

COMMERCIAL FOR LEASE

604 W G L SMITH ST

604 WEST G L SMITH STREET, MORGANTOWN, KY 42261

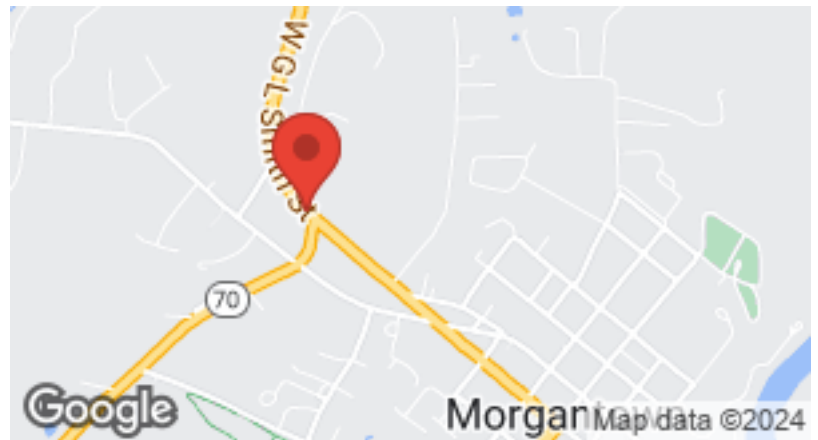


PROPERTY OVERVIEW

- Lease Price: \$1,500/ mo/ Modified Gross
- +/- 2,400 SF of restaurant space
- Location has great visibility
- 1.5 Miles to Interstate 165
- Nearby businesses include Poor Boys Pawn, Bluegrass Roofing Co, AJ's Barbershop, Farm Boy, Mi Garcia Mexican, Save A Lot, Beauty by Hal, and many more

OFFERING SUMMARY

| | |
|-----------------------|----------------|
| BUILDING SF: | 2,400 |
| LEASE RATE: | \$1,500 |
| LEASE TYPE: | Modified Gross |
| LOT SIZE: | 0.50 Acres |
| PARKING: | 20 Spaces |
| TRAFFIC COUNT: | 5,672 AADT |



HAHN KIEFER REAL ESTATE SERVICES

1352 E Division St
Evansville, IN 47711



JOE KIEFER

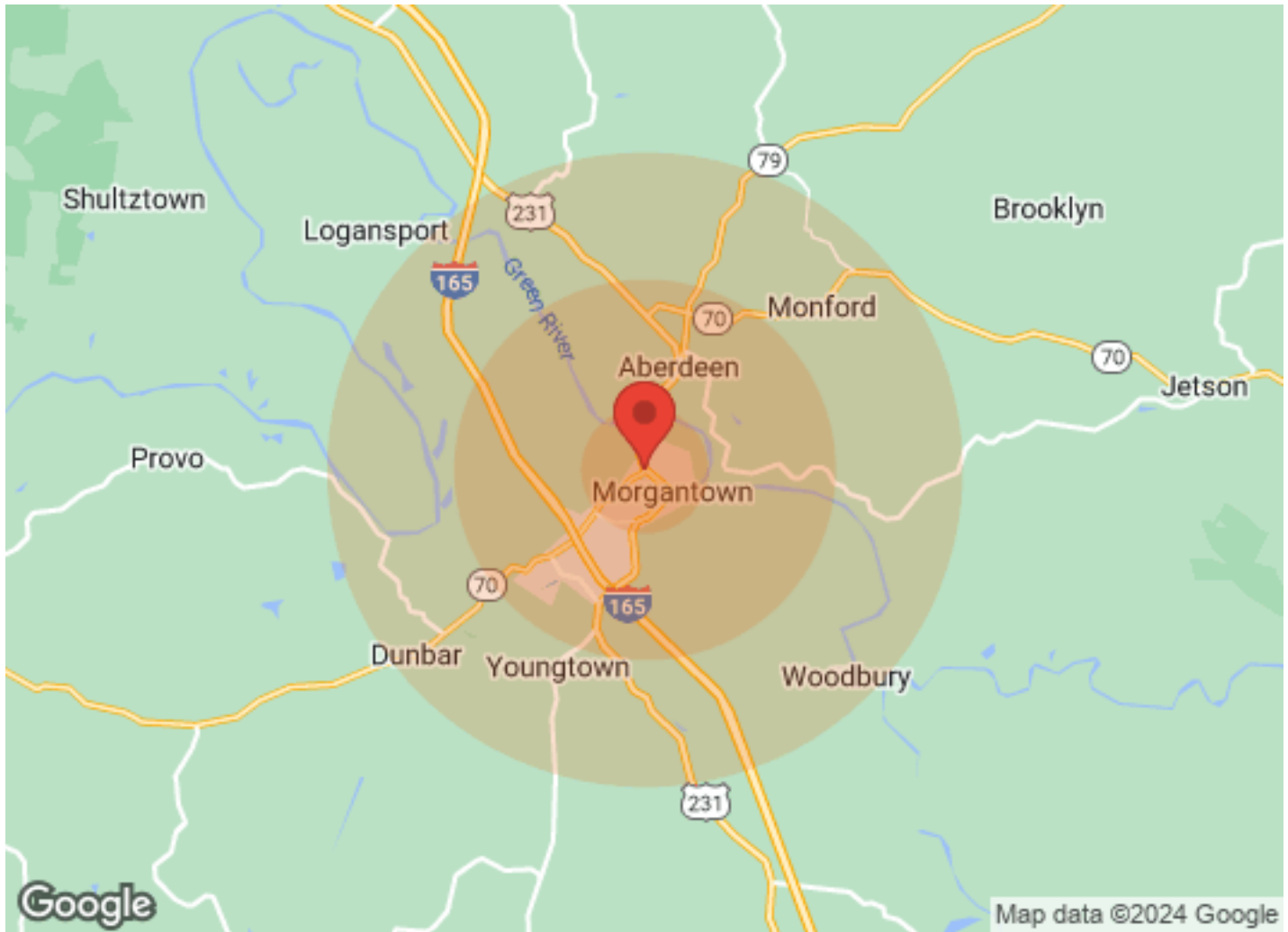
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DEMOGRAPHICS

604 WEST G L SMITH STREET



| Population | 1 Mile | 3 Miles | 5 Miles | Income | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|---------------------|--------|----------|----------|
| Male | N/A | 919 | 2,277 | Median | N/A | \$19,711 | \$40,778 |
| Female | N/A | 1,089 | 2,380 | < \$15,000 | N/A | 340 | 542 |
| Total Population | N/A | 2,008 | 4,657 | \$15,000-\$24,999 | N/A | 140 | 236 |
| | | | | \$25,000-\$34,999 | N/A | 50 | 222 |
| | | | | \$35,000-\$49,999 | N/A | 106 | 369 |
| | | | | \$50,000-\$74,999 | N/A | 106 | 233 |
| | | | | \$75,000-\$99,999 | N/A | 20 | 180 |
| | | | | \$100,000-\$149,999 | N/A | 58 | 96 |
| | | | | \$150,000-\$199,999 | N/A | 5 | 5 |
| | | | | > \$200,000 | N/A | N/A | 4 |
| Age | 1 Mile | 3 Miles | 5 Miles | Housing | 1 Mile | 3 Miles | 5 Miles |
| Ages 0-14 | N/A | 407 | 888 | Total Units | N/A | 911 | 2,137 |
| Ages 15-24 | N/A | 269 | 599 | Occupied | N/A | 832 | 1,927 |
| Ages 25-54 | N/A | 733 | 1,833 | Owner Occupied | N/A | 358 | 1,165 |
| Ages 55-64 | N/A | 204 | 565 | Renter Occupied | N/A | 474 | 762 |
| Ages 65+ | N/A | 395 | 772 | Vacant | N/A | 79 | 210 |
| Race | 1 Mile | 3 Miles | 5 Miles | | | | |
| White | N/A | 1,854 | 4,475 | | | | |
| Black | N/A | 2 | 2 | | | | |
| Am In/AK Nat | N/A | 9 | 11 | | | | |
| Hawaiian | N/A | N/A | N/A | | | | |
| Hispanic | N/A | 203 | 238 | | | | |
| Multi-Racial | N/A | 286 | 338 | | | | |

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