



Google

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Freestanding Retail Sublease

60 Fitz Gilbert Road

Hazard, Kentucky 41701

Space

Building

Lease Rate

Contact Agent

Size

3,600 SF

Property Highlights

- +/-3,600 SF freestanding retail building for sublease situated on 3.13 AC
- Sublease Expiration Date: 7/31/2037
- Second generation medical office buildout currently in place
- Highly visible location at the signalized intersection of Highway 80 and Fitz Gilbert Road
- Located directly across the street from Lowe's and Walmart
- Area retailers include Dollar Tree, Tractor Supply, Five Below, Hobby Lobby, TJ Maxx and more
- Average daily traffic count of +/-10,107 VPD in front of the site
- Contact agent for details

For More Information

Zach Smith, CCIM

Senior Associate

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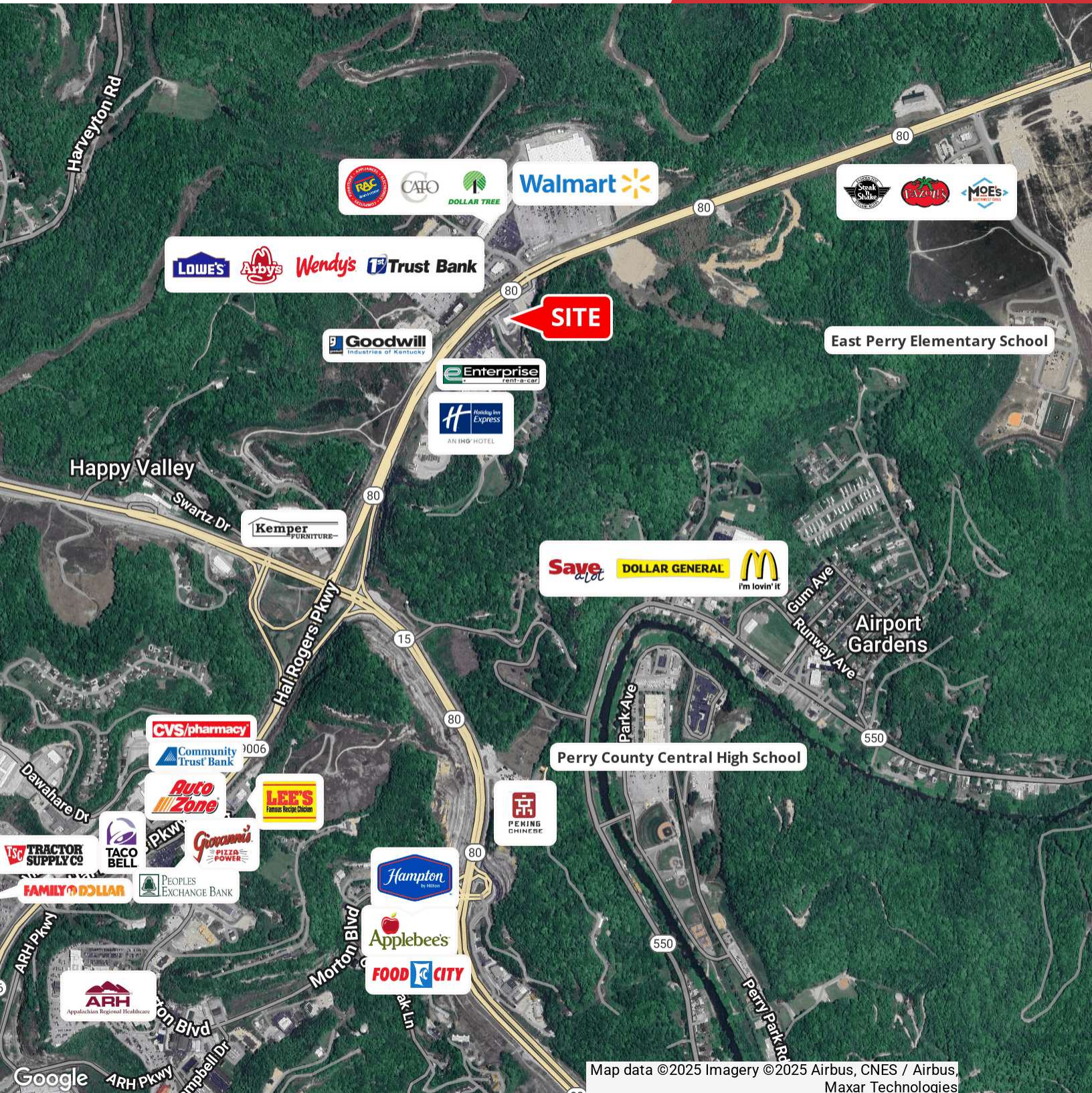


Black Gold Plaza

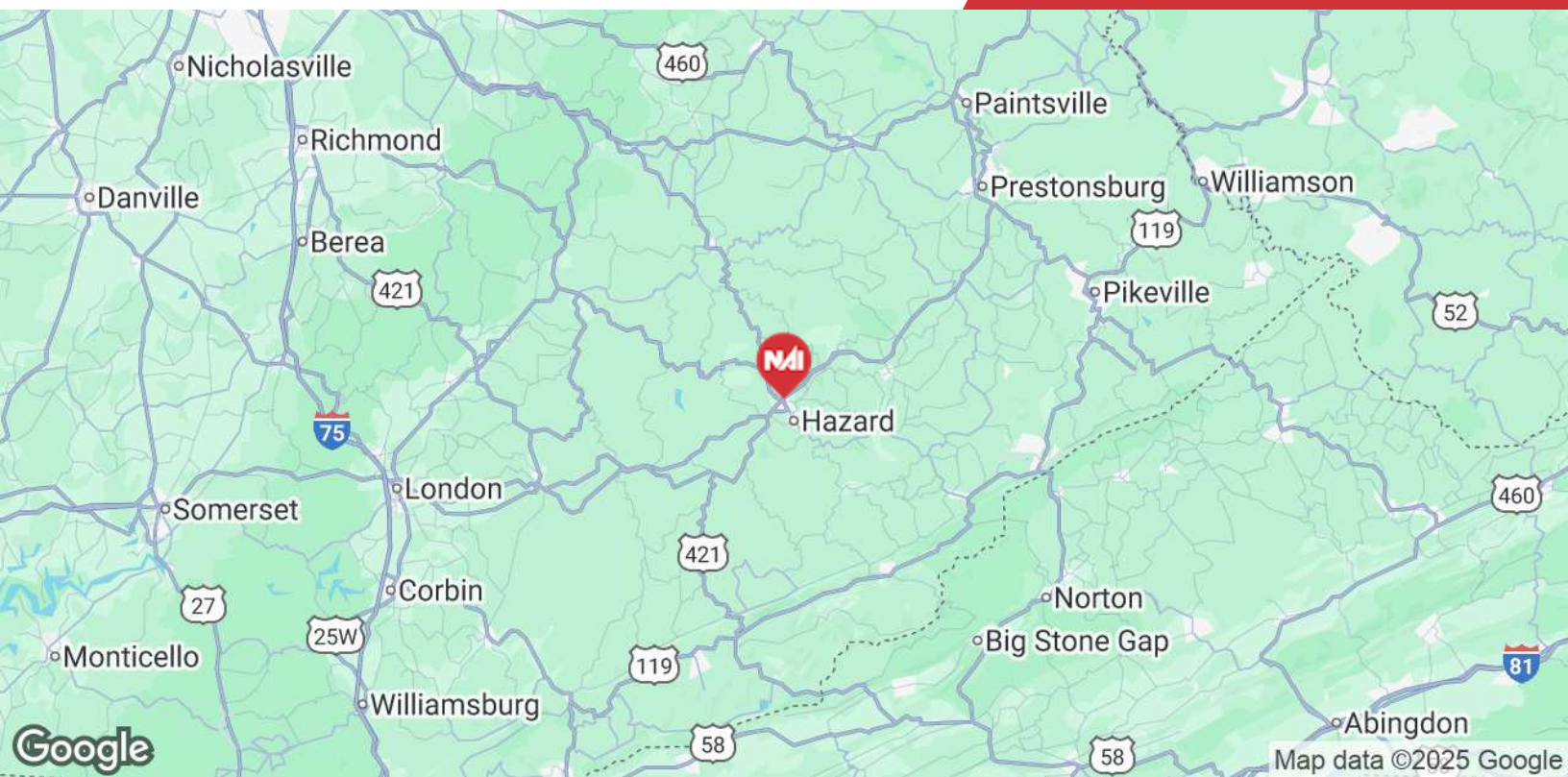
HOBBY LOBBY TJ-MAXX five BELOW DOLLAR TREE

COMING SOON!

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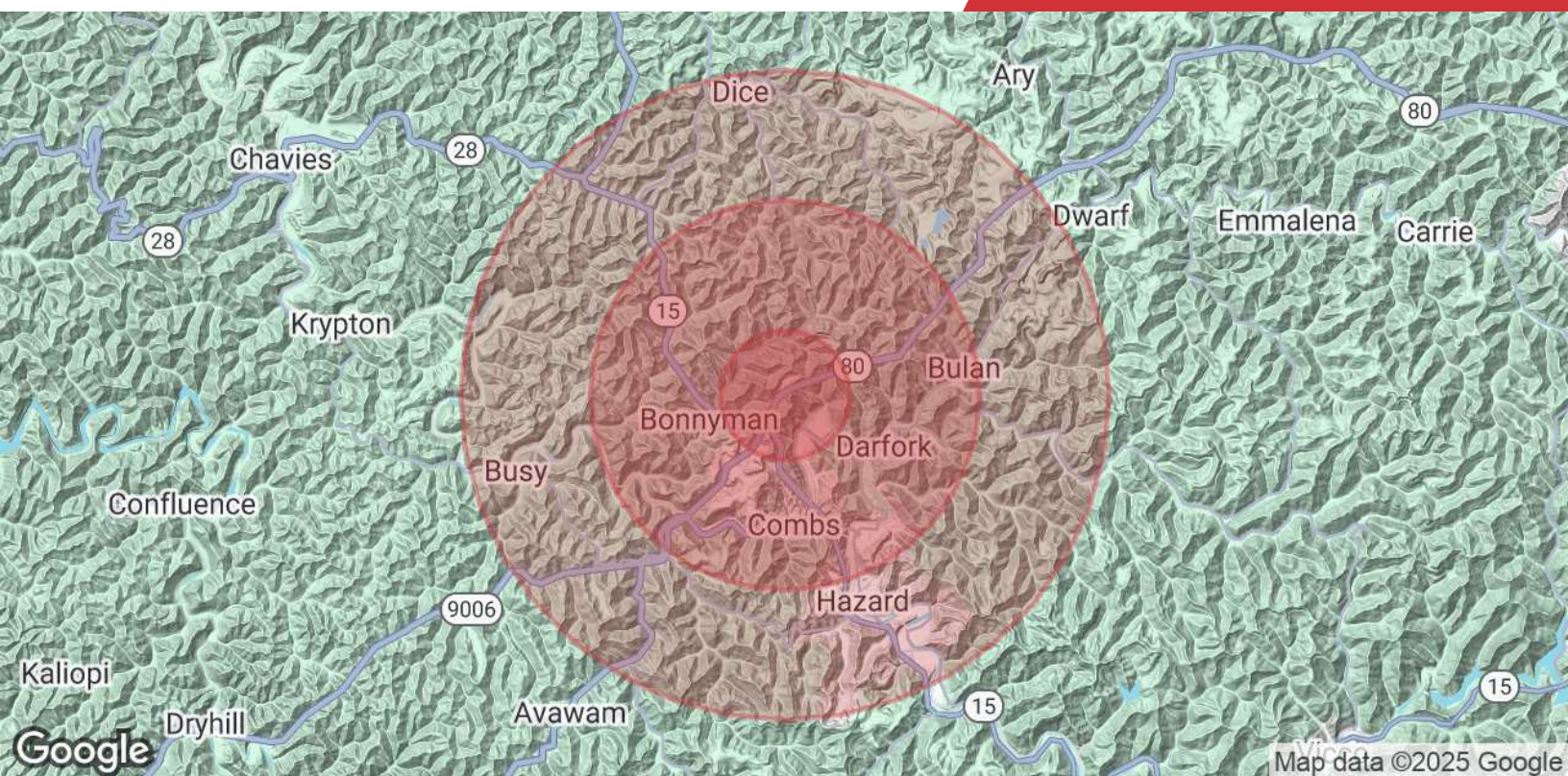


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Population	1 Mile	3 Miles	5 Miles
Total Population	1,145	6,497	13,925
Average Age	43	42	42
Average Age (Male)	42	41	41
Average Age (Female)	45	43	43
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	425	2,510	5,620
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$72,849	\$73,363	\$67,913
Average House Value	\$142,059	\$151,893	\$145,439

Demographics data derived from AlphaMap