

# 9 E. ARCH ST.

9 E. ARCH ST., MADISONVILLE, KY 42431

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Discover the vibrant community surrounding 9 E. Arch St. in Madisonville, KY, offering a bustling retail scene and a prime location for a Retail/Strip Center tenant. Nearby, the bustling Downtown district features a charming mix of local shops, restaurants, and entertainment venues, attracting a steady flow of foot traffic. The property's proximity to key attractions such as Ruby Laffon School of Imagination and the popular Gospel Mission Outreach provides an excellent opportunity for retailers to tap into a diverse customer base. With its excellent visibility and accessibility, the area presents an ideal setting for a retail destination to thrive and become a staple in this dynamic neighborhood.

### PROPERTY HIGHLIGHTS

- Professional property management to address tenant needs promptly
- ADA compliant facilities for accessibility and inclusivity
- Convenient access from major roads and highways

### OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	5
Available SF:	2,000 - 6,000 SF
Building Size:	16,980 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,163	7,268	10,624
Total Population	3,922	14,829	22,305
Average HH Income	\$35,335	\$46,469	\$49,665

Presented By:

**Legacy Commercial Property**

847.904.9200

info@legacypro.com



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ADDITIONAL PHOTOS



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**LEGACY**  
COMMERCIAL PROPERTY

209 Powell Place  
Brentwood, TN 37027  
<http://legacypro.com>



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PLANS



## LEGEND

Available

Unavailable

## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,000 - 6,000 SF	Lease Rate:	Contact Broker for Pricing

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
9 E Arch St	Available	3,000 SF	NNN	Contact Broker for Pricing	-
9 E Arch St	Marco's Pizza	1,501 SF	NNN	-	-
9 E Arch St	BrightView	4,479 SF	NNN	-	-

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## RETAILER MAP



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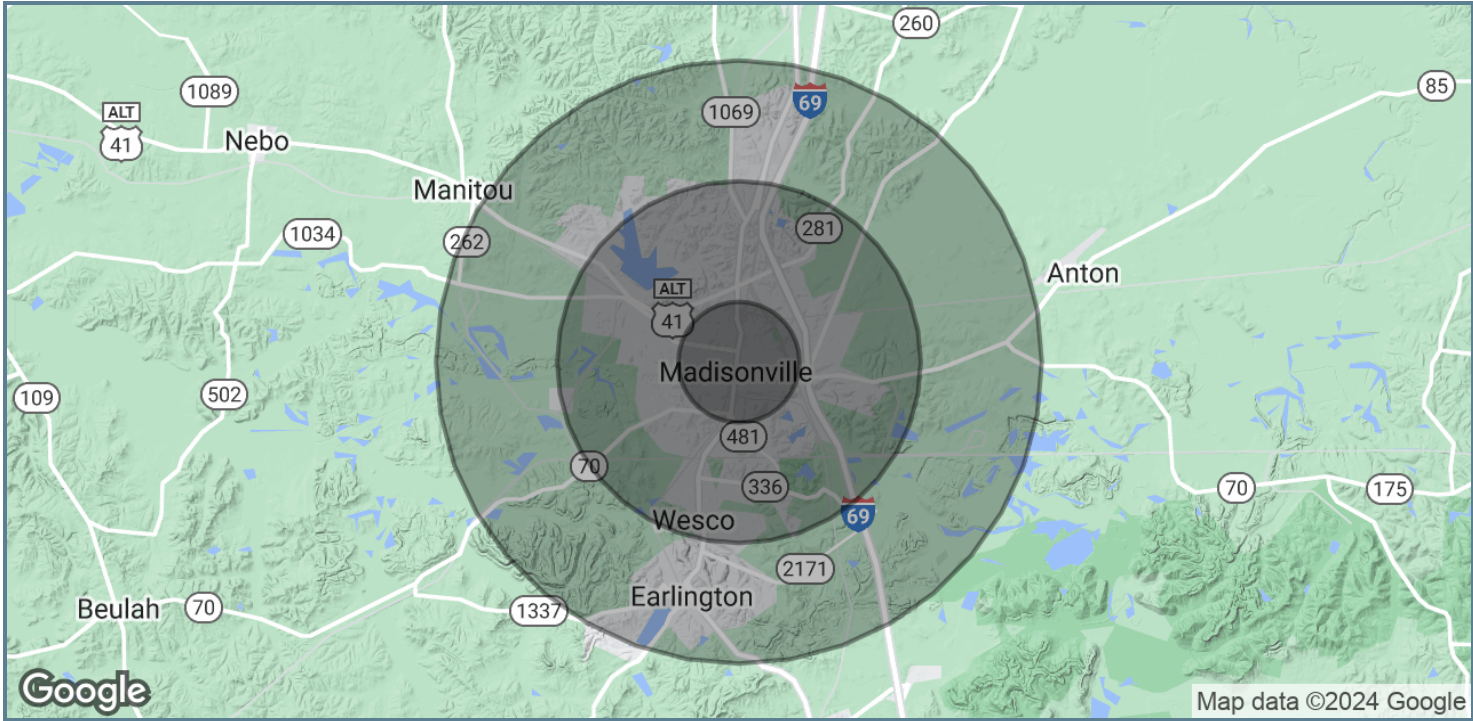
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,922	14,829	22,305
Average Age	33.8	37.7	38.1
Average Age (Male)	30.9	36.1	36.0
Average Age (Female)	38.9	41.1	41.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,163	7,268	10,624
# of Persons per HH	1.8	2.0	2.1
Average HH Income	\$35,335	\$46,469	\$49,665
Average House Value	\$67,636	\$103,481	\$112,382

2020 American Community Survey (ACS)







**LEGACY**  
COMMERCIAL PROPERTY

## Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves in operating quickly and have a proven track record of helping you find the best locations in every market.

### Your Go-to Expansion Partner

#### Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

#### Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

### Our National Tenants

**DOLLAR GENERAL**



## Why Legacy



#### Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



#### One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



#### Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



#### True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

