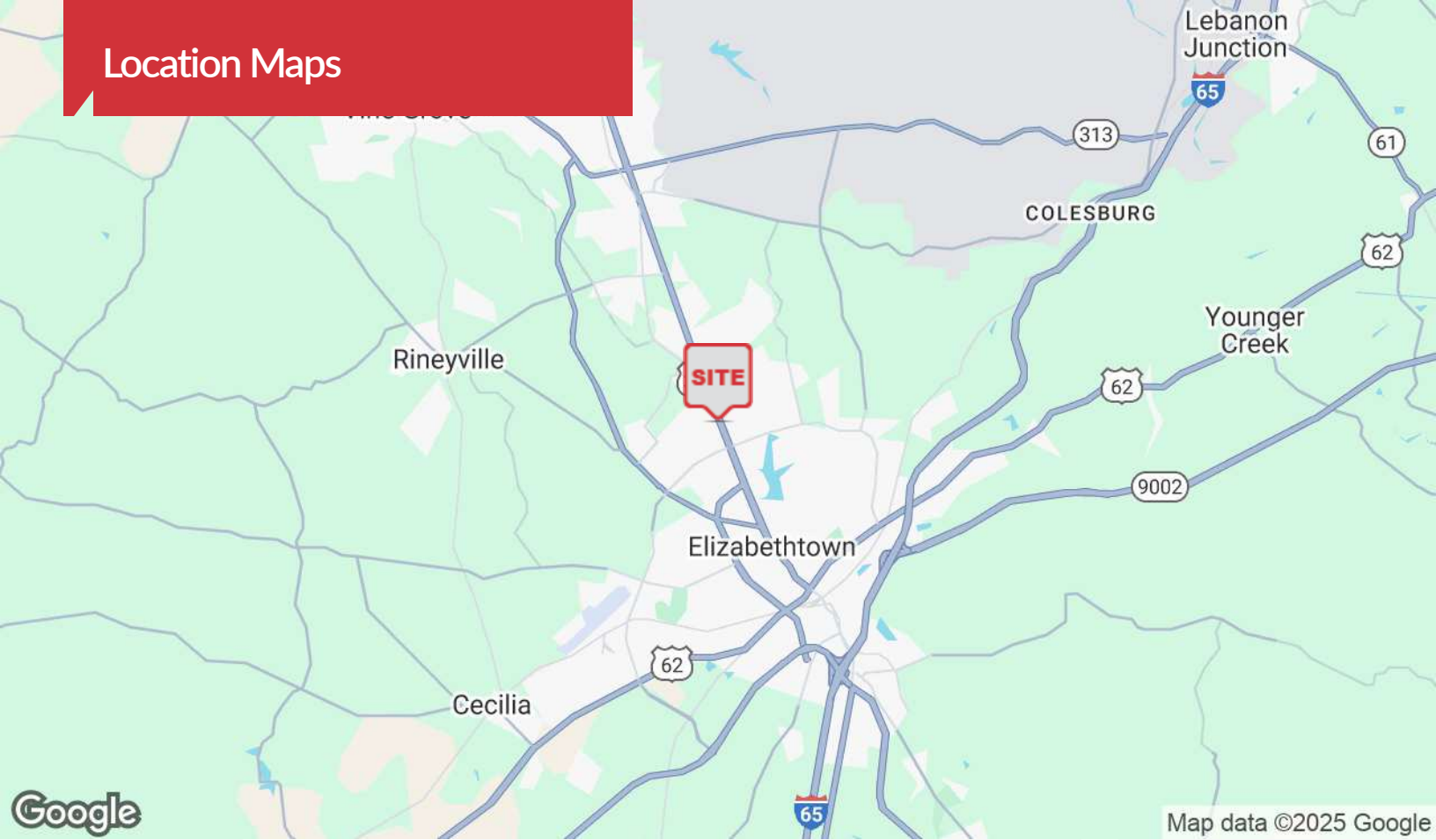
*Can possibly be divided



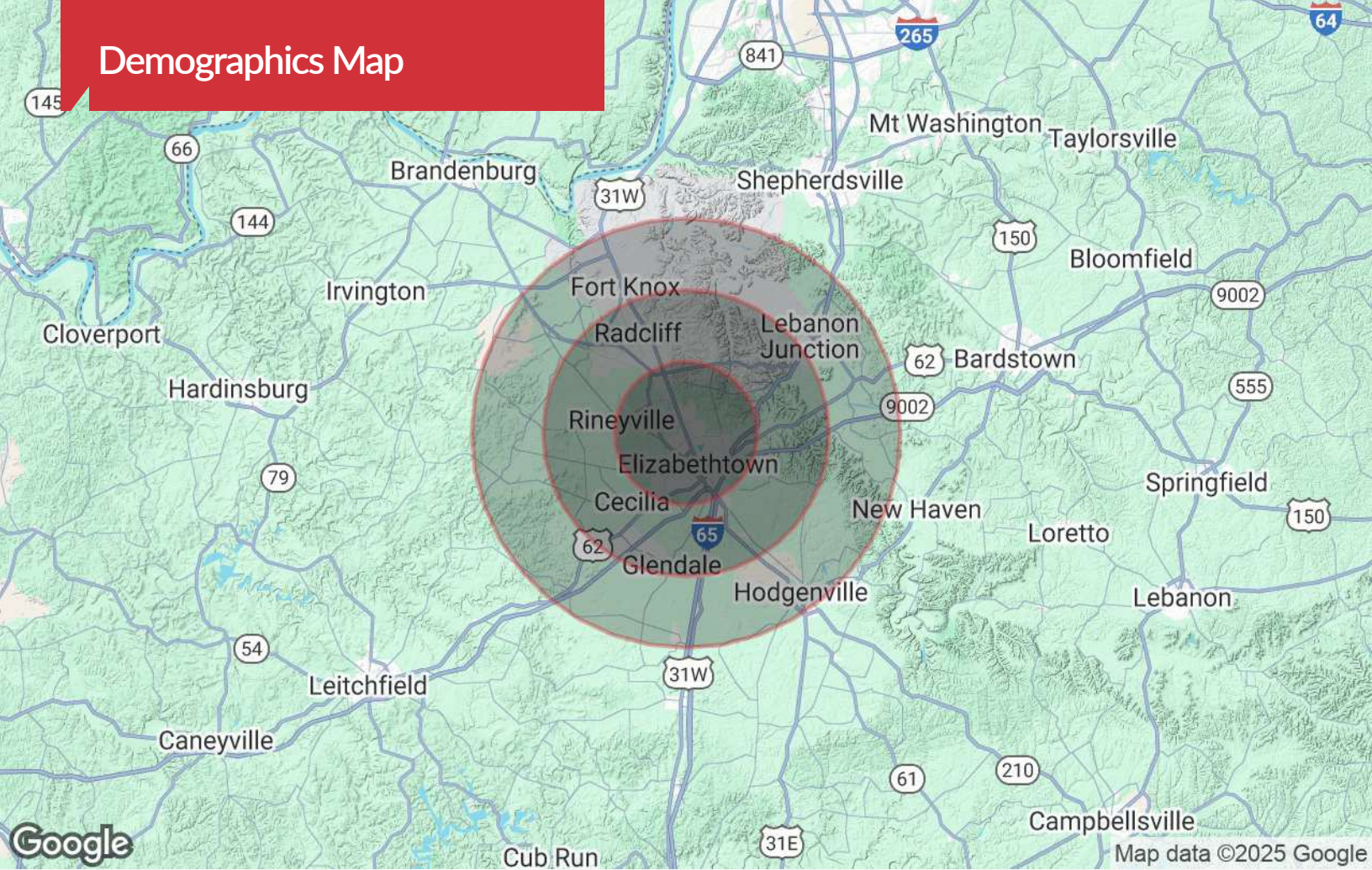
Suite 219 Floor Plan



Location Maps



Demographics Map



Population

	5 Miles	10 Miles	15 Miles
TOTAL POPULATION	48,018	98,209	132,466
MEDIAN AGE	38.4	38.4	37.4
MEDIAN AGE (MALE)	36.1	36.4	36.0
MEDIAN AGE (FEMALE)	38.8	38.8	38.1

Households & Income

	5 Miles	10 Miles	15 Miles
TOTAL HOUSEHOLDS	19,264	38,602	49,851
# OF PERSONS PER HH	2.4	2.5	2.6
AVERAGE HH INCOME	\$74,967	\$73,542	\$73,058
AVERAGE HOUSE VALUE	\$176,836	\$173,628	\$165,429

* Demographic data derived from 2024 STDB