

Former Frisch's  
For Lease  
5,910 SF | 1.09 acres

# 1020 W Eads Pkwy

Lawrenceburg, IN 47025



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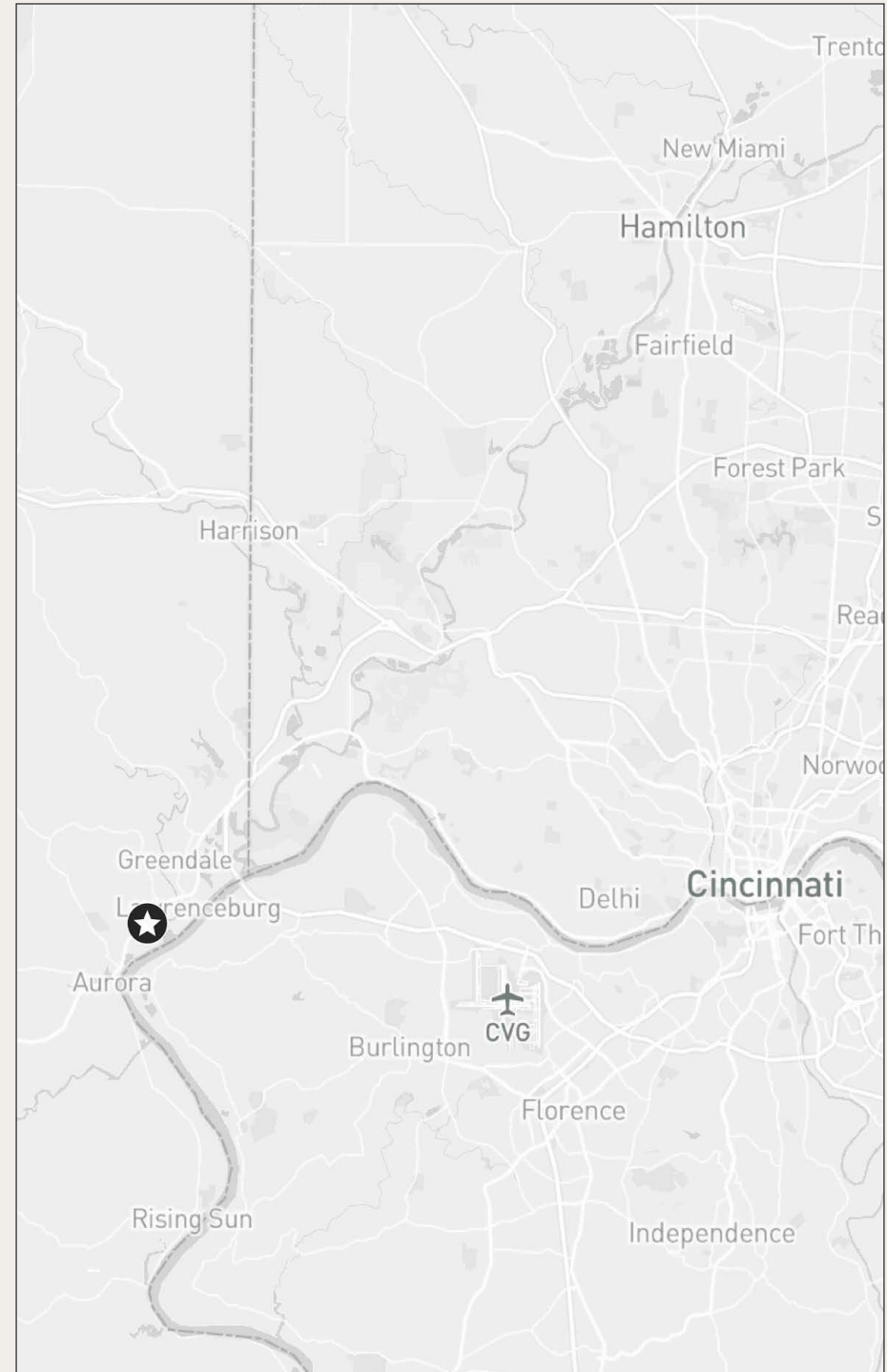
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# Site Overview

- Located in the Greater Cincinnati MSA, Lawrenceburg is a city in southeast Indiana along the Ohio River, west of Cincinnati.
- Lawrenceburg has a population of nearly 20,000 people within a five-mile radius. Average Household Incomes in the area range from \$77,000 to \$82,000 with population increases during the daytime.
- Generators in the area include Walmart Supercenter, Kroger, Lowe's, Harbor Freight, and ALDI. Other tenancy in the area includes Tractor Supply Co, Wendy's Skyline Chili, Steak N Shake, Big Boy, Hardee's, Speedway, Chipotle, Bob Evans, Advance Auto, Burger King and more.
- The trade area is regionally accessed by Interstate 275 and US 50.
- Traffic counts:
  - I-275 - 39,824 VPD '24
  - US 50/W Eads Pkwy - 34,891 VPD '24
- The 1.09-acre freestanding outparcel is located adjacent to Lowe's and Kroger and is improved with a 5,910 SF restaurant.
- The property is accessed directly off of Golden Drive and indirectly by cross access through Kroger/Lowe's off US 50.
- Pylon signage exists off US 50.
- The property is available for lease.



# Demographics

		1 MILE	3 MILES	5 MILES
	POPULATION	353	12,502	19,172
	COLLEGE EDUCATED	53.2%	51.5%	53.1%
	MEDIAN HH INCOME	\$53,941	\$64,619	\$69,744
	BUSINESSES	132	859	1,002
	DAYTIME POPULATION	2,190	15,710	21,273
	MEDIAN AGE	41.1	41.0	41.8



## J.N.: 15-02-81-0206



# Aerial



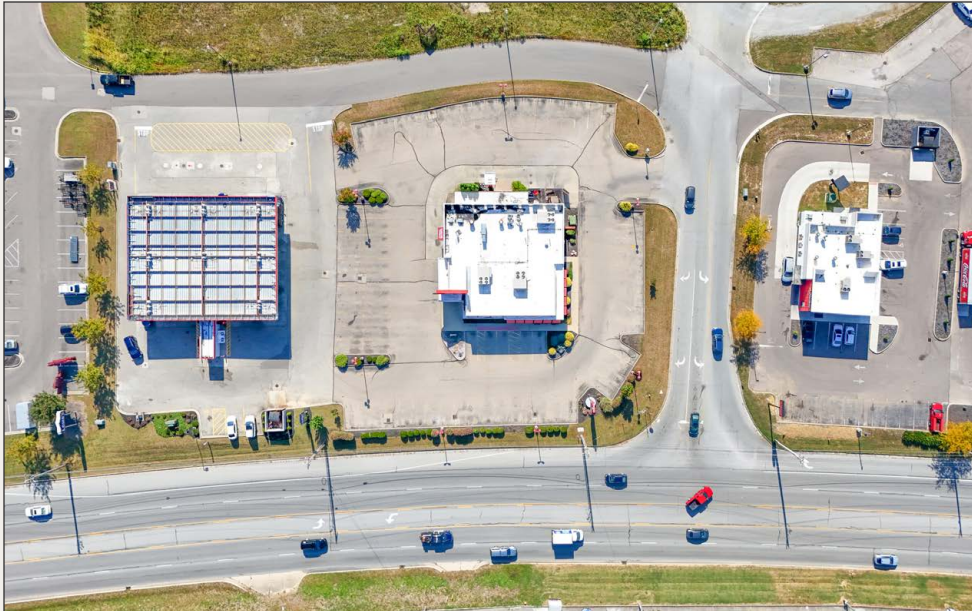


# Aerial





# Images



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