

GROUND LEASE OR BUILD TO SUIT AVAILABLE

2031 CENTENNIAL BOULEVARD

Independence, KY 41051

17



PAPA JOHN'S

**CREWITTS CREEK
KITCHEN & BAR**



Centennial Blvd

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COMMERCIAL REAL ESTATE SERVICES

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GROUND LEASE OR BTS AVAILABLE

2031 CENTENNIAL BLVD

Independence, KY 41051

AVAILABLE: 1.01 Acres

PRICING: Call for Pricing

PROPERTY INFORMATION:

- Prime location in Downtown Independence, surrounded by national retailers
- Nearby Kroger ranks #5 in Kentucky and #24 nationally (Placer.ai)
- Publix opening soon, further strengthening the retail corridor
- Traffic light access at KY-17 and Madison Pike
- Zoned Planned Unit Development (PUD) District

TRAFFIC COUNTS:

- KY 17 Highway – 11,294 VPD
- Madison Pike – 6,255 VPD
- Harris Pike – 9,005 VPD



INDEPENDENCE, KY



Kroger
Marketplace
Placer.ai
VISITS 1.9M
RANKING:
KENTUCKY:
5/105
NATIONAL:
24/1,206

PET SUPPLIES PLUS
Minus the hassle.

H&R BLOCK

SHERWIN WILLIAMS

TireDiscounters

ACE Hardware

Frisch's

McDonald's

Kroger FUEL Center

FIFTH THIRD BANK

Heritage Bank

Valvoline

Wendy's

Snappy Tomato Pizza

Shell

Skylone

ANYTIME FITNESS

BUFFALO WILD WINGS

Walgreens

ALDI

DOLLAR TREE

DONATOS

WHIT'S FROZEN CUSTARD

AutoZone

Great Clips

BETTER BLEND

MORFENSON Family Dental

PAPA JOHN'S

Centennial Blvd

United Dairy Farmers

LA

TACO BELL

SITE

6,955 VPD

9,005 VPD

14,294 VPD

536

17

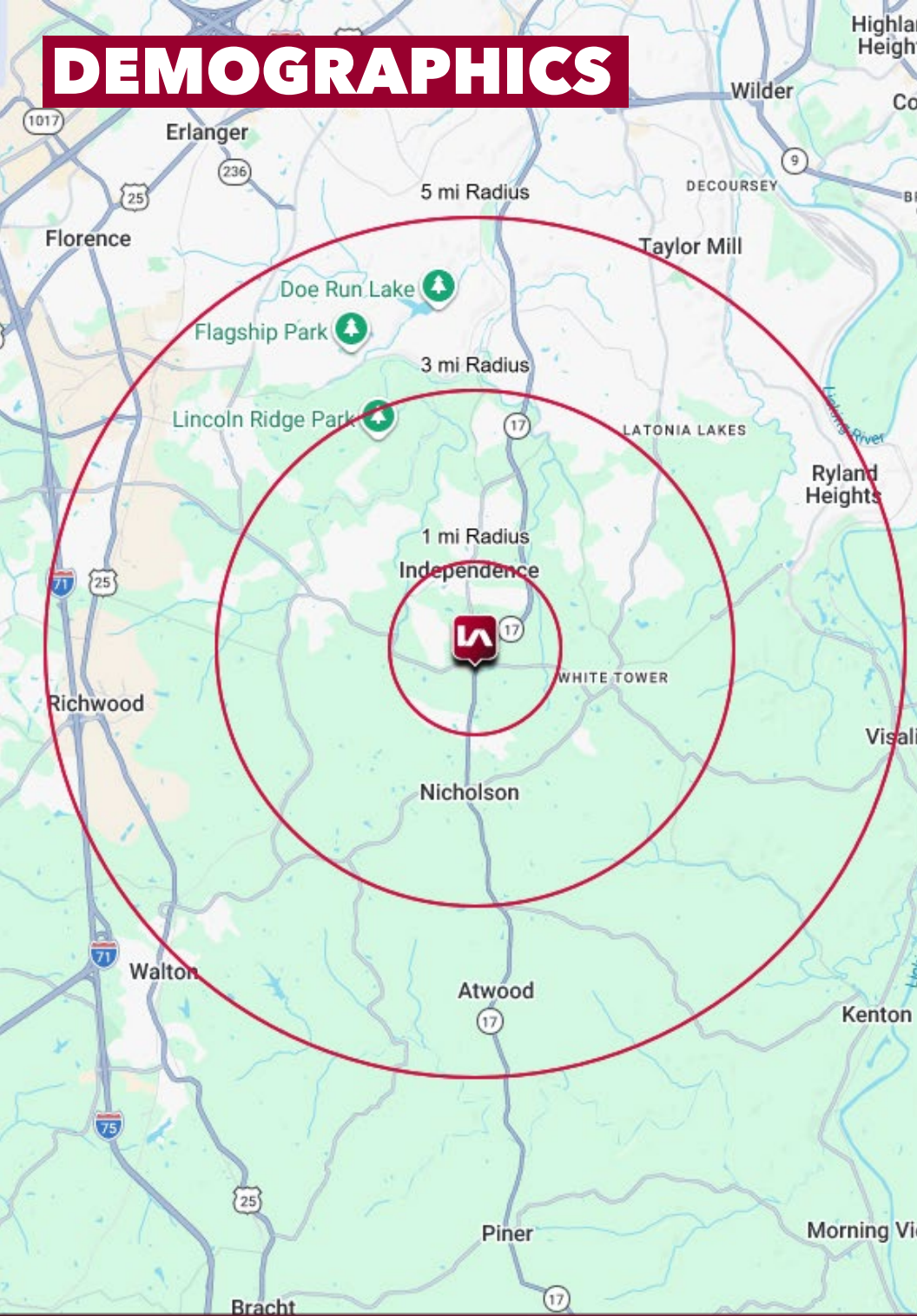
SUBWAY

Advance Auto Parts

COMING SOON!

Harris Pike

DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2025 Estimated Population	3,516	26,438	63,314
2030 Projected Population	3,604	27,730	66,104
2020 Census Population	3,815	25,451	61,945
2010 Census Population	3,256	21,677	54,809
Projected Annual Growth 2025 to 2030	0.5%	1.0%	0.9%
Historical Annual Growth 2010 to 2025	0.5%	1.5%	1.0%
HOUSEHOLDS			
2025 Estimated Households	1,349	9,243	22,419
2030 Projected Households	1,419	9,874	23,802
2020 Census Households	1,376	8,676	21,442
2010 Census Households	1,114	7,266	18,807
Projected Annual Growth 2025 to 2030	1.0%	1.4%	1.2%
Historical Annual Growth 2010 to 2025	1.4%	1.8%	1.3%
AGE			
2025 Est. Population Under 10 Years	11.2%	13.7%	13.7%
2025 Est. Population 10 to 19 Years	14.1%	14.7%	14.6%
2025 Est. Population 20 to 29 Years	10.8%	10.8%	11.7%
2025 Est. Population 30 to 44 Years	18.2%	22.1%	21.6%
2025 Est. Population 45 to 59 Years	21.0%	19.6%	18.9%
2025 Est. Population 60 to 74 Years	17.9%	14.3%	14.7%
2025 Est. Population 75 Years or Over	6.7%	4.8%	4.7%
2025 Est. Median Age	40.7	37.0	36.5
MARITAL STATUS & GENDER			
2025 Est. Male Population	49.3%	50.0%	49.8%
2025 Est. Female Population	50.7%	50.0%	50.2%
2025 Est. Never Married	31.1%	25.5%	27.4%
2025 Est. Now Married	52.7%	58.9%	55.1%
2025 Est. Separated or Divorced	13.2%	12.2%	13.8%
2025 Est. Widowed	3.1%	3.4%	3.6%
INCOME			
2025 Est. HH Income \$200,000 or More	9.6%	11.2%	11.4%
2025 Est. HH Income \$150,000 to \$199,999	14.3%	16.1%	12.0%
2025 Est. HH Income \$100,000 to \$149,999	24.2%	26.1%	26.1%
2025 Est. HH Income \$75,000 to \$99,999	18.6%	13.4%	12.9%
2025 Est. HH Income \$50,000 to \$74,999	14.8%	16.3%	17.3%
2025 Est. HH Income \$35,000 to \$49,999	7.9%	7.2%	8.2%
2025 Est. HH Income \$25,000 to \$34,999	4.1%	3.4%	4.2%
2025 Est. HH Income \$15,000 to \$24,999	3.5%	3.1%	4.4%
2025 Est. HH Income Under \$15,000	3.0%	3.1%	3.4%
2025 Est. Average Household Income	\$119,697	\$122,159	\$119,677
2025 Est. Median Household Income	\$98,551	\$106,388	\$101,358
2025 Est. Per Capita Income	\$45,930	\$42,707	\$42,395
2025 Est. Total Businesses	149	449	1,222
2025 Est. Total Employees	886	2,480	15,383