For Lease

Retail

9,850 SF

10020 Russellville Rd

Guthrie, Kentucky 42234

Property Description

Located at the intersection of U.S. HWY 79 and U.S. HWY 41

Property Highlights

- 9,850 SF BLDG
- 1.56 Acre Paved Lot
- 130 Parking Spaces

OFFERING SUMMARY	
Available SF	9,850 SF
Lease Rate	$8,500.00 per month (MG)
Lot Size	1.56 Acres
Building Size	9,850 SF

DEMOGRAPHICS		
Stats	**Population**	**Avg. HH Income**
1 Mile	681	$74,856
3 Miles	2,589	$88,507
5 Miles	7,599	$106,621

For more information

Wayne Wilkinson, CCIM

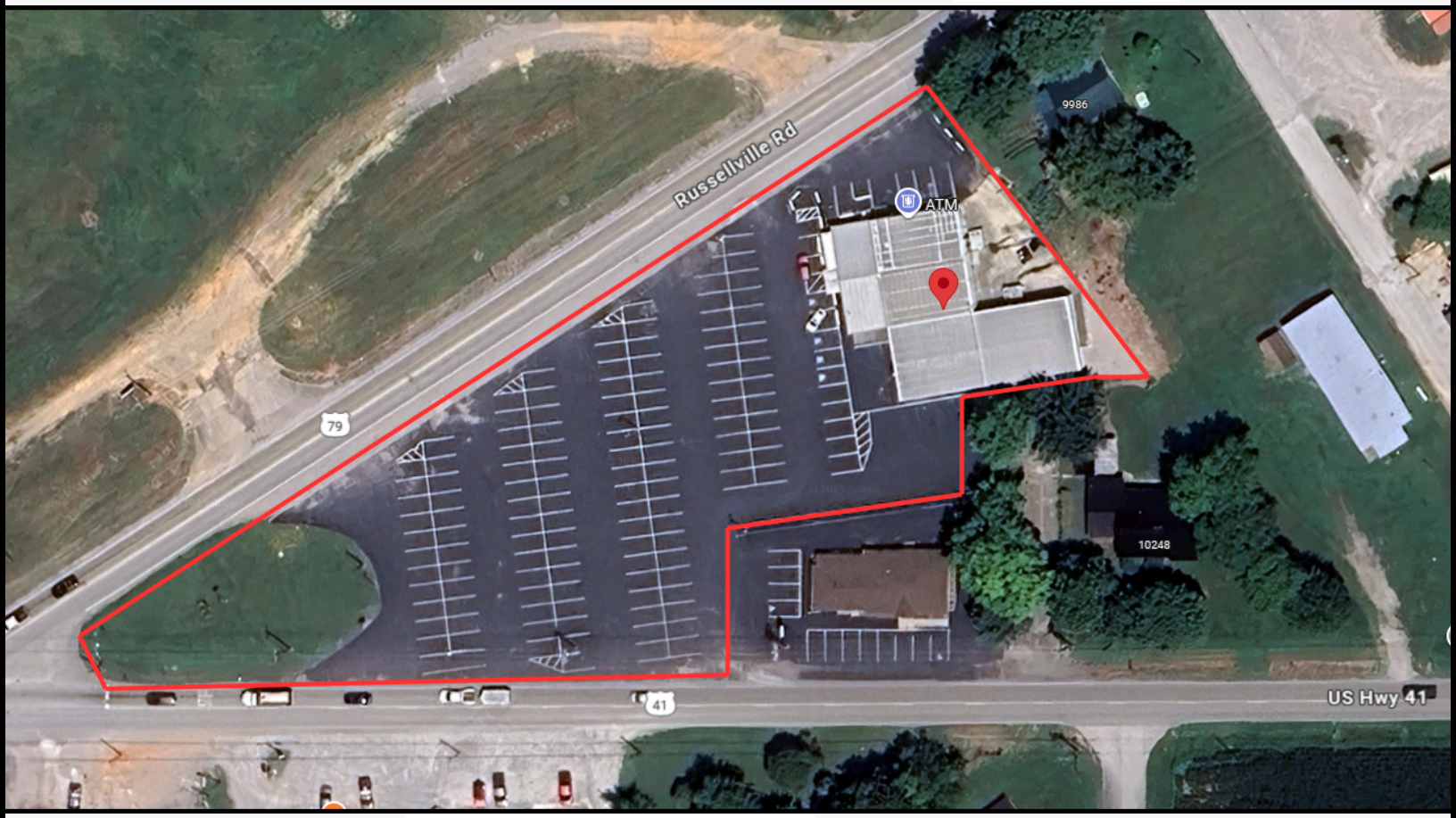
O: 931 648 4700

wpw@naiclarksville.com

For Lease

Retail Property

$8,500.00 per month



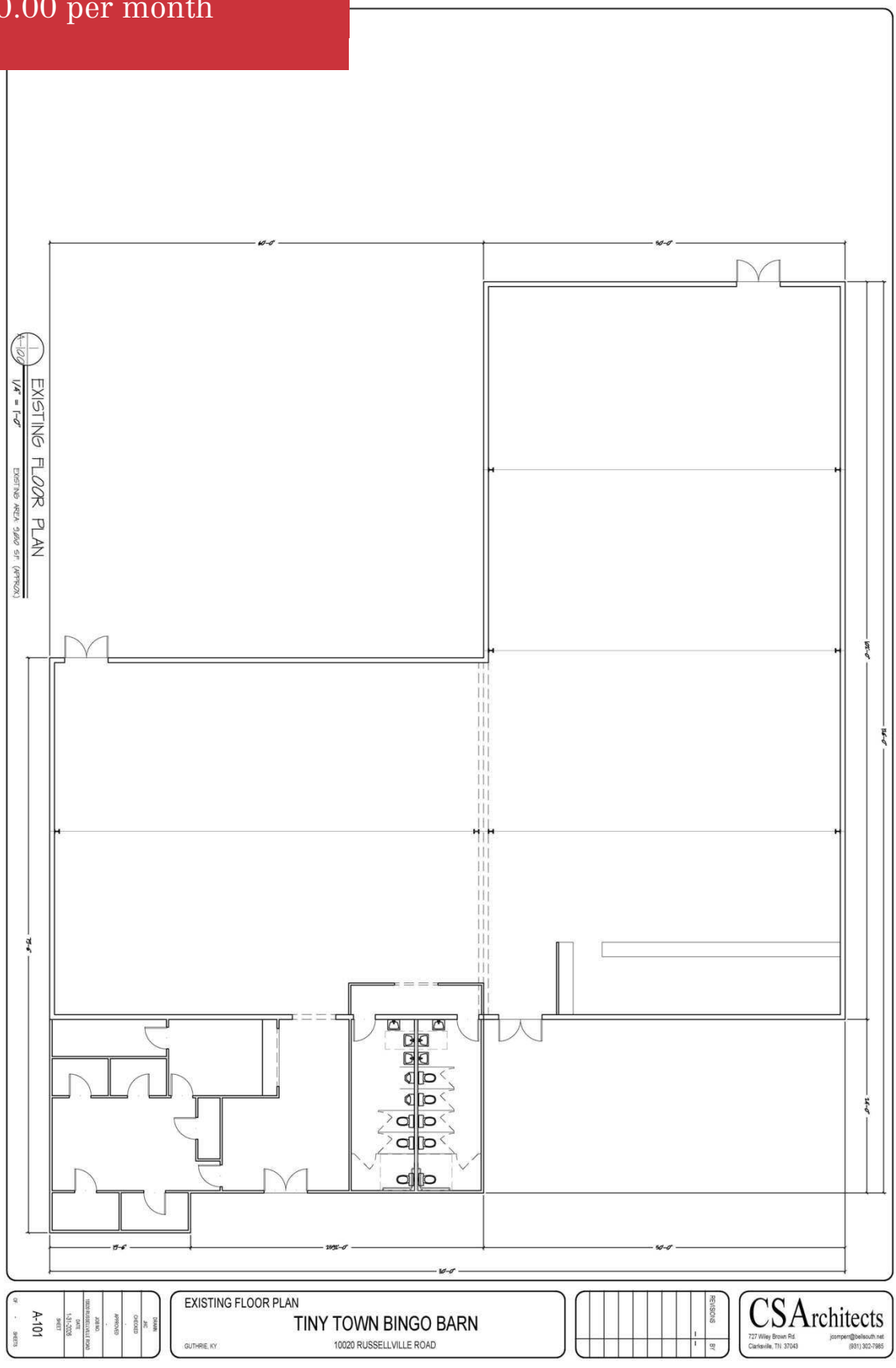
NAI Clarksville

308 Franklin Street
Clarksville, TN 37040
931 648 4700 tel
www.naiclarksville.com

For Lease

Retail Property

$8,500.00 per month



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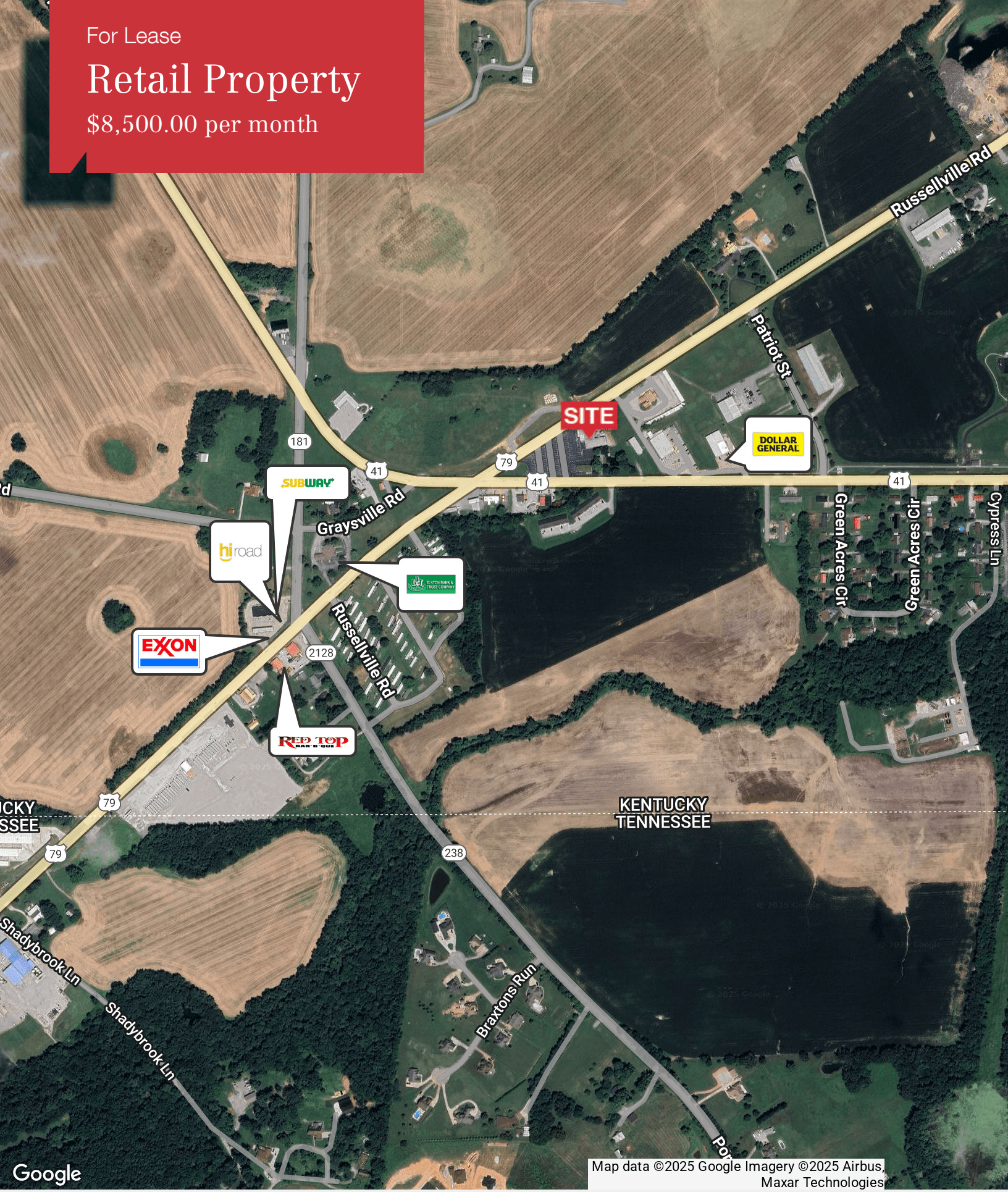

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Community Profile

10020 Russellville Rd, Guthrie, Kentucky, 42234

Rings: 1, 3, 5 mile radii

Population Summary	1 mile	3 miles	5 miles
2010 Total Population	670	2,354	3,568
2020 Total Population	649	2,470	6,924
2020 Group Quarters	0	0	0
2025 Total Population	681	2,589	7,599
2025 Group Quarters	0	0	0
2030 Total Population	699	2,701	8,134
2025-2030 Annual Rate	0.52%	0.85%	1.37%
2025 Total Daytime Population	597	3,213	8,103
Workers	183	1,664	3,537
Residents	414	1,549	4,566

Household Summary			
2010 Total Households	270	860	1,305
2010 Average Household Size	2.48	2.74	2.73
2020 Total Households	264	884	2,273
2020 Average Household Size	2.46	2.79	3.05
2025 Total Households	269	931	2,524
2025 Average Household Size	2.53	2.78	3.01
2030 Total Households	273	965	2,693
2030 Average Household Size	2.56	2.80	3.02
2025-2030 Annual Rate	0.30%	0.72%	1.30%
2025 Families	172	641	1,937
2025 Average Family Size	3.30	3.47	3.51
2030 Families	174	661	2,062
2030 Average Family Size	3.35	3.51	3.53
2025-2030 Growth Rate	0.2%	0.6%	1.3%

Median Household Income			
2025	$48,405	$58,780	$87,647
2030	$53,292	$66,167	$95,315

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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Per Capita Income	1 mile	3 miles	5 miles
2025	$29,932	$32,900	$35,818
2030	$32,418	$36,011	$39,111

2025 Households by Income			
Household Income Base	269	931	2,524
<$10,000	12.6%	10.2%	6.4%
$10,000-14,999	12.3%	9.4%	4.5%
$15,000-19,999	3.7%	2.8%	1.9%
$20,000-24,999	2.6%	2.5%	2.1%
$25,000-29,999	4.5%	4.1%	1.9%
$30,000-34,999	6.0%	5.4%	2.9%
$35,000-39,999	3.4%	3.6%	2.6%
$40,000-44,999	2.6%	2.1%	1.8%
$45,000-49,999	3.7%	3.0%	1.8%
$50,000-59,999	8.2%	7.6%	4.9%
$60,000-74,999	6.0%	9.1%	9.1%
$75000-99999	6.0%	6.3%	17.5%
$100,000-124,999	16.0%	13.9%	16.2%
$125,000-149,999	6.7%	8.7%	8.8%
$150000-199999	1.9%	4.6%	8.0%
$200,000-249,999	1.9%	3.4%	5.4%
$250,000-299,999	0.4%	0.8%	1.1%
$300,000-399,999	0.4%	0.6%	1.0%
$400,000-499,999	0.7%	0.9%	1.0%
$500,000+	1.1%	0.9%	1.1%
Average Household Income	$74,856	$88,507	$106,621

2025 Affordability, Mortgage and Wealth			
Housing Affordability Index	128	84	102
Percent of Income for Mortgage	17.6%	27.3%	23.0%
Wealth Index	49	65	76

Median Home Value			
2025	$136,184	$256,757	$321,383
2030	$144,118	$308,659	$357,521

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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2025 Home Value	1 mile	3 miles	5 miles
Total Owner Occupied Housing Units	158	625	1,833
<$50,000	14.6%	9.9%	4.1%
$50,000 - $99,999	6.3%	3.8%	1.8%
$100,000 - $149,999	36.7%	23.2%	9.2%
$150,000 - $199,999	8.9%	5.4%	3.5%
$200,000 - $249,999	10.1%	6.9%	8.7%
$250,000 - $299,999	3.2%	5.9%	15.4%
$300,000 - $399,999	13.9%	27.5%	34.3%
$400,000 - $499,999	3.2%	7.2%	12.2%
$500,000 - $749,999	3.2%	9.8%	9.3%
$750,000 - $999,999	0.0%	0.2%	1.0%
$1,000,000 - $1,499,999	0.6%	0.2%	0.4%
$1,500,000 - $1,999,999	0.0%	0.0%	0.0%
$2,000,000 +	0.0%	0.0%	0.1%
Average Home Value	$190,127	$267,640	$330,263

Housing Unit Summary			
2010 Total Housing Units	304	979	1,450
Owner Occupied Housing Units	62.6%	67.9%	72.0%
Renter Occupied Housing Units	37.4%	32.1%	28.0%
Vacant Housing Units	11.2%	12.2%	10.0%
2020 Housing Units	297	1,000	2,437
Owner Occupied Housing Units	55.7%	63.8%	71.6%
Renter Occupied Housing Units	44.3%	36.2%	28.4%
Vacant Housing Units	10.4%	9.7%	7.8%
2025 Housing Units	307	1,053	2,700
Owner Occupied Housing Units	58.7%	67.1%	72.6%
Renter Occupied Housing Units	41.3%	32.9%	27.4%
Vacant Housing Units	12.4%	11.6%	6.5%
2030 Total Housing Units	310	1,087	2,852
Owner Occupied Housing Units	59.3%	68.3%	73.6%
Renter Occupied Housing Units	40.7%	31.7%	26.4%
Vacant Housing Units	11.9%	11.2%	5.6%

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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2025 Population by Sex	1 mile	3 miles	5 miles
Males	330	1,260	3,724
Females	351	1,329	3,875

Median Age			
2010	35.3	36.3	36.2
2020	37.6	37.8	31.8
2025	39.1	39.1	33.2
2030	40.1	39.7	34.7

2025 Population by Age			
Total	681	2,590	7,599
0 - 4	6.5%	6.4%	8.8%
5 - 9	6.5%	6.7%	9.2%
10 - 14	6.0%	6.3%	8.0%
15 - 24	14.1%	14.1%	12.4%
25 - 34	12.3%	11.9%	14.7%
35 - 44	13.1%	13.1%	16.5%
45 - 54	12.3%	13.2%	12.1%
55 - 64	11.6%	11.7%	8.8%
65 - 74	11.9%	11.4%	7.0%
75 - 84	4.8%	4.8%	2.9%
85 +	1.8%	1.7%	1.0%
18 +	76.4%	76.2%	69.7%

2025 Population 15+ by Marital Status			
Total	552	2,088	5,623
Never Married	30.3%	26.1%	22.7%
Married	44.6%	49.4%	60.5%
Widowed	9.6%	10.2%	6.1%
Divorced	15.6%	14.4%	10.8%

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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2025 Pop 25+ by Educational Attainment	1 mile	3 miles	5 miles
Total	456	1,721	4,682
Less than 9th Grade	4.4%	3.3%	2.4%
9th - 12th Grade, No Diploma	11.4%	9.4%	4.6%
High School Graduate	30.9%	30.4%	19.4%
GED/Alternative Credential	5.3%	4.7%	3.7%
Some College, No Degree	25.9%	23.3%	19.6%
Associate Degree	5.3%	7.1%	10.2%
Bachelor's Degree	10.5%	14.0%	18.9%
Graduate/Professional Degree	6.4%	7.9%	21.3%

2020 Population by Race/Ethnicity			
Total	649	2,470	6,924
White Alone	66.3%	68.4%	67.6%
Black Alone	20.2%	18.2%	16.0%
American Indian Alone	0.6%	0.7%	0.5%
Asian Alone	0.6%	0.8%	2.3%
Pacific Islander Alone	0.1%	0.2%	0.3%
Some Other Race Alone	4.2%	3.8%	3.3%
Two or More Races	4.2%	3.8%	3.3%
Hispanic Origin	6.8%	6.9%	9.5%
Diversity Index	57.4	55.6	59.1

2025 Population by Race/Ethnicity			
Total	681	2,589	7,600
White Alone	65.0%	66.8%	65.5%
Black Alone	19.7%	18.2%	16.4%
American Indian Alone	0.7%	0.8%	0.6%
Asian Alone	0.7%	0.9%	2.4%
Pacific Islander Alone	0.1%	0.1%	0.4%
Some Other Race Alone	4.7%	4.3%	3.7%
Two or More Races	9.0%	8.9%	11.0%
Hispanic Origin	7.8%	8.0%	10.8%
Diversity Index	59.6	58.2	62.1

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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2025 Employed Pop 16+ by Occupation	1 mile	3 miles	5 miles
Total	283	1,079	2,926
White Collar	42.2%	50.2%	63.1%
Management/Business/Financial	11.5%	12.7%	18.4%
Professional	10.0%	14.6%	25.7%
Sales	9.3%	10.1%	7.2%
Administrative Support	11.5%	12.7%	11.8%
Services	17.0%	16.7%	13.5%

2025 Employed Pop 16+ by Occupation			
Total	283	1,079	2,926
Blue Collar	40.4%	33.0%	23.4%
Farming/Forestry/Fishing	1.1%	0.6%	0.5%
Construction/Extraction	8.2%	6.3%	3.9%
Installation/Maintenance/Repair	4.1%	3.5%	2.5%
Production	9.6%	7.7%	5.5%
Transportation/Material Moving	17.4%	15.0%	11.0%
White Collar	42.2%	50.2%	63.1%
Management/Business/Financial	11.5%	12.7%	18.4%
Professional	10.0%	14.6%	25.7%
Sales	9.3%	10.1%	7.2%
Administrative Support	11.5%	12.7%	11.8%
Services	17.0%	16.7%	13.5%

2025 Civilian Population 16+ in Labor Force			
Civilian Population 16+	283	1,079	2,926
Population 16+ Employed	95.4%	96.0%	97.2%
Population 16+ Unemployment rate	4.6%	4.0%	2.8%
Population 16-24 Employed	17.0%	14.9%	12.0%
Population 16-24 Unemployment rate	9.4%	8.5%	7.2%
Population 25-54 Employed	53.0%	55.5%	66.9%
Population 25-54 Unemployment rate	5.1%	4.3%	2.6%
Population 55-64 Employed	12%	14%	13%
Population 55-64 Unemployment rate	0.0%	0.6%	0.5%
Population 65+ Employed	14%	11%	6%
Population 65+ Unemployment rate	0.0%	0.0%	0.0%

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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2025 Employed Population 16+ by Industry	1 mile	3 miles	5 miles
Total	270	1,036	2,845
Agriculture/Mining	5.5%	5.5%	4.0%
Construction	9.3%	8.0%	5.7%
Manufacturing	28.5%	23.0%	15.2%
Wholesale Trade	0.4%	0.4%	0.9%
Retail Trade	13.7%	13.8%	10.1%
Transportation/Utilities	3.7%	3.5%	3.6%
Information	2%	4%	4%
Finance/Insurance/Real Estate	2.6%	1.9%	3.1%
Services	29.6%	33.0%	46.9%
Public Administration	4.8%	6.5%	6.6%

2025 Consumer Spending			
Apparel & Services: Total $	$423,449	$1,731,173	$5,684,751
Average Spent	$1,574.16	$1,859.48	$2,252.28
Spending Potential Index	64	76	92
Education: Total $	$254,331	$1,083,481	$3,587,041
Average Spent	$945.47	$1,163.78	$1,421.17
Spending Potential Index	53	65	80
Entertainment/Recreation: Total $	$780,426	$3,105,665	$9,802,917
Average Spent	$2,901.21	$3,335.84	$3,883.88
Spending Potential Index	71	81	95
Food at Home: Total $	$1,516,754	$5,870,775	$17,415,479
Average Spent	$5,638.49	$6,305.88	$6,899.95
Spending Potential Index	76	85	93
Food Away from Home: Total $	$707,479	$2,893,190	$9,509,239
Average Spent	$2,630.03	$3,107.62	$3,767.53
Spending Potential Index	64	75	91
Health Care: Total $	$1,641,530	$6,354,200	$18,769,905
Average Spent	$6,102.34	$6,825.13	$7,436.57
Spending Potential Index	79	88	96
HH Furnishings & Equipment: Total $	$531,270	$2,156,733	$6,910,271
Average Spent	$1,974.98	$2,316.58	$2,737.83
Spending Potential Index	68	80	94
Personal Care Products & Services: Total $	$179,491	$739,235	$2,387,694
Average Spent	$667.25	$794.02	$946.00
Spending Potential Index	64	76	90

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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2025 Consumer Spending	1 mile	3 miles	5 miles
Shelter: Total $	$4,348,763	$17,857,546	$59,093,776
Average Spent	$16,166.41	$19,181.04	$23,412.75
Spending Potential Index	61	72	88
Support Payments/Gifts in Kind: Total $	$622,985	$2,546,454	$8,600,482
Average Spent	$2,315.93	$2,735.18	$3,407.48
Spending Potential Index	70	83	103
Travel: Total $	$576,102	$2,416,025	$8,228,032
Average Spent	$2,141.64	$2,595.09	$3,259.92
Spending Potential Index	59	72	90
Vehicle Maintenance & Repairs: Total $	$268,738	$1,056,552	$3,261,935
Average Spent	$999.03	$1,134.86	$1,292.37
Spending Potential Index	74	84	96

Top Tapestry Segment

1 mile	3 miles	5 miles
Small Town Sincerity (I1):	**Small Town Sincerity (I1)**:	**Boomburbs (H2)**:
This segment is characterized by semirural towns with aging populations and low rental costs.	This segment is characterized by semirural towns with aging populations and low rental costs.	This segment is characterized by high-earning suburban families in the South and West.
Learn more about this segment...	Learn more about this segment...	Learn more about this segment...

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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