



## Erlanger Town Center

3135-3159 Dixie Hwy, Erlanger, KY 41018



**Sean Sullivan**

Town Center Company  
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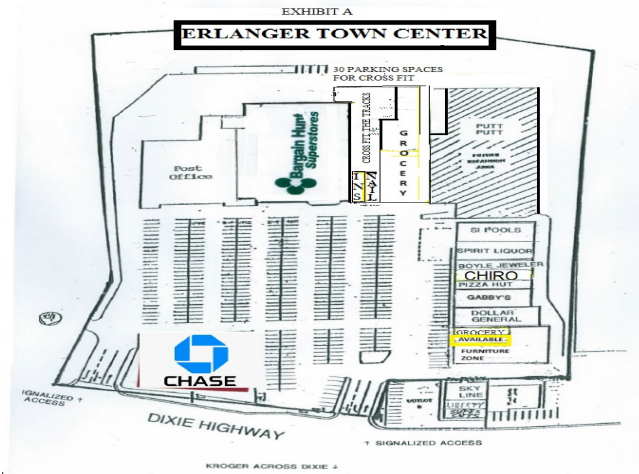
# Erlanger Town Center

\$16.70 /SF/YR

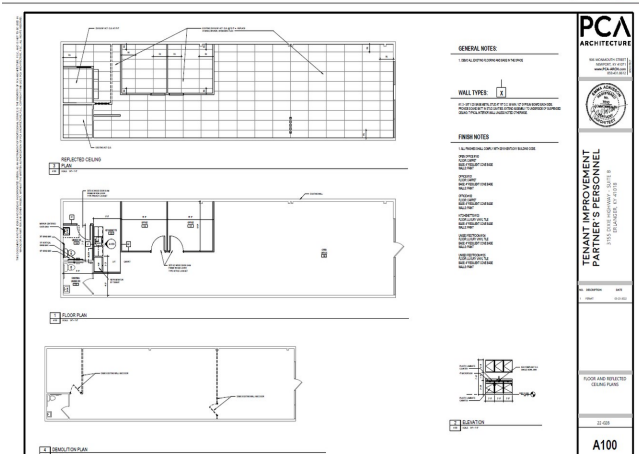
Well located center in Erlanger with Post Office, Bargain Hunt, State Farm, Paris Nails, Gary Williams Martial Arts, CrossFit the Tracks, Spirit Liquor, Boyle Jewelers, Dollar General, Pizza Hut, Skyline Chili and Procuts.

1,500 office available inline-currently Partner's Personnel.

Erlanger across from Silver Lake Kroger and next to the new Kroger being built...



Rental Rate:	\$16.70 /SF/YR
Property Type:	Shopping Center
Center Type:	Community Center
Stores:	16
Center Properties:	5
Frontage:	672' on Dixie Hwy
Gross Leasable Area:	146,633 SF
Walk Score @:	23 (Car-Dependent)
Transit Score @:	29 (Some Transit)
Rental Rate Mo:	\$1.39 /SF/MO



### 1st Floor

Space Available	1,500 SF
Rental Rate	\$16.70 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

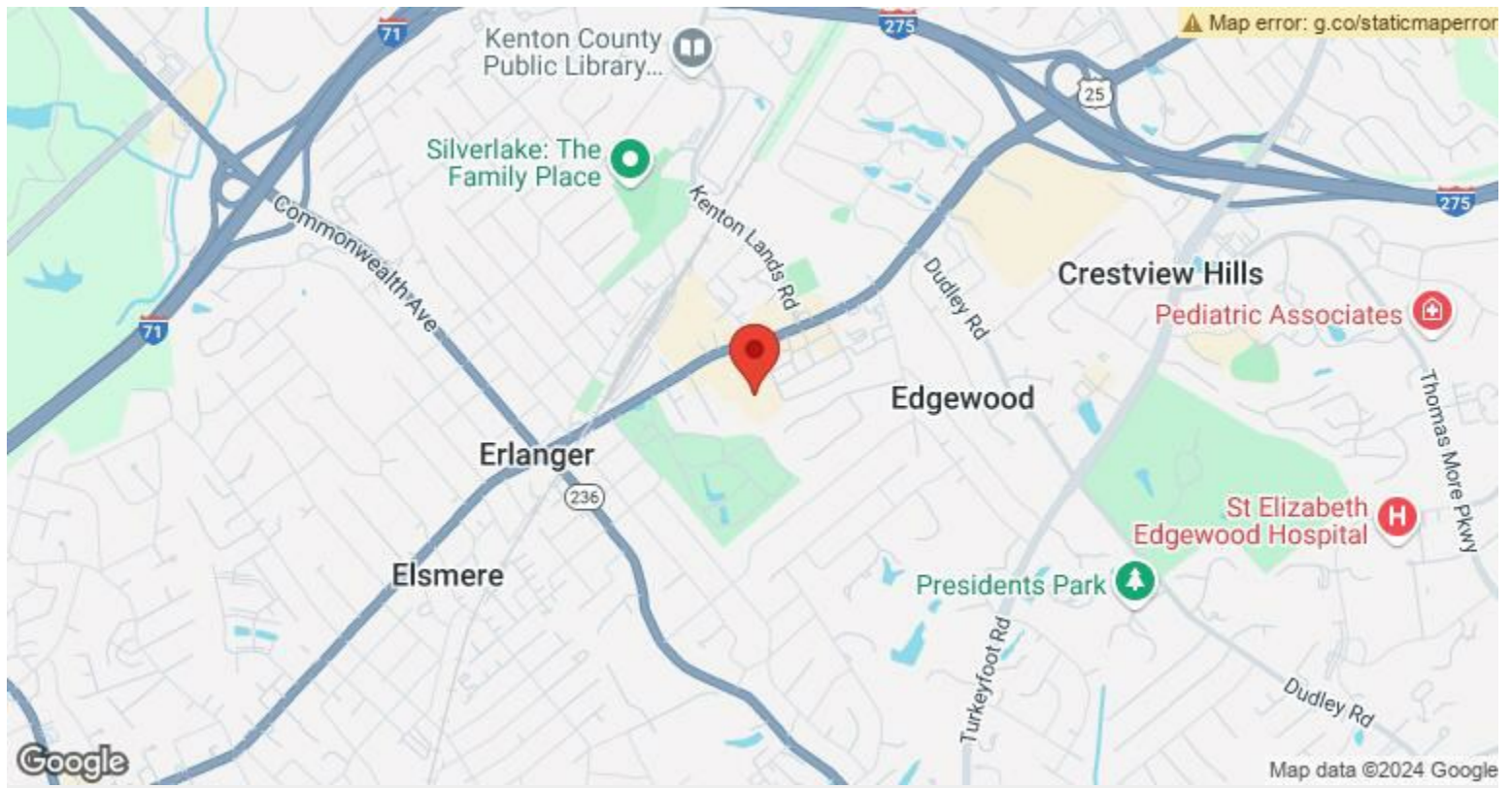
Nice retail space currently set up as Partners Personnel.

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## Major Tenant Information

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<b>Tenant</b>	<b>SF Occupied</b>	<b>Lease Expired</b>
Bargain Hunt Superstores	42,000	
BB&T	2,008	
CrossFit The Tracks	11,000	
Dollar General	-	
Gary Williams Martial Arts	5,800	
MetroPCS	1,500	
Paris Nails	1,200	
Skyline Chili	2,800	
Supercuts	1,500	
United States Postal Service	30,000	



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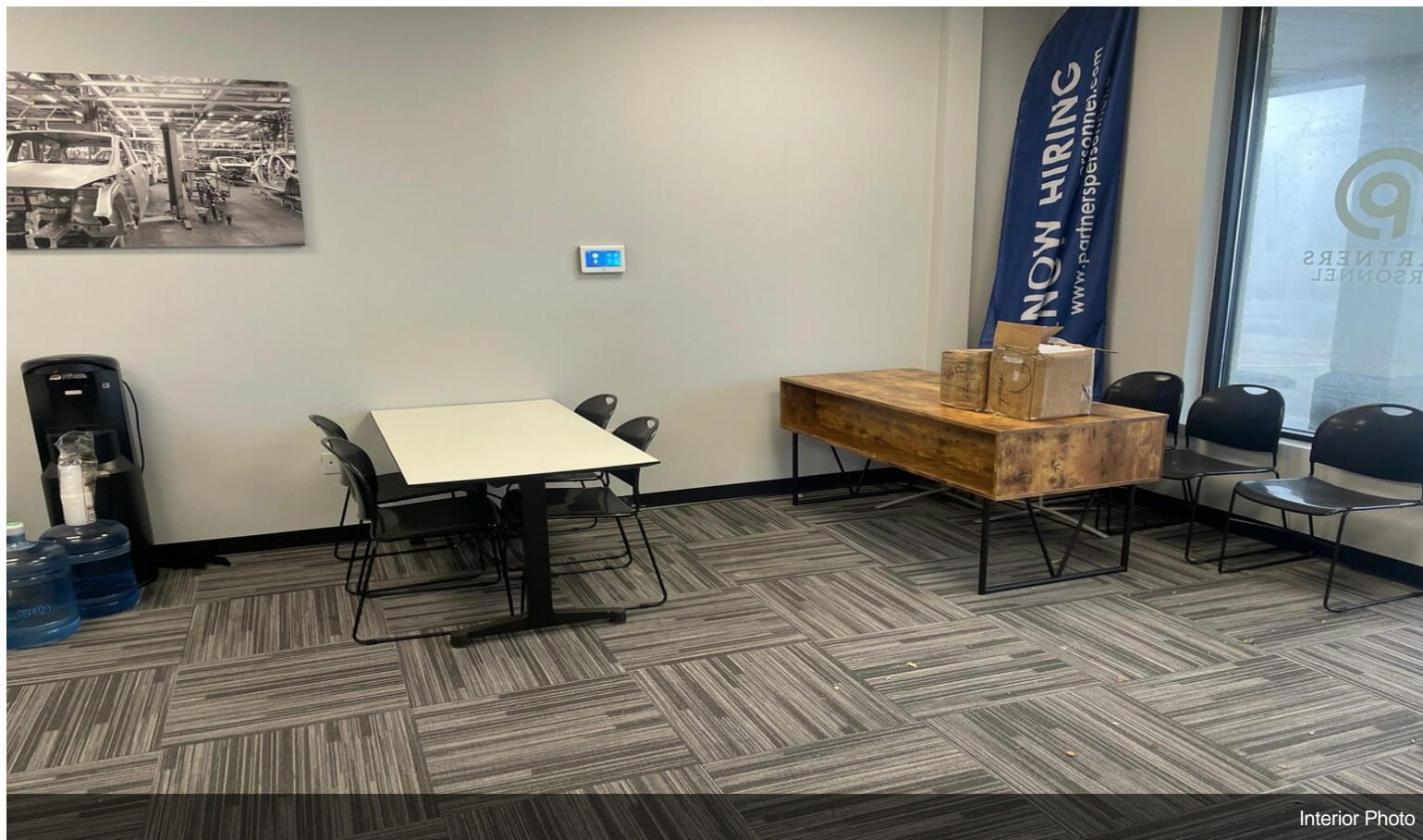
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# Property Photos

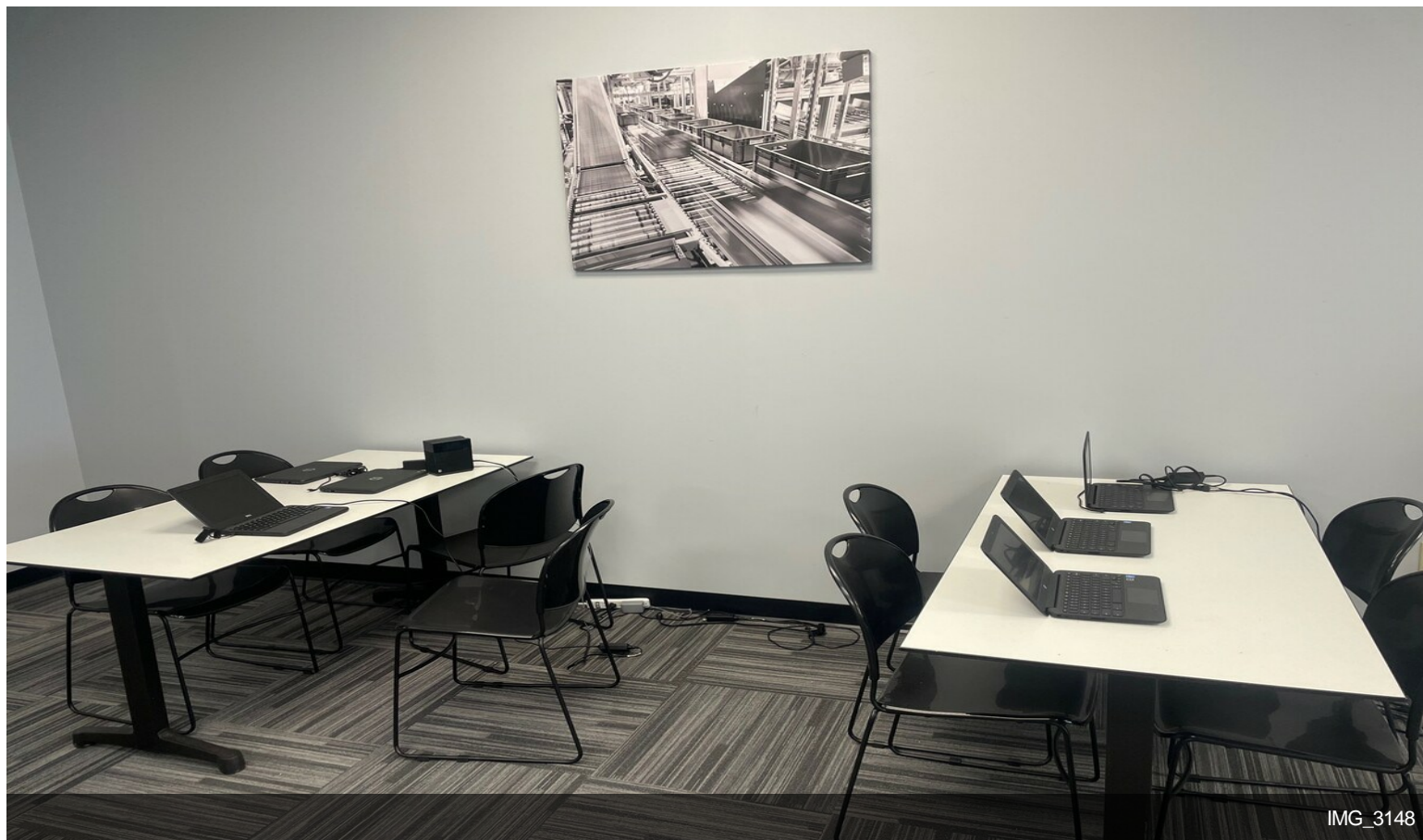
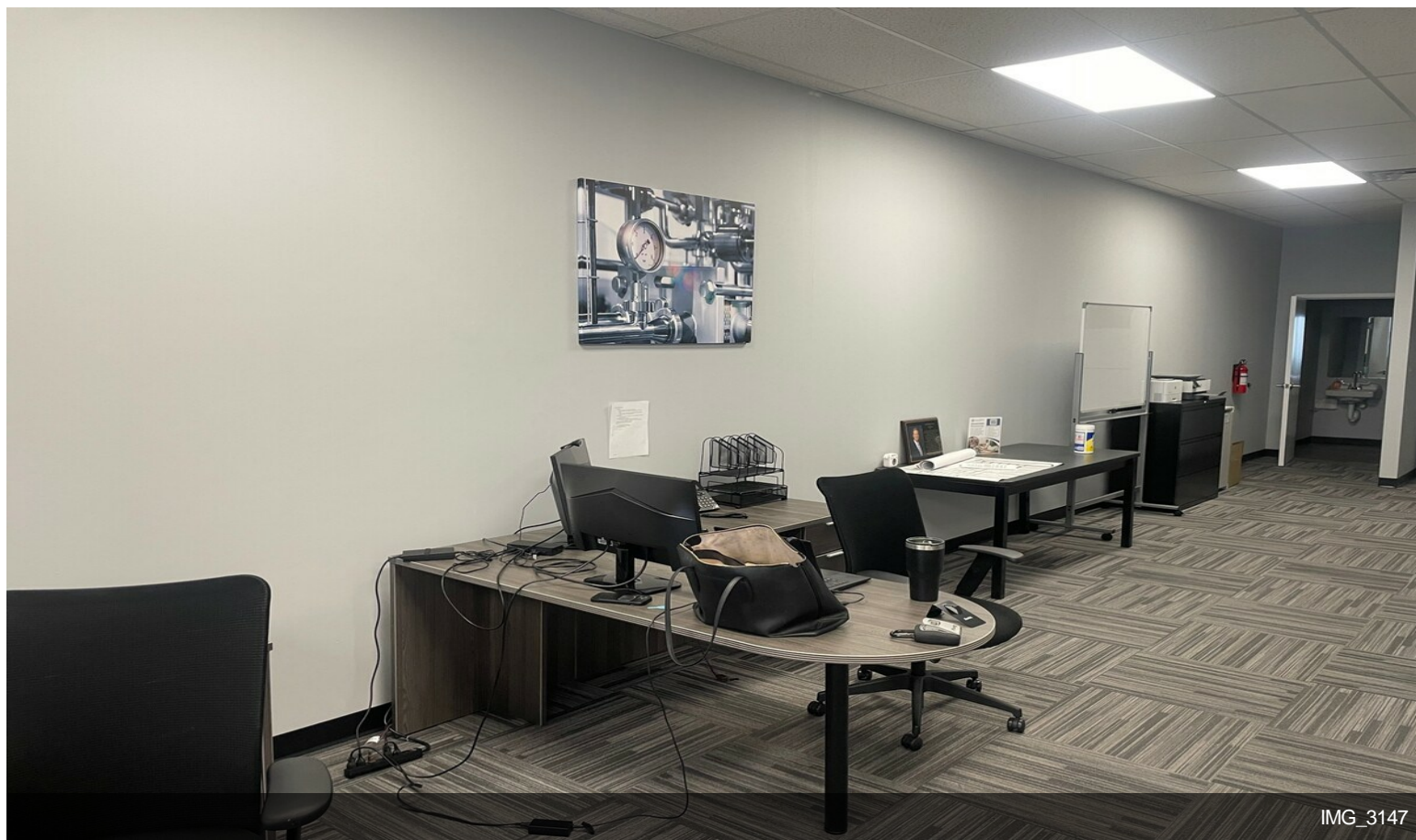


Interior Photo



Interior Photo

# Property Photos



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# Property Photos



Photo



2016-06-14 10.50.31

# Property Photos



2016 Pylon Sign



Building Photo

# Property Photos



Building Photo



Erlanger Town Center

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