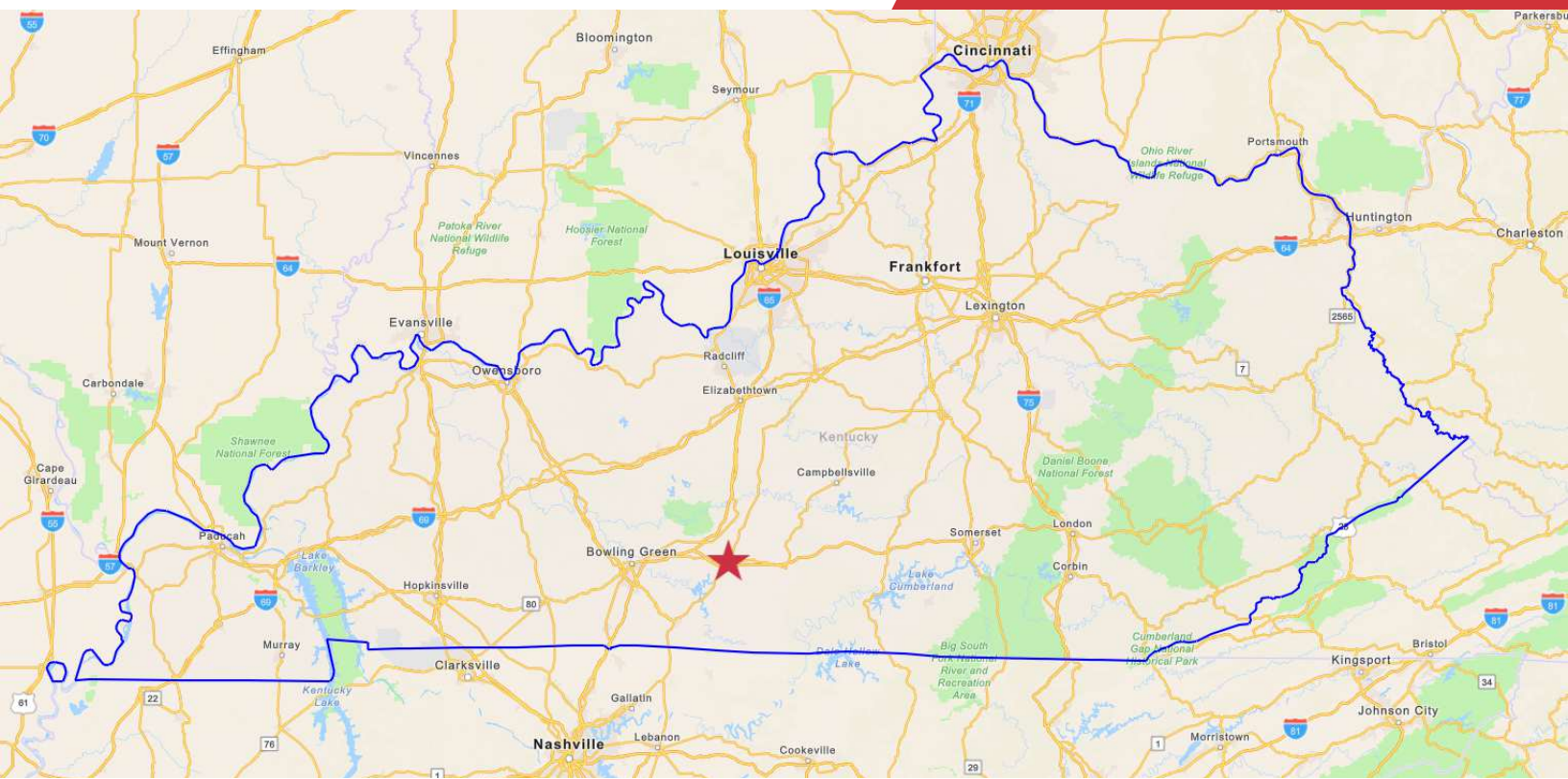




Festival Plaza

102 & 106 Shane Drive Glasgow, Kentucky 42141

Property Overview

NAI Isaac is pleased to present a great investment opportunity for Festival Plaza, a +/-41,176 SF retail shopping center adjacent to Barren River Plaza (the largest shopping center in Glasgow). Anchored by Hibbett Sports, Shoe Sensation, TJ Fit for Life and La Nacional. Barren River Plaza is anchored by Marshalls, Ruler Foods by Kroger, Five Below, Bealls, Harbor Freight and TJ Samson Community Hospital Health Pavilion.

Glasgow, Barren County, Kentucky is in south-central Kentucky, about 90 miles southeast of Louisville and 94 miles northeast of Nashville. Mammoth Cave National Park includes the world's longest cave, with more than 300 miles of mapped passageways and attracts some 2 million visitors annually. Barren River Lake Resort Park, a 10,000-acre lake with a public sand beach, hotel and 22 cottages, is located just south of Glasgow.

Offering Summary

Sale Price:	\$4,450,000
Center Size:	41,176 SF
Cap Rate:	7.54%
NOI:	\$335,432
Lot Size:	3.73 Acres

For More Information

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Property Highlights

- +/-41,176 SF retail shopping center adjacent to Barren River Plaza (the largest shopping center in Glasgow)
- Anchored by Hibbett Sports, Shoe Sensation, TJ Fit for Life and La Nacional
- 100% leased with a mix of national and local tenants
- Barren River Plaza is anchored by Marshalls, Ruler Foods by Kroger, Five Below, Bealls, Harbor Freight and TJ Samson Community Hospital Health Pavilion
- Average daily traffic count of +/-19,136 VPD on Highway 31 Bypass
- Multiple access points including signalized intersection
- Additional information available upon signing a Confidentiality Agreement



