

Retail Property
For Lease



DANVILLE MANOR SHOPPING CENTER

1560 HUSTONVILLE ROAD
DANVILLE, KY 40422

LEE COWDEN

Senior Vice President of Operations

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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:	5,396 - 37,026 SF
Lot Size:	22.24 Acres
Building Size:	206,761 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,556	7,115	9,908
Total Population	3,540	17,757	24,901
Average HH Income	\$60,188	\$72,480	\$79,560



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LEGEND

- Available
- Unavailable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE
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
221	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
233	Heights Finance	2,500 SF	NNN
■ 237	Available	18,950 SF	NNN
261	Hibbett Sports	15,000 SF	NNN



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SUITE	TENANT	SIZE	TYPE
281	B & L Jewelers	2,841 SF	NNN
301	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	Bealls	35,000 SF	NNN
1504	Wendy's	0 SF	Ground Lease
1520	Long John Silver's	0 SF	Ground Lease
397	Fazoli's	0 SF	Ground Lease
409	Community Trust Bank	0 SF	Ground Lease
413	Burger King	0 SF	Ground Lease
■ 420	Available	5,396 SF	Ground Lease
■ Outlot	Available	0.85 Acres	Ground Lease



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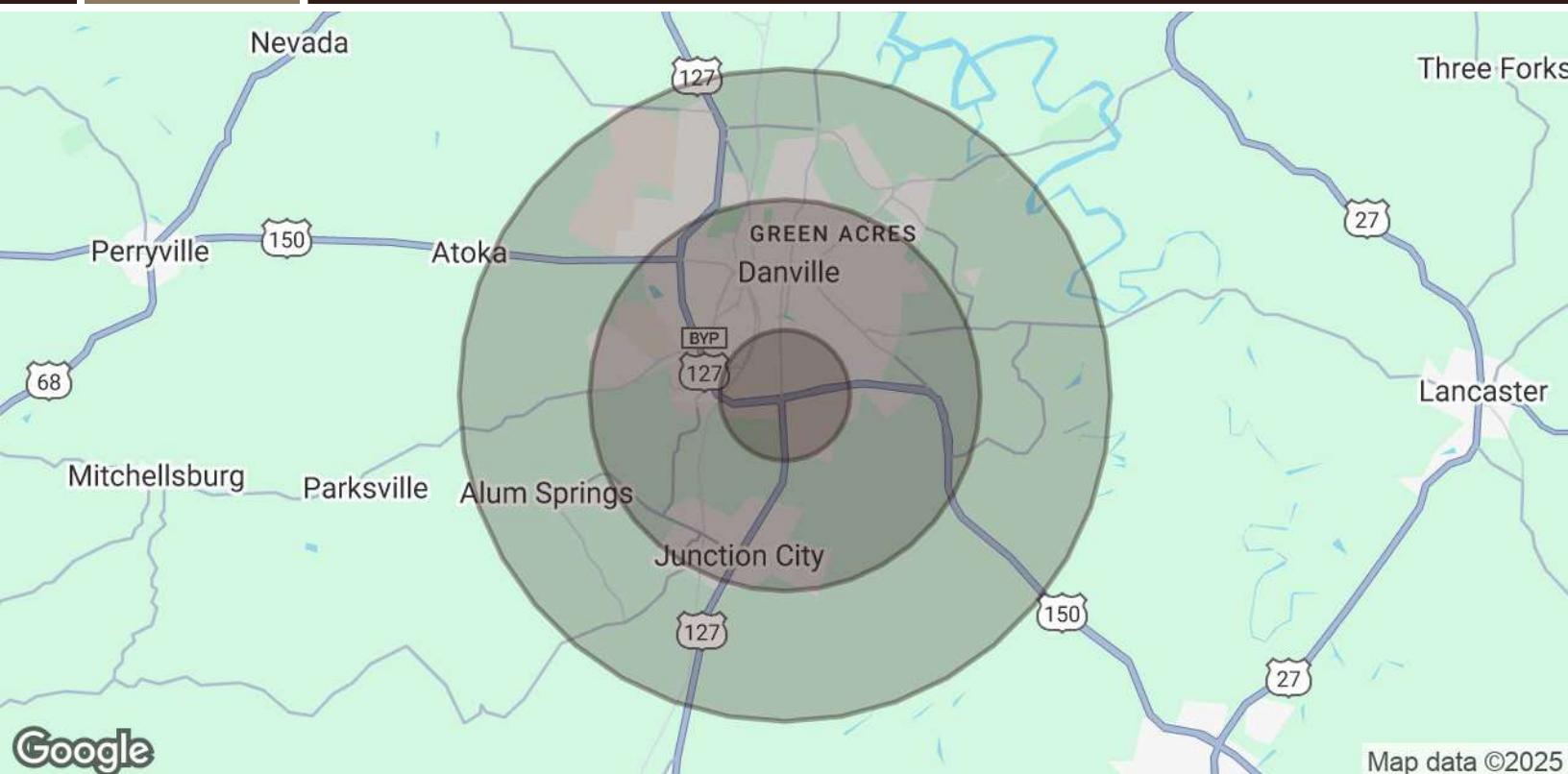
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,540	17,757	24,901
Average Age	42	40	41
Average Age (Male)	39	38	39
Average Age (Female)	45	42	43

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,556	7,115	9,908
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$60,188	\$72,480	\$79,560
Average House Value	\$162,587	\$215,359	\$235,375

* Demographic data derived from 2020 ACS - US Census



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