COMMERCIAL FOR LEASE

604 W G L SMITH ST

604 WEST G L SMITH STREET, MORGANTOWN, KY 42261







OFFERING SUMMARY

2,400
\$1,500
Modified Gross
0.50 Acres
20 Spaces
5,672 AADT

JOE KIEFER

President / Managing Broker

License #: RB14037711, Indiana

office: (812) 604-5973

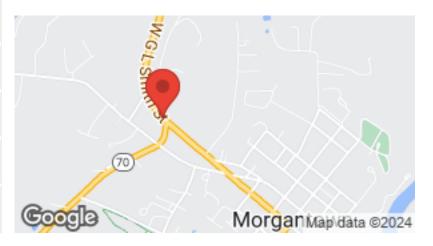
jkiefer@hahnkiefer.com

cell: 812.604.5973

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



JOSEY MCLAUGHLIN Associate Broker office: (812) 549-9114 cell: (812) 549-9114 jmclaughlin@hahnkiefer.com

HAHN KIEFER REAL ESTATE SERVICES 1352 E Division St

1352 E Division St Evansville, IN 47711

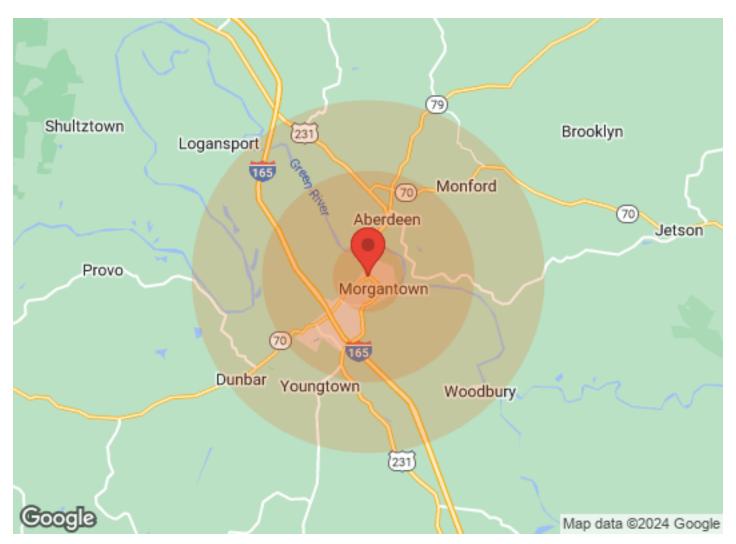


The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

DEMOGRAPHICS

604 WEST G L SMITH STREET





Population	1 Mile	3 Miles	5 Miles
Male	N/A	919	2,277
Female	N/A	1,089	2,380
Total Population	N/A	2,008	4,657
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	407	888
Ages 15-24	N/A	269	599
Ages 25-54	N/A	733	1,833
Ages 55-64	N/A	204	565
Ages 65+	N/A	395	772
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

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$19,711	\$40,778
< \$15,000	N/A	340	542
\$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
Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	911	2,137
Occupied	N/A	832	1,927
Owner Occupied	N/A	358	1,165
Renter Occupied	N/A	474	762
Vacant	N/A	79	210

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