



# DANVILLE MANOR SHOPPING CENTER

1560 HUSTONVILLE ROAD | DANVILLE, KY 40422



## PROPERTY DESCRIPTION

Nearby retailers include Walmart, Lowe's, Kroger, and Office Depot. Danville is the home of Centre College and the well renowned Kentucky Bourbon Trail.

## PROPERTY HIGHLIGHTS

- 2 Miles away from Centre College and downtown Danville
- 3 Miles away from Danville Airport
- 31 Miles away from Lexington, KY

## OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	34
Available SF:	18,950 SF
Lot Size:	22.24 Acres
Building Size:	206,761 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	991	4,305	7,655
Total Population	2,230	12,057	20,589
Average HH Income	\$37,018	\$48,166	\$55,512



## LEE COWDEN

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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	18,950 SF	Lease Rate:	Negotiable

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
101	Jimmy Johns	1,825 SF	NNN	-	-
105	Barber Shop	425 SF	NNN	-	-
201	Chinatown Chinese Restaurant	2,521 SF	NNN	-	-
205	Cricket Wireless	1,328 SF	NNN	-	-
217	Planet Fitness	15,315 SF	NNN	-	-
301	Harbor Freight	29,925 SF	NNN	-	-
225	GameStop	2,634 SF	NNN	-	-
10	BC Wood Maintenance	1,215 SF	NNN	-	-
227	Big City Pizza	4,815 SF	NNN	-	-
229	Shoe Sensation	7,500 SF	NNN	-	-



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SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
233	Heights Finance	2,500 SF	NNN	-	-
■ 237	Available	18,950 SF	NNN	Negotiable	-
261	Hibbett Sports	15,000 SF	NNN	-	-
281	B & L Jewelers	2,841 SF	NNN	-	-
221	Ollie's Bargain Outlet	29,925 SF	NNN	-	-
329	Factory Connection	4,266 SF	NNN	-	-
337	Rent-A-Center	3,000 SF	NNN	-	-
341	Heil Beauty	3,200 SF	NNN	-	-
345	Nails Express	2,000 SF	NNN	-	-
349	Sally Beauty	2,400 SF	NNN	-	-
351	Magic Vapor Shop	1,966 SF	NNN	-	-
353	Studio 7 Salon	1,957 SF	NNN	-	-
357	Silver Soul	1,253 SF	NNN	-	-
361	Burke's Outlet	35,000 SF	NNN	-	-
1504	Wendy's	0 SF	NNN	-	-
1520	Long John Silver's	15,000 SF	NNN	-	-
397	Fazoli's	0 SF	NNN	-	-
409	Community Trust Bank	0 SF	NNN	-	-
413	Burger King	0 SF	NNN	-	-
420	O'Charley's	0 SF	NNN	-	-



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BCWOOD  
PROPERTIES

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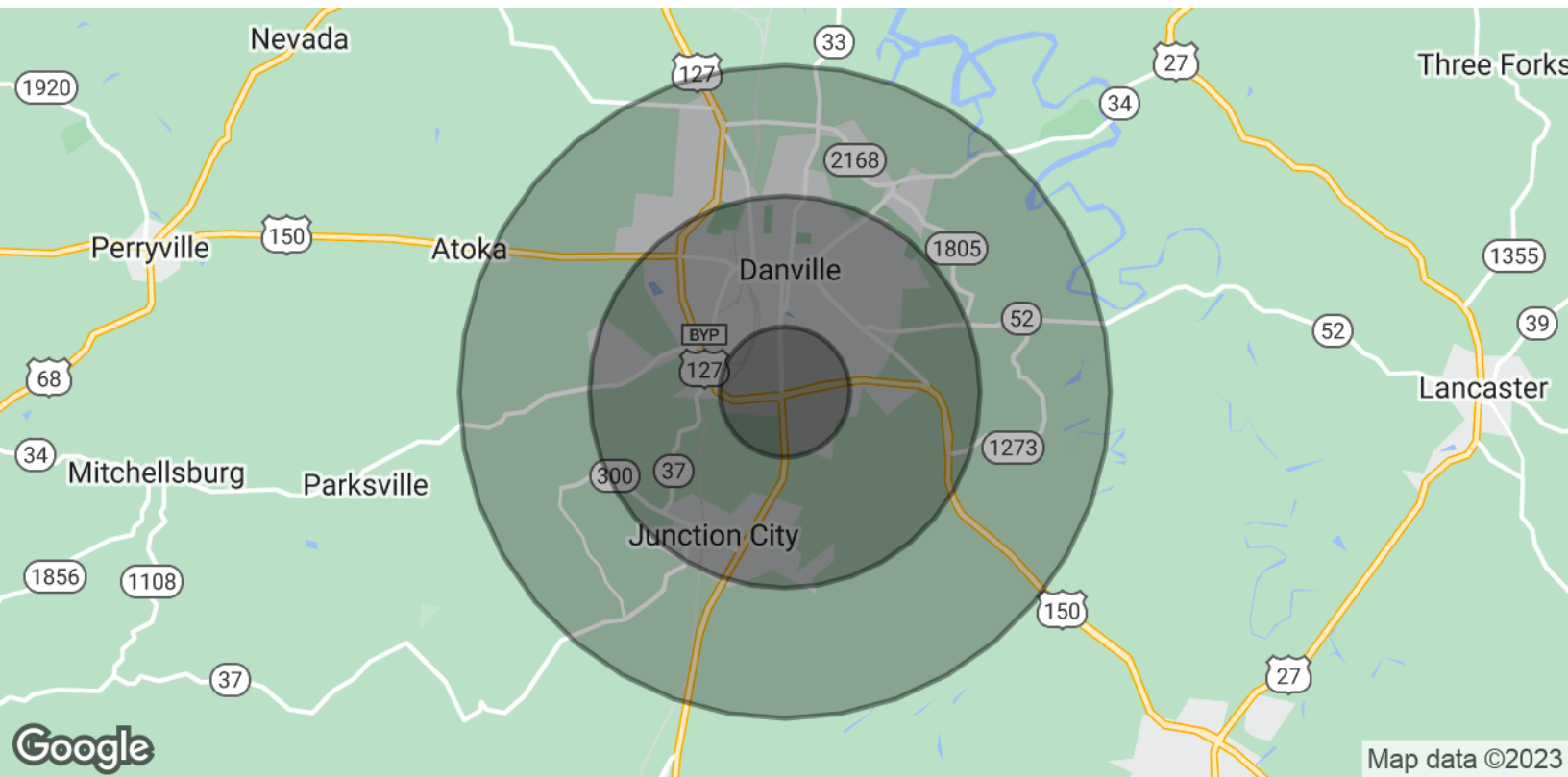
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,230	12,057	20,589
Average Age	40.4	34.2	37.6
Average Age (Male)	31.0	30.3	34.6
Average Age (Female)	47.8	37.5	40.2

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	991	4,305	7,655
# of Persons per HH	2.3	2.8	2.7
Average HH Income	\$37,018	\$48,166	\$55,512
Average House Value	\$96,741	\$119,475	\$143,750

\* Demographic data derived from 2020 ACS - US Census



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