



## Eagle Lake Center

1008-1052 Eagle Lake Drive  
Lawrenceburg, Kentucky 40342

### Property Highlights

- +/-12,000 SF retail/office strip center
- Located just off US Highway 127 near McDonald's
- Suite 1048: +/-2,000 SF; All glass storefront, previous church use
- Suite 1052: +/-1,000 SF with overhead door
- Other retailers include Subway, Don Pedros Mexican Grill, Verona Pizza and Pasta House, Best Donuts and Bakery
- Rental Rate: \$7.00 PSF NNN for 1st year with minimum 3 year lease term

### Spaces

### Rate

### Size

<b>Suite 1012/1016</b>	\$7.00 SF/yr	1,950 SF
<b>Suite 1020</b>	\$7.00 SF/yr	1,000 SF
<b>Suite 1048</b>	\$7.00 SF/yr	2,000 SF
<b>Suite 1052</b>	\$7.00 SF/yr	1,000 SF

### For More Information

**Jim Holbrook**

Assistant Vice President

O: 859 422 4415

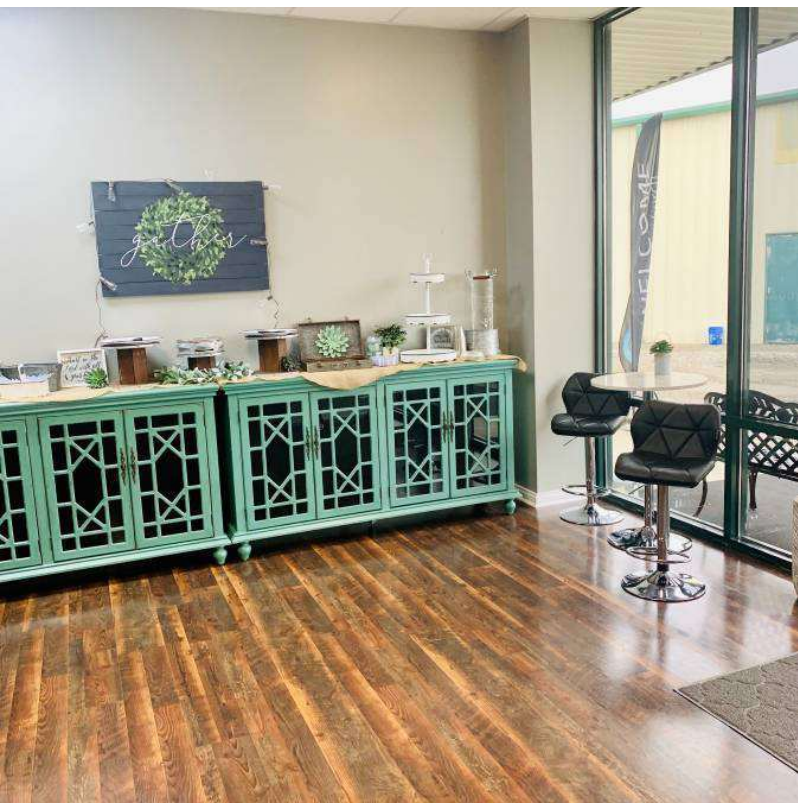
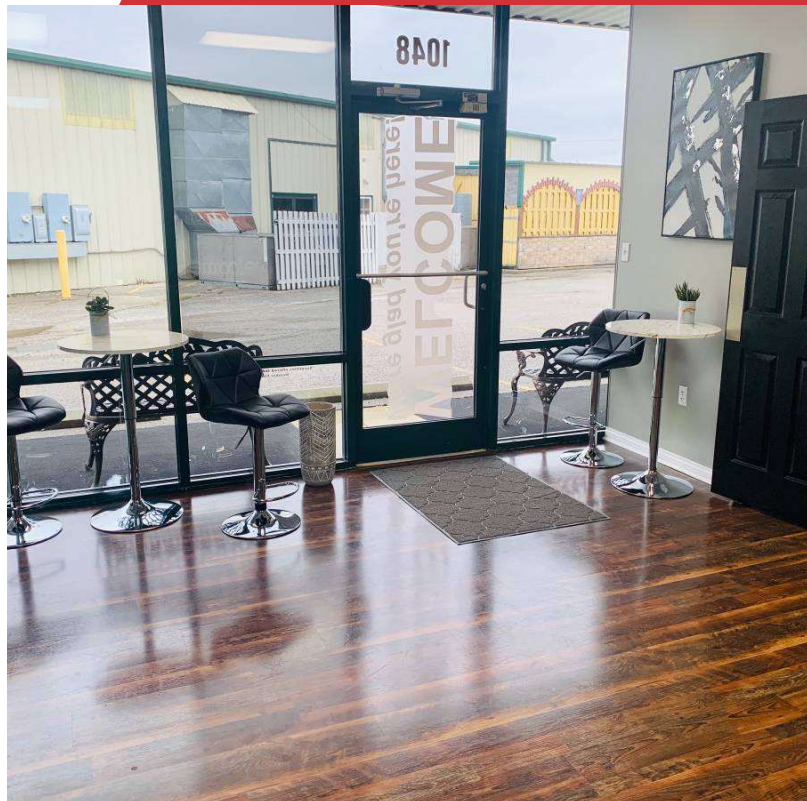
jholbrook@naiisaac.com | KY #211630



For Lease

2,000 SF | \$7.00 SF/yr

Suite 1048



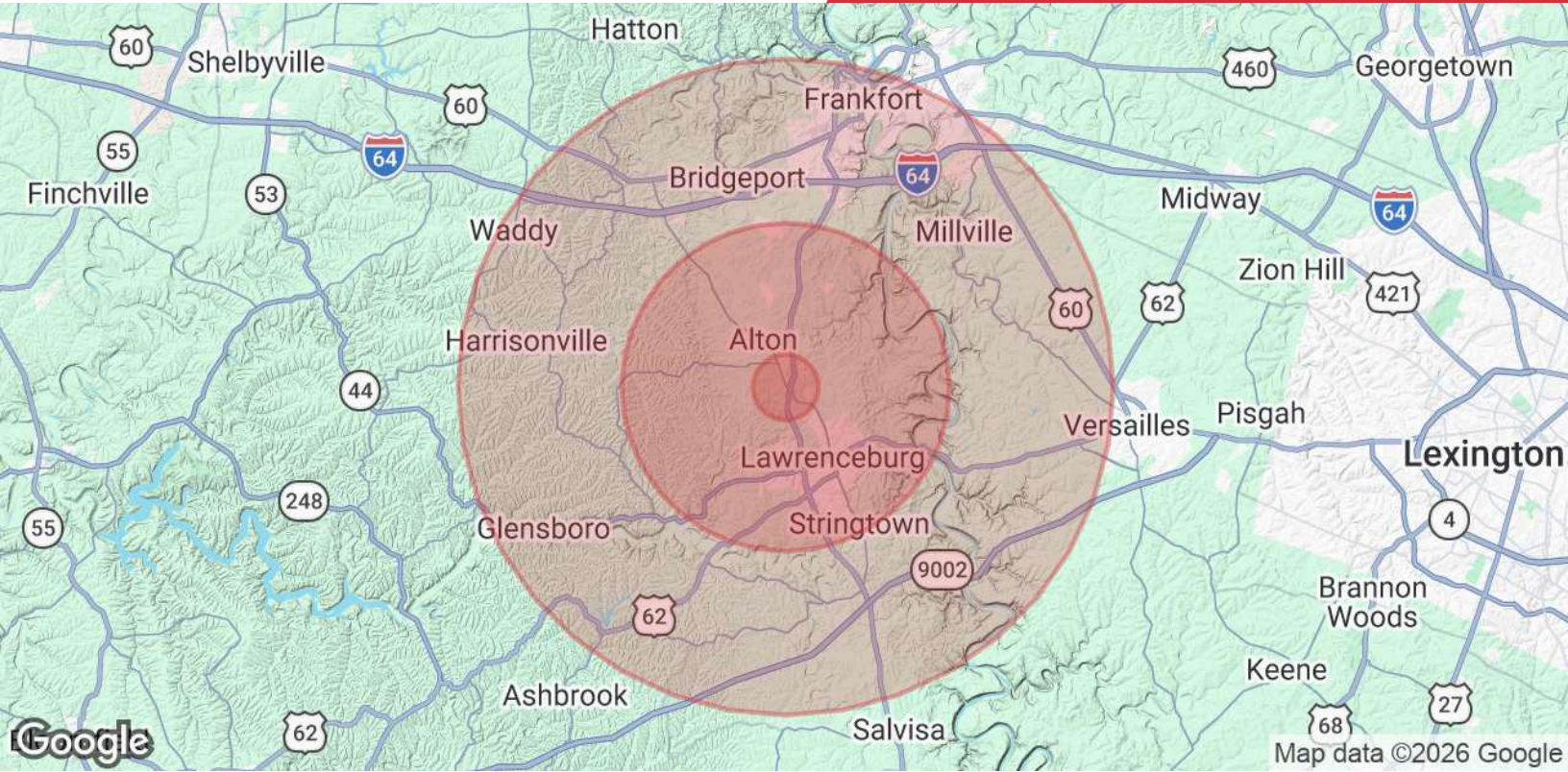
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500  
Lexington, KY 40503  
859 224 2000 tel  
[naiisaac.com](http://naiisaac.com)



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500  
Lexington, KY 40503  
859 224 2000 tel  
[naiisaac.com](http://naiisaac.com)



Population	1 Mile	5 Miles	10 Miles
<b>Total Population</b>	1,278	22,050	56,177
<b>Average Age</b>	33.0	37.4	37.9
<b>Average Age (Male)</b>	32.8	36.7	37.0
<b>Average Age (Female)</b>	33.9	38.5	39.0
Households & Income	1 Mile	5 Miles	10 Miles
<b>Total Households</b>	473	8,497	22,690
<b># of Persons per HH</b>	2.6	2.6	2.4
<b>Average HH Income</b>	\$89,643	\$73,167	\$73,860
<b>Average House Value</b>	\$140,136	\$148,435	\$160,412

\* Demographic data derived from 2021 STDB