

# 1212 J R MILLER BLVD.

1212 J R MILLER BLVD., OWENSBORO, KY 42303

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Uncover the potential of the thriving retail landscape surrounding 1212 J R Miller Blvd. in Owensboro, KY, making it an enticing prospect for Retail/Strip Center tenants. The area is in close proximity to the bustling retail and dining hub of Frederica Street, where a wide array of local shops and restaurants attract a steady stream of patrons. Additionally, the Owensboro Mall, a popular shopping destination, and the nearby Towne Square Mall offer prime opportunities for retail businesses to tap into a diverse customer base. With its strategic position and ample foot traffic, the property presents an ideal setting for retailers to establish a strong presence and cater to the needs of the local community.

### PROPERTY HIGHLIGHTS

- Large, inviting storefront windows for maximum product display
- Professional property management to address tenant needs promptly
- ADA compliant facilities for accessibility and inclusivity
- Convenient access from major roads and highways

### OFFERING SUMMARY

|                  |                            |
|------------------|----------------------------|
| Lease Rate:      | Contact Broker for Pricing |
| Number of Units: | 2                          |
| Available SF:    | 3,000 SF                   |
| Building Size:   | 9,500 SF                   |

| DEMOGRAPHICS      | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 4,735    | 25,332   | 32,911   |
| Total Population  | 11,028   | 54,606   | 73,335   |
| Average HH Income | \$53,871 | \$58,491 | \$64,587 |

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



## LEASE INFORMATION

|              |          |             |                            |
|--------------|----------|-------------|----------------------------|
| Lease Type:  | NNN      | Lease Term: | Negotiable                 |
| Total Space: | 3,000 SF | Lease Rate: | Contact Broker for Pricing |

## AVAILABLE SPACES

| SUITE               | TENANT             | SIZE     | TYPE | RATE                       | DESCRIPTION |
|---------------------|--------------------|----------|------|----------------------------|-------------|
| 1208 JR Miller Blvd | Available          | 3,000 SF | NNN  | Contact Broker for Pricing | -           |
| 1212 JR Miller Blvd | Rebecca Joan Autry | 6,500 SF | NNN  | -                          | -           |

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## RETAILER MAP



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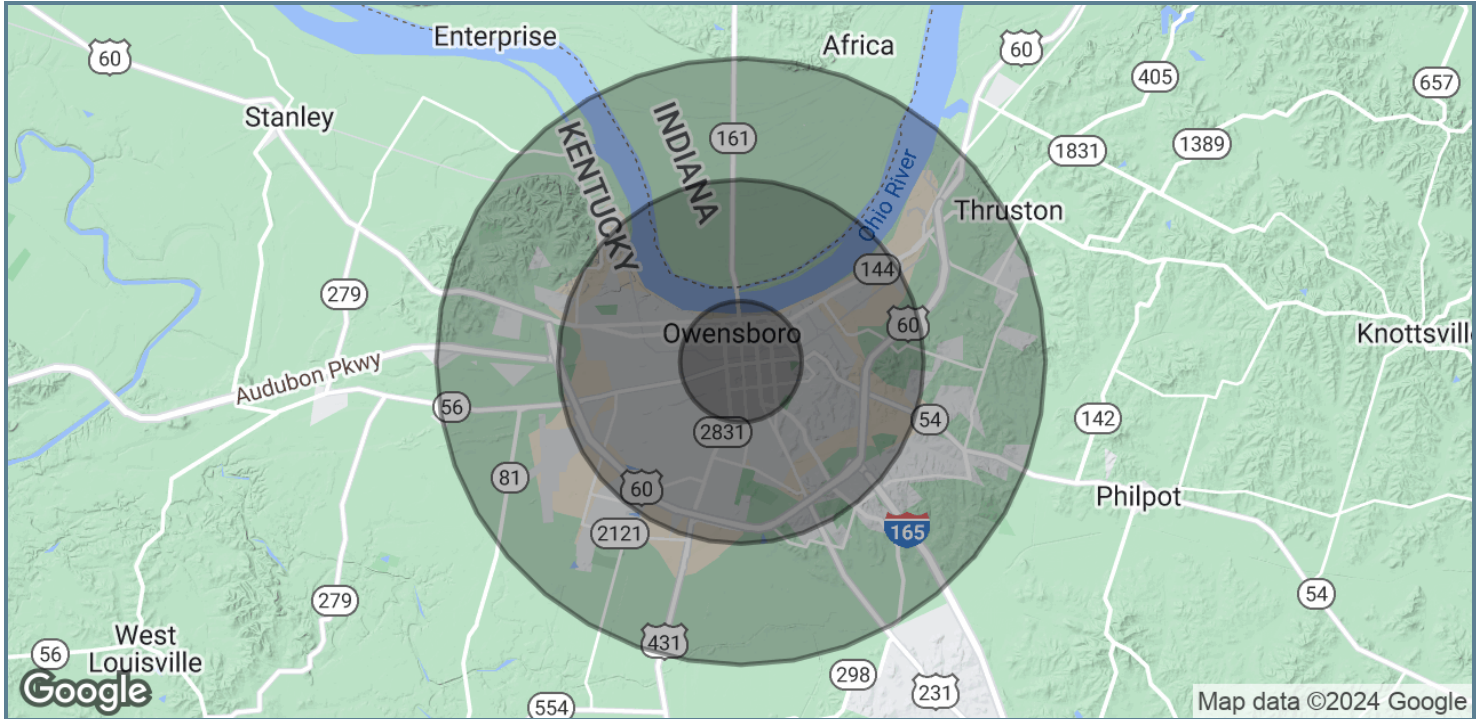
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## DEMOGRAPHICS MAP & REPORT



| POPULATION           | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------|-----------|-----------|-----------|
| Total Population     | 11,028    | 54,606    | 73,335    |
| Average Age          | 35.5      | 40.0      | 39.8      |
| Average Age (Male)   | 32.3      | 37.7      | 37.6      |
| Average Age (Female) | 37.7      | 42.0      | 41.6      |
| HOUSEHOLDS & INCOME  | 1 MILE    | 3 MILES   | 5 MILES   |
| Total Households     | 4,735     | 25,332    | 32,911    |
| # of Persons per HH  | 2.3       | 2.2       | 2.2       |
| Average HH Income    | \$53,871  | \$58,491  | \$64,587  |
| Average House Value  | \$103,985 | \$124,154 | \$139,702 |

2020 American Community Survey (ACS)

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## Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves in operating quickly and have a proven track record of helping you find the best locations in every market.

### Your Go-to Expansion Partner

#### Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

#### Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

### Our National Tenants

**DOLLAR GENERAL**



## Why Legacy



#### Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



#### One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



#### Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



#### True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

