



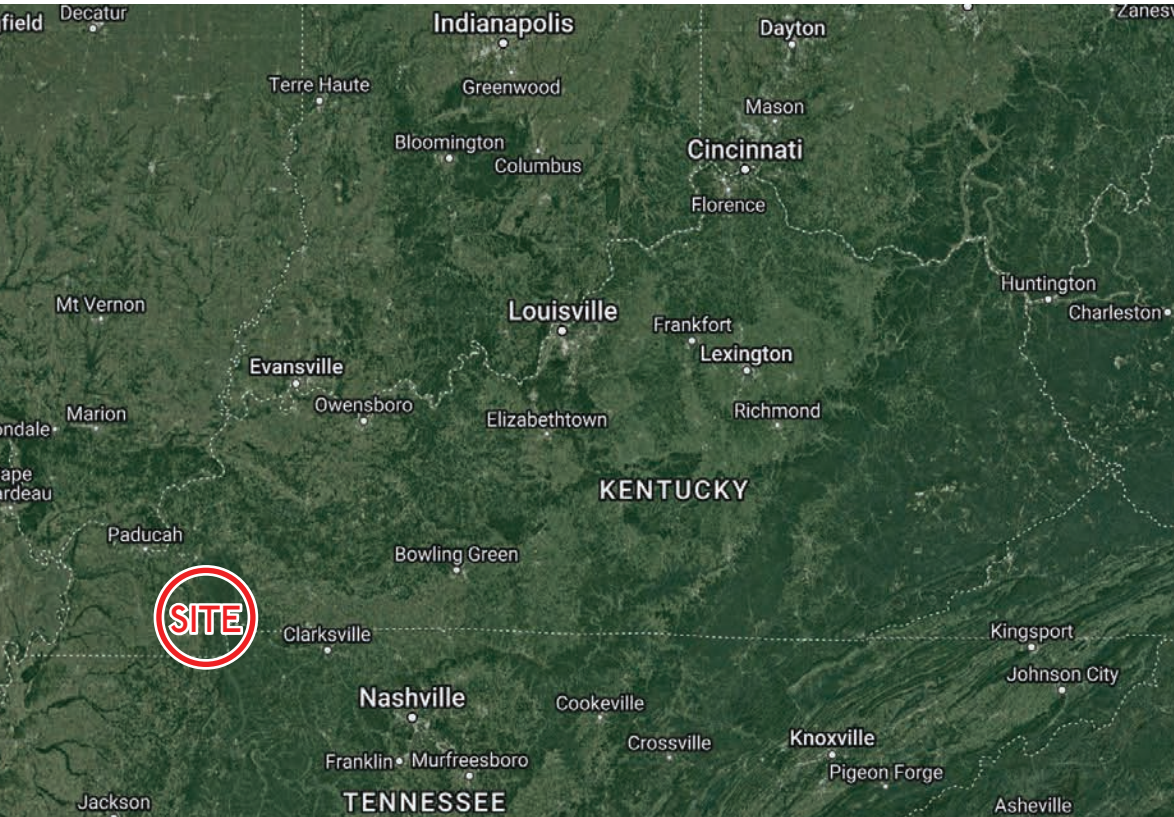
**NEW DEVELOPMENT
MURRAY CROSSING**

NORTH 12TH STREET
MURRAY, KENTUCKY

PROPERTY DESCRIPTION

**NORTH 12TH STREET
MURRAY, KENTUCKY**

Features



Proposed 38.6-acre mixed-use development in the prominent northern trade area of Murray, KY with big-box, junior anchor, inline and outparcel opportunities available



Proposed signalized intersection in front of site at North 12th Street. Site also has signalized access off Utterback Road to an additional signalized intersection to North 12th St



Site has excellent visibility from North 12 Street with prominent proposed center pylon signage



Immediate area retailers and restaurants include: Walmart, Lowe's, Kroger, Marshalls, Burke's, Big Lots, Culvers, Popeyes, Panera Bread, Cracker Barrel as well as hotels SpringHill Suites, Holiday Inn and Hampton Inn



Murray, KY is home to Murray State University with a student population of 9,427 and was named "Friendliest Small Town in America" by Rand McNally and USA Today.



Murray, KY trades to over 100,000 people and is the seat to Calloway County



1,500 to 130,000 SF
OUTLOTS
available



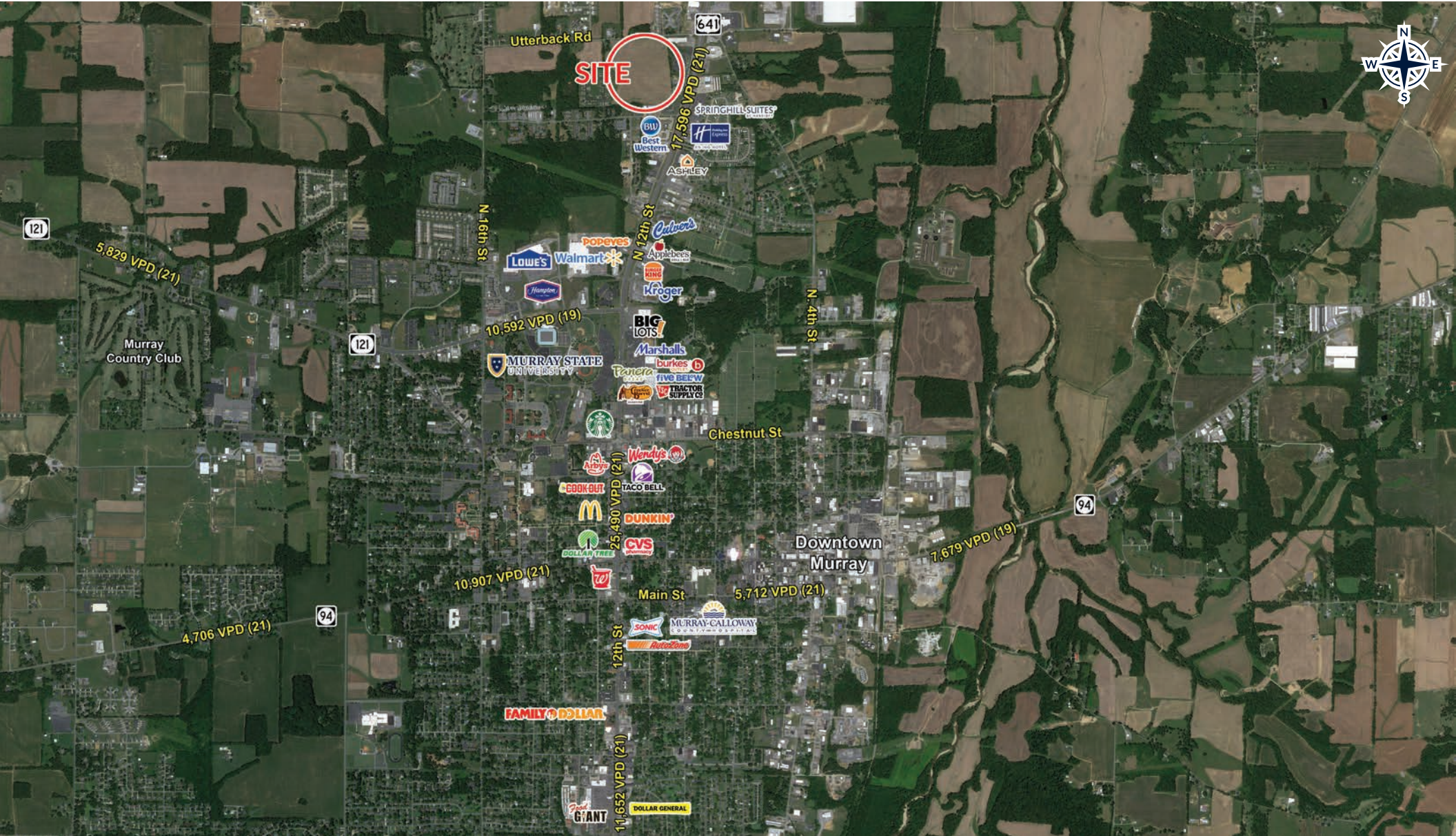
Over 17,596 (21)
VEHICLES PER DAY
on N 12th Street
in front of site

Demographics

	5 Mile	10 Miles	15 Miles	20 Miles
Population	24,134	34,797	49,014	79,800
Average HH Income	\$66,667	\$72,484	\$74,320	\$73,914

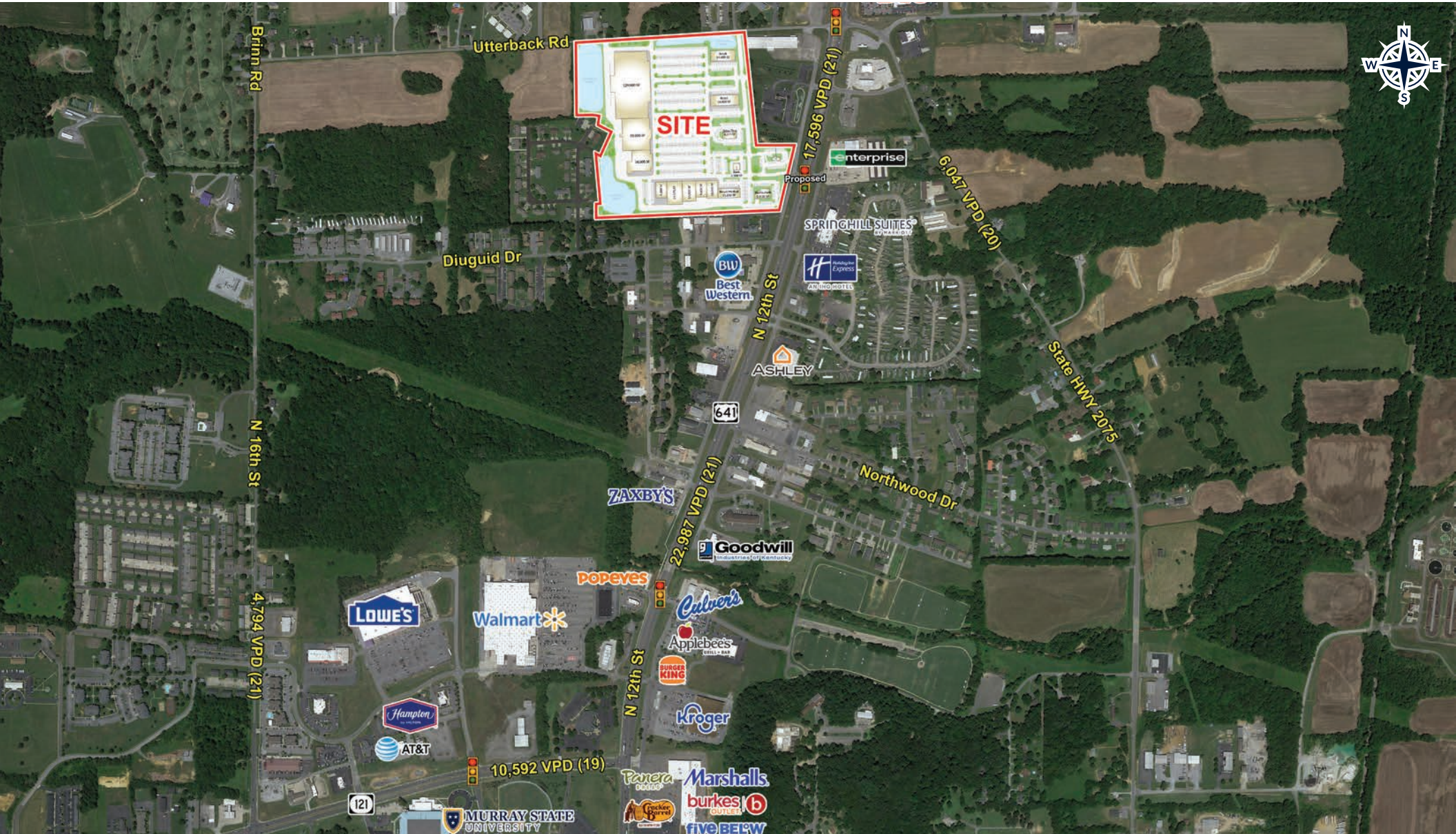
MURRAY AERIAL

NORTH 12TH STREET
MURRAY, KENTUCKY



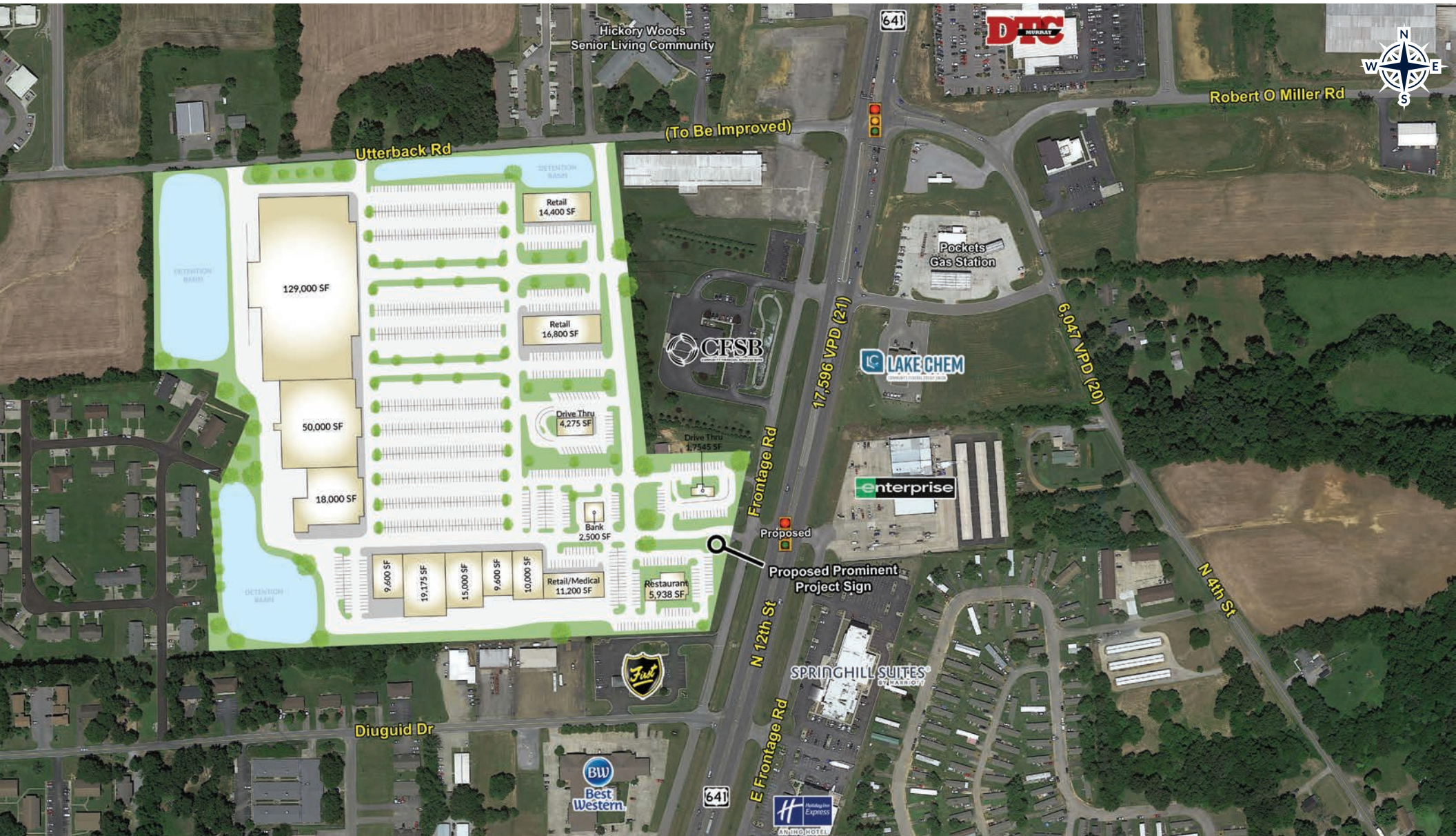
MID AERIAL

NORTH 12TH STREET
MURRAY, KENTUCKY



SITE PLAN AERIAL

NORTH 12TH STREET
MURRAY, KENTUCKY





HOGAN REAL ESTATE

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