



211 N Dixie Blvd

211 N Dixie Blvd, Radcliff, KY 40160

Perry Malito

P & T

211 N Dixie Blvd, Radcliff, KY 40160

perrymalito@yahoo.com

(270) 312-9634



211 N Dixie Blvd

\$20.00 /SF/YR

Located in a well-established 5,000 SF shopping center built in 1975, this 1,000 SF end-cap Suite A offers excellent frontage and exposure on busy N Dixie Blvd. The suite features a highly visible three-sided display area (subject to city signage regulations) and access to a pylon sign topper — perfect for attracting drive-by customers.

Location, Location, Location this strip mall located in the middle of Radcliff, KY has it! H & R Block leases half of the building suites C & D and the strip is currently full however suite A (Shown as the Sprint Store in these photo's), 1000 sq. ft. space is on month to month lease. Suite A is the best location of the strip mall and maybe one of the best in Radcliff KY. Suite A faces 31W with a three sided display area (subject to city signage regulations) and a pylon sign topper that is available for Suite A tenants.

The location the building is in the highest in demand in...

- Prime Visibility & High-Traffic Location on Dixie Boulevard (US 31W)!



Rental Rate:	\$20.00 /SF/YR
Property Type:	Shopping Center
Center Type:	Strip Center
Stores:	4
Center Properties:	1
Frontage:	161' on Dixie Blvd
Gross Leasable Area:	6,280 SF
Walk Score ®:	40 (Fairly friendly)
Rental Rate Mo:	\$1.67 /SF/MO

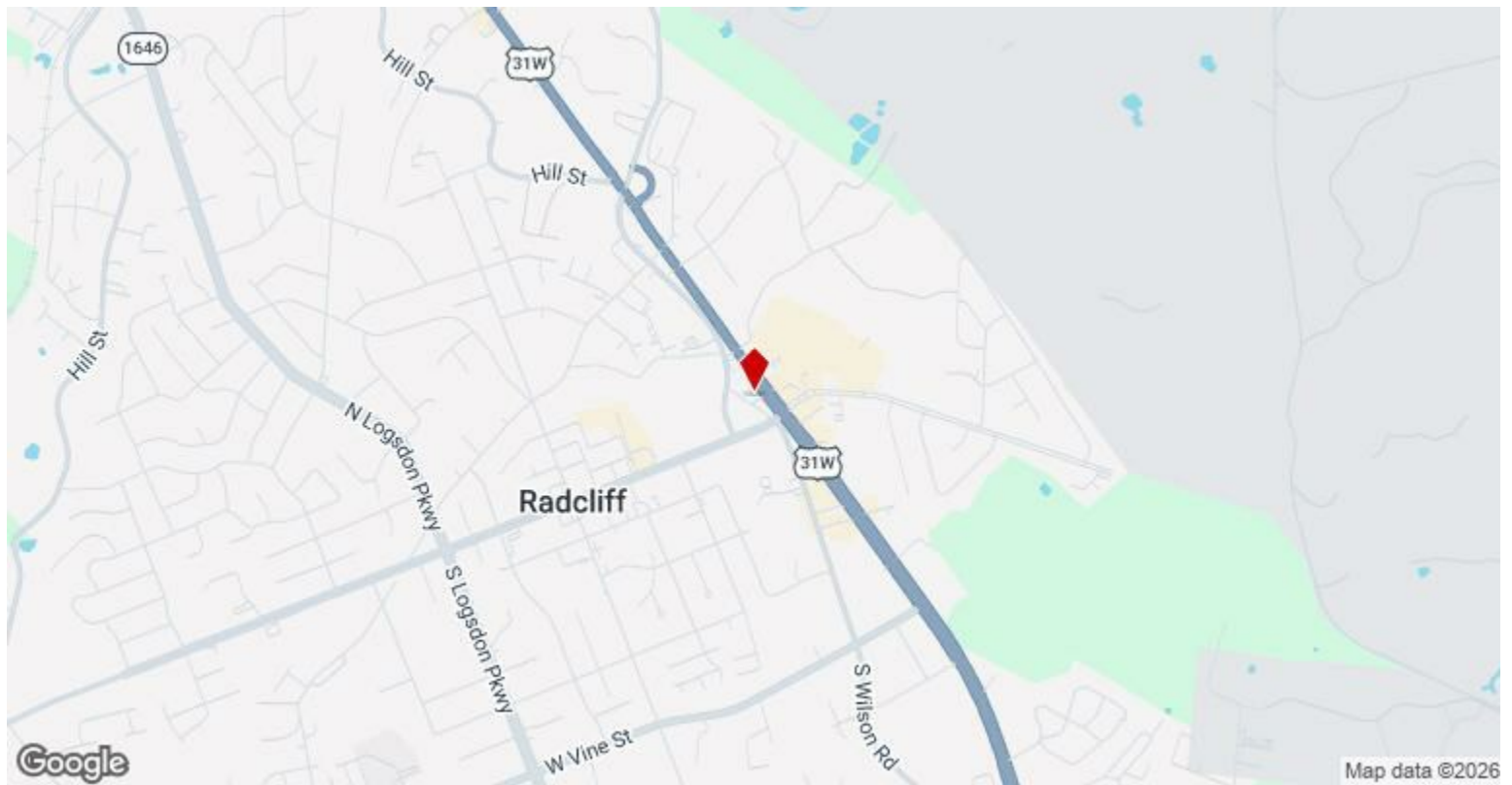
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1st Floor Ste A

Space Available	1,000 SF
Rental Rate	\$20.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	1 - 5 Years

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Advance America	-	
Brow Threading	-	
H&R Block	-	



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Located in a well-established 5,000 SF shopping center built in 1975, this 1,000 SF end-cap Suite A offers excellent frontage and exposure on busy N Dixie Blvd. The suite features a highly visible three-sided display area (subject to city signage regulations) and access to a pylon sign topper — perfect for attracting drive-by customers.

Location, Location, Location this strip mall located in the middle of Radcliff, KY has it! H & R Block leases half of the building suites C & D and the strip is currently full however suite A (Shown as the Sprint Store in these photo's), 1000 sq. ft. space is on month to month lease. Suite A is the best location of the strip mall and maybe one of the best in Radcliff KY. Suite A faces 31W with a three sided display area (subject to city signage regulations) and a pylon sign topper that is available for Suite A tenants.

The location the building is in the highest in demand in Radcliff for national chains because of traffic and the close proximity to an intersection that provides countless impressions to potential customers that is second to none in Radcliff. I also wanted to point out easy access from 31W and Wilson Road make it very convenient for your customers. H & R Block has leased from our family for 53 years in a row and just signed an extension. The strip mall has been at a 100 percent occupancy at a 96 percent rate for the last 30 years. This location is a can't miss opportunity for your company.

Property Photos

