

621 HAPPY VALLEY RD.

621 HAPPY VALLEY RD., GLASGOW, KY 42141

PROPERTY SUMMARY



LOCATION DESCRIPTION

Embrace the vibrant surroundings near 621 Happy Valley Rd. in Glasgow, KY, 42141. Situated in a bustling commercial district, the area offers close proximity to Glasgow Shopping Center, attracting a steady flow of shoppers in search of diverse retail options. Retail and strip center tenants can tap into the dynamic customer traffic and energetic commercial atmosphere. Additionally, the nearby historic Plaza Theatre adds cultural charm to the area, drawing in both locals and visitors. With its convenient access to prominent retail and entertainment centers, the location presents an enticing opportunity for businesses to establish a retail presence and engage with the active consumer base in Glasgow.

PROPERTY HIGHLIGHTS

- Prime location at 621 Happy Valley Rd.
- High visibility and accessibility.
- Adaptable layout for retail or strip center tenants.
- Ample parking for convenience.

OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	3
Available SF:	1,200 SF
Building Size:	8,400 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,980	7,315	9,866
Total Population	4,096	15,901	22,090
Average HH Income	\$43,277	\$42,907	\$46,812

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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209 Powell Place
Brentwood, TN 37027
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PLANS



LEGEND

Available

Unavailable

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,200 SF	Lease Rate:	Contact Broker for Pricing

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
621 Happy Valley Rd	Available	1,200 SF	NNN	Contact Broker for Pricing	-
621 Happy Valley Rd	Available	1,200 SF	NNN	Contact Broker for Pricing	-
621 Happy Valley Rd	BrightView LLC - Glasgow	6,000 SF	NNN	-	-

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RETAILER MAP



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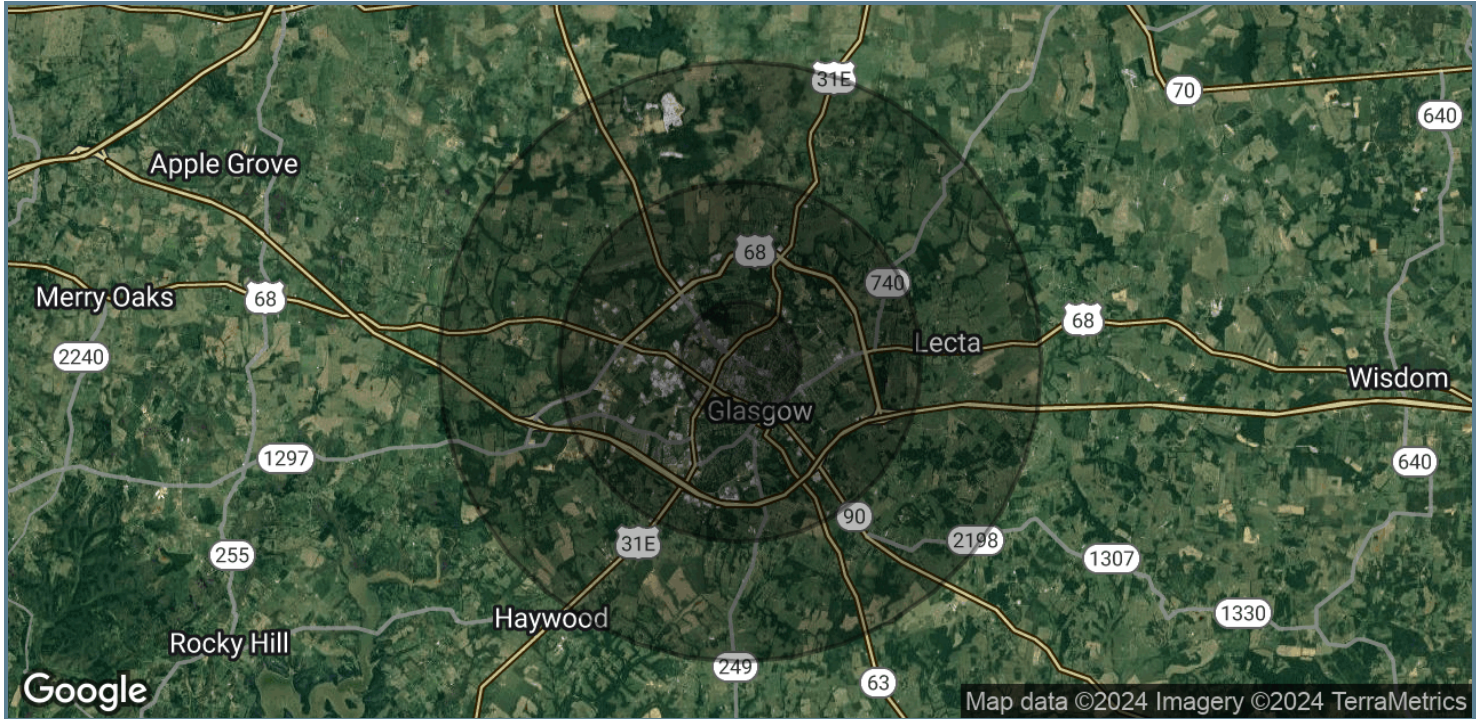
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,096	15,901	22,090
Average Age	43.1	40.5	40.2
Average Age (Male)	41.9	40.5	40.1
Average Age (Female)	42.6	39.5	39.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,980	7,315	9,866
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$43,277	\$42,907	\$46,812
Average House Value	\$101,819	\$114,677	\$122,414

2020 American Community Survey (ACS)

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