



BARNES & NOBLE

BOOKSELLERS

Mall Park Center

1824-1998 North Dixie Hwy
Elizabethtown KY 42701

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LEASING • PROPERTY MANAGEMENT • INVESTMENT SALES

HIGHLIGHTS

- Excellent Access at signalized intersection
- Anchored by TJ Maxx, Ross Dress for Less, Shoe Carnival, Old Navy, PetSmart, Barnes & Noble, Michaels, Ulta Beauty
- A+ location near other national retailers, restaurants
- Growing population - Ford to build new factory employing 5,000
- Current vacancy of 19,080 SF is 101.5' wide by 180' deep



Suite	Tenant	Square Feet	Lease Type
1900	N Touch Salon Spa	5,942	NNN
1910	Nail Tech Nail Salon	1,447	NNN
1912	Great Clips	1,447	NNN
1920	Shoe Carnival	12,000	NNN
1930	T.J. Maxx	29,862	NNN
1940	Old Navy	15,156	NNN
1944	Ulta Beauty	10,010	NNN
1950	Ross Dress for Less	30,000	NNN
1960	Lane Bryant	4,025	NNN
1970	Five Below	8,050	NNN
1972	AT&T	2,985	NNN
1980	Barnes & Noble	22,891	NNN
1990	Michael's	20,303	NNN
1992	Kirkland's	6,300	NNN
1998	Available (Overstock Furniture)	19,080	NNN

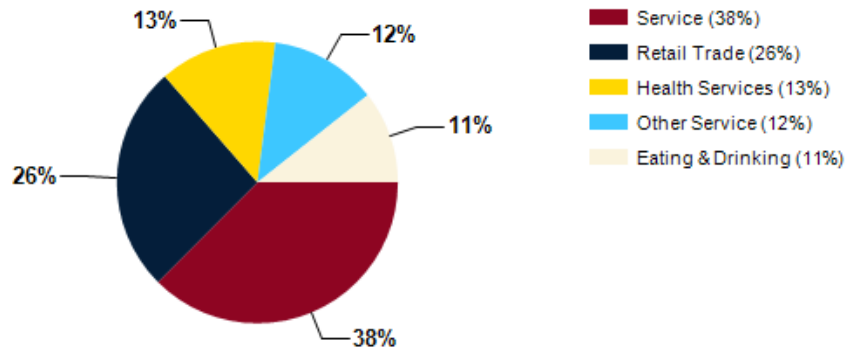
Location

- Elizabethtown Kentucky is located about 45 miles south of Louisville, KY and is benefited by having major highways I-65, Bluegrass Pkwy, Western Kentucky Pkwy enhancing access. Therefore, it serves as a regional retail hub for the population located up to a distance of 30 miles.

Fort Knox is a United State Army installation located just north which encompasses over 109,000 acres and employees thousands of personnel.

In September 2021, Ford announced that they will construct a new battery factory near Elizabethtown to employ 5,000.

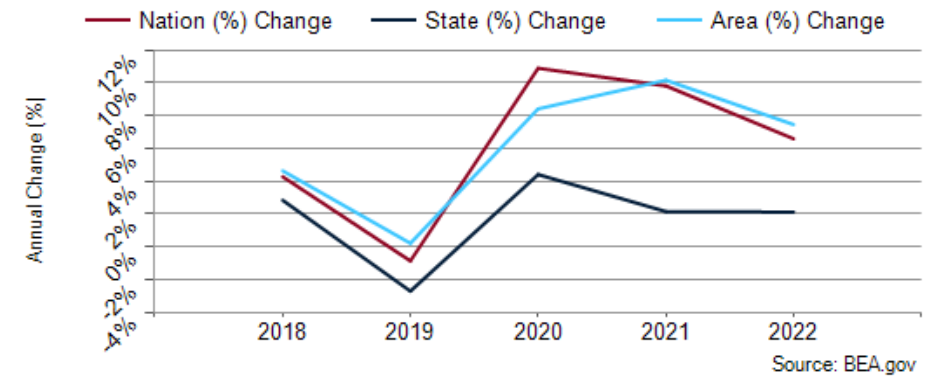
Major Industries by Employee Count

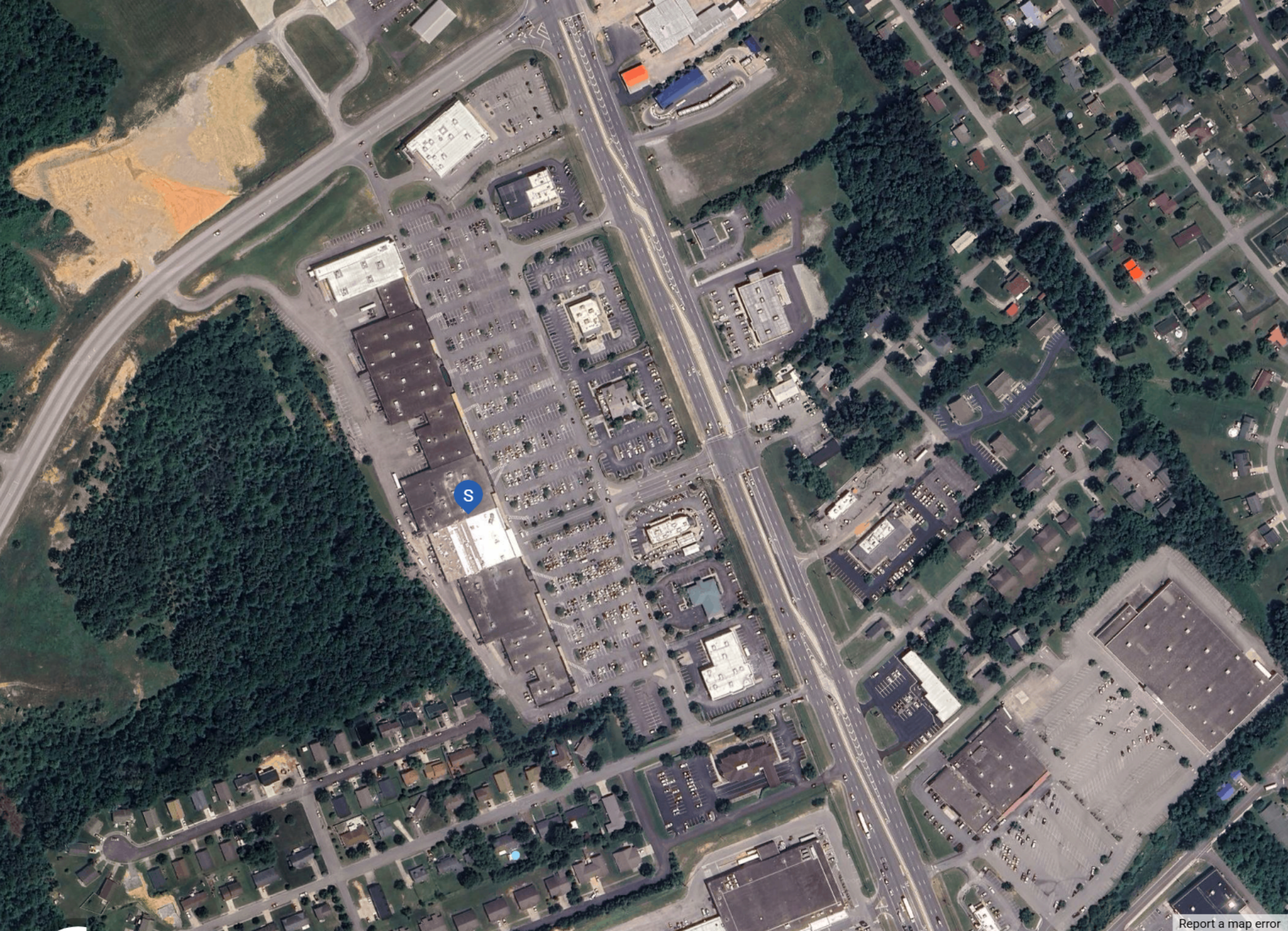


Largest Employers

Fort Knox Military Installation	40,000
Norton Healthcare	14,500
Walmart	300
Hardin County Schools	2,000
Elizabethtown Independent Schools	500
Target	200
Lowes	150
Kroger	100

Hardin County GDP Trend

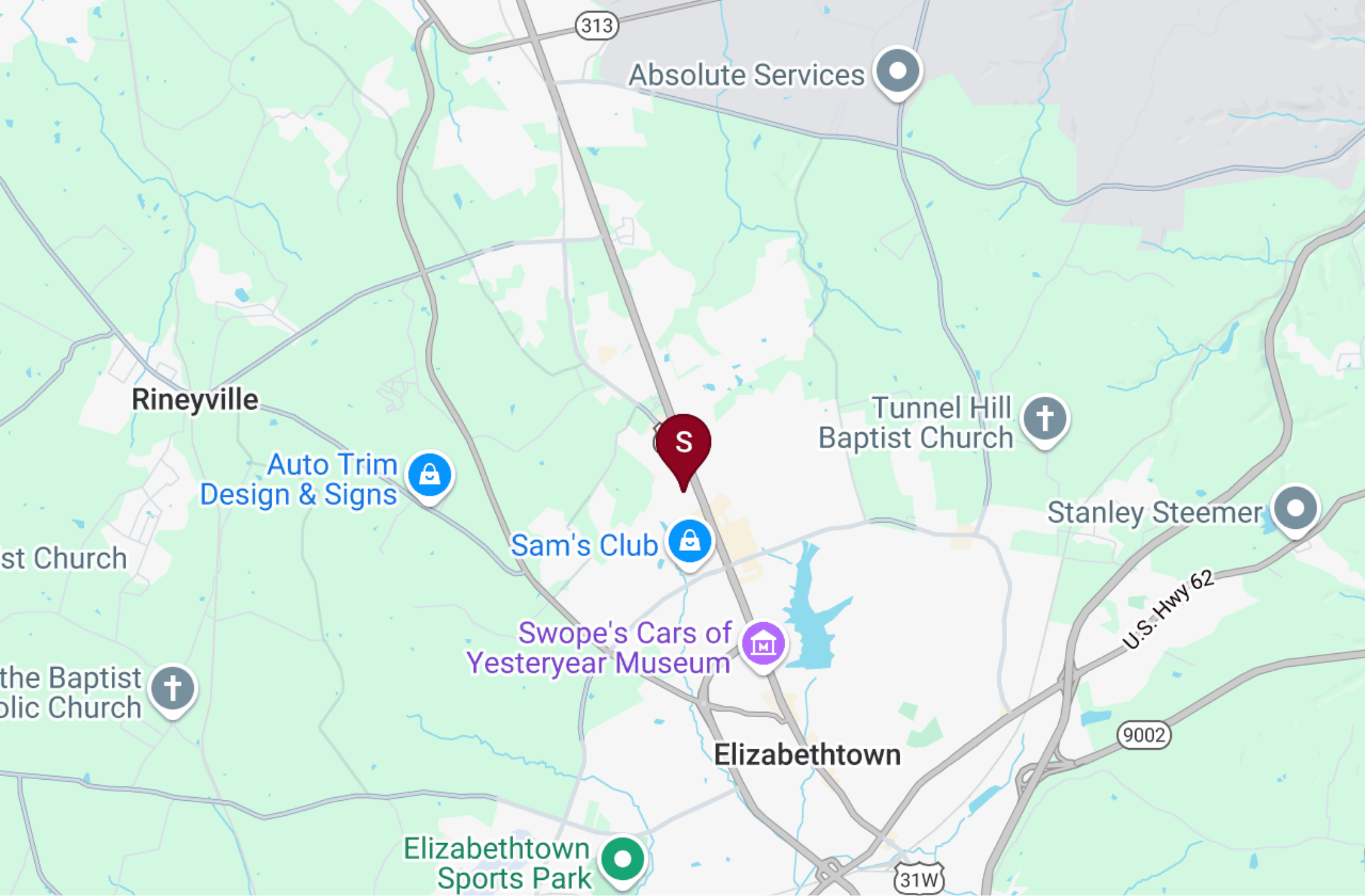




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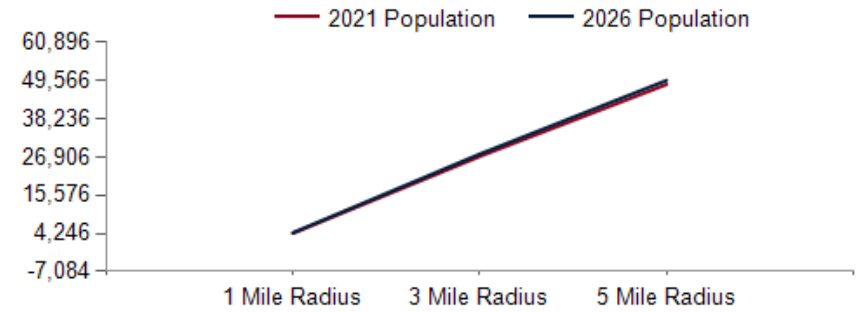


#	Property Name	Address	City
S	Mall Park Center	1824-1998 North Dixie Hwy	Elizabethtown

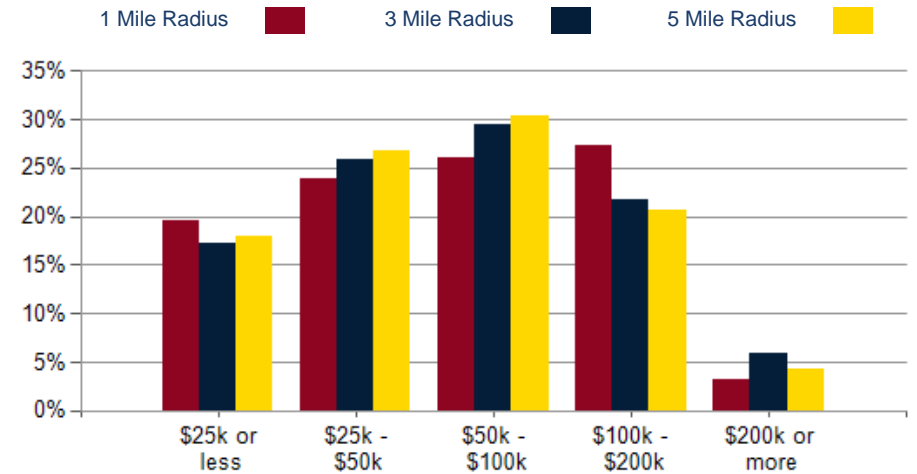
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,614	19,723	35,379
2010 Population	3,125	23,833	43,400
2021 Population	4,246	27,035	48,386
2026 Population	4,442	27,745	49,566
2021-2026: Population: Growth Rate	4.55%	2.60%	2.40%

2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	138	888	1,638
\$15,000-\$24,999	202	1,033	1,832
\$25,000-\$34,999	167	974	1,843
\$35,000-\$49,999	250	1,903	3,335
\$50,000-\$74,999	299	2,121	3,782
\$75,000-\$99,999	156	1,170	2,116
\$100,000-\$149,999	430	1,964	3,258
\$150,000-\$199,999	45	465	758
\$200,000 or greater	56	652	833
Median HH Income	\$57,429	\$57,059	\$55,041
Average HH Income	\$74,169	\$80,496	\$74,968

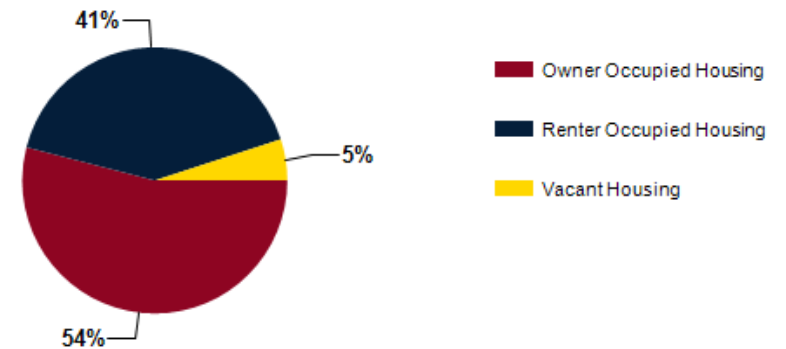
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,032	8,538	15,161
2010 Total Households	1,263	9,866	17,361
2021 Total Households	1,742	11,170	19,395
2026 Total Households	1,832	11,496	19,914
2021 Average Household Size	2.34	2.38	2.46
2021-2026: Households: Growth Rate	5.05%	2.90%	2.65%



2021 Household Income

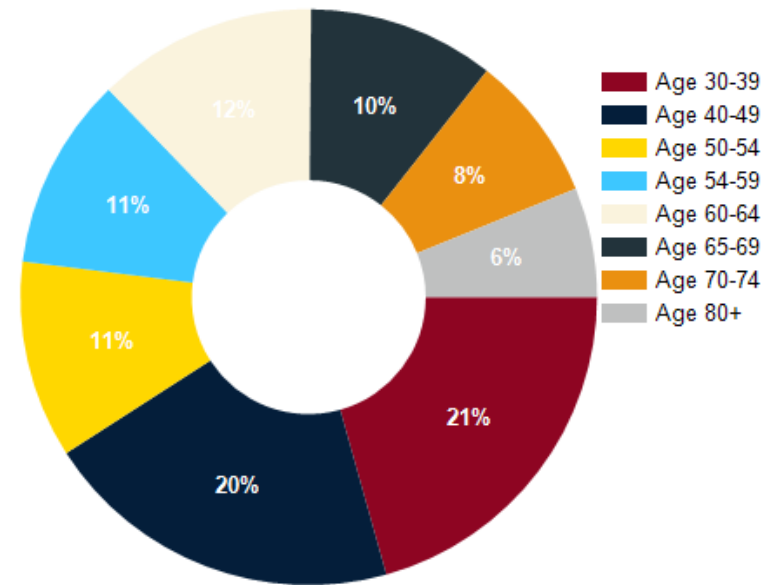


2021 Own vs. Rent - 1 Mile Radius

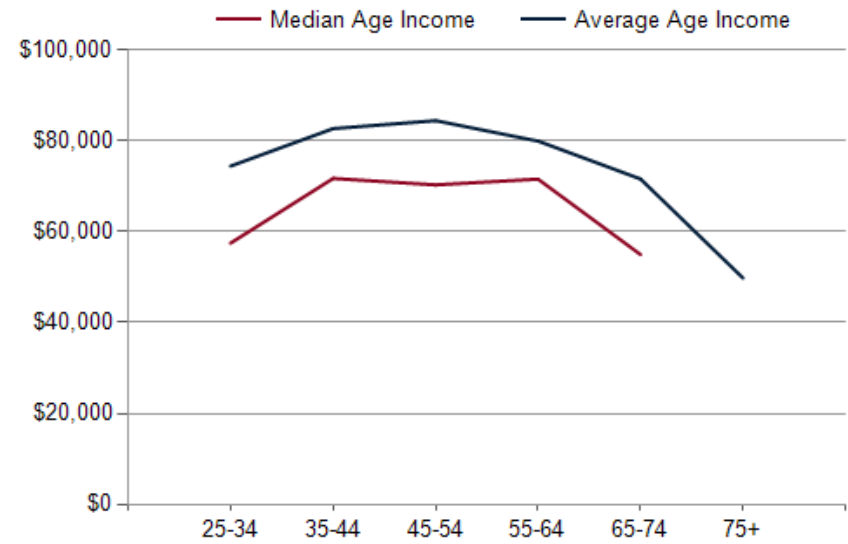


Source: esri

2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	255	1,921	3,466
2021 Population Age 35-39	276	1,904	3,382
2021 Population Age 40-44	262	1,579	2,833
2021 Population Age 45-49	258	1,589	2,864
2021 Population Age 50-54	285	1,663	2,973
2021 Population Age 55-59	278	1,812	3,321
2021 Population Age 60-64	317	1,833	3,153
2021 Population Age 65-69	269	1,543	2,612
2021 Population Age 70-74	212	1,251	2,066
2021 Population Age 75-79	158	833	1,343
2021 Population Age 80-84	117	595	937
2021 Population Age 85+	161	715	1,058
2021 Population Age 18+	3,341	20,973	37,078
2021 Median Age	44	40	39
2026 Median Age	44	40	39



2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$57,495	\$56,221	\$54,168
Average Household Income 25-34	\$74,452	\$81,254	\$74,434
Median Household Income 35-44	\$71,731	\$66,939	\$63,710
Average Household Income 35-44	\$82,719	\$91,969	\$84,056
Median Household Income 45-54	\$70,320	\$71,459	\$67,622
Average Household Income 45-54	\$84,479	\$92,368	\$85,903
Median Household Income 55-64	\$71,588	\$66,417	\$61,689
Average Household Income 55-64	\$79,973	\$86,240	\$80,223
Median Household Income 65-74	\$54,968	\$55,140	\$52,540
Average Household Income 65-74	\$71,627	\$74,699	\$70,233
Average Household Income 75+	\$49,814	\$55,793	\$52,356



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Exclusively Marketed by:

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