

Available  
1,716 SF | \$23.50 SF/yr  
Retail Space



## Jimmy Johns Center

336 Rettig Rd Henderson, Kentucky 42420

### Property Highlights

- Prime location with high visibility at a stop light intersection
- Highway 41 Frontage
- Customizable interior for versatile usage
- Ample parking for employees and customers
- Versatile layout to accommodate diverse business needs
- Ideal for launching a new venture or expanding an existing business
- NNN expense Estimate - CAM \$1.21, RET \$4.93, INS \$1.63



### Offering Summary

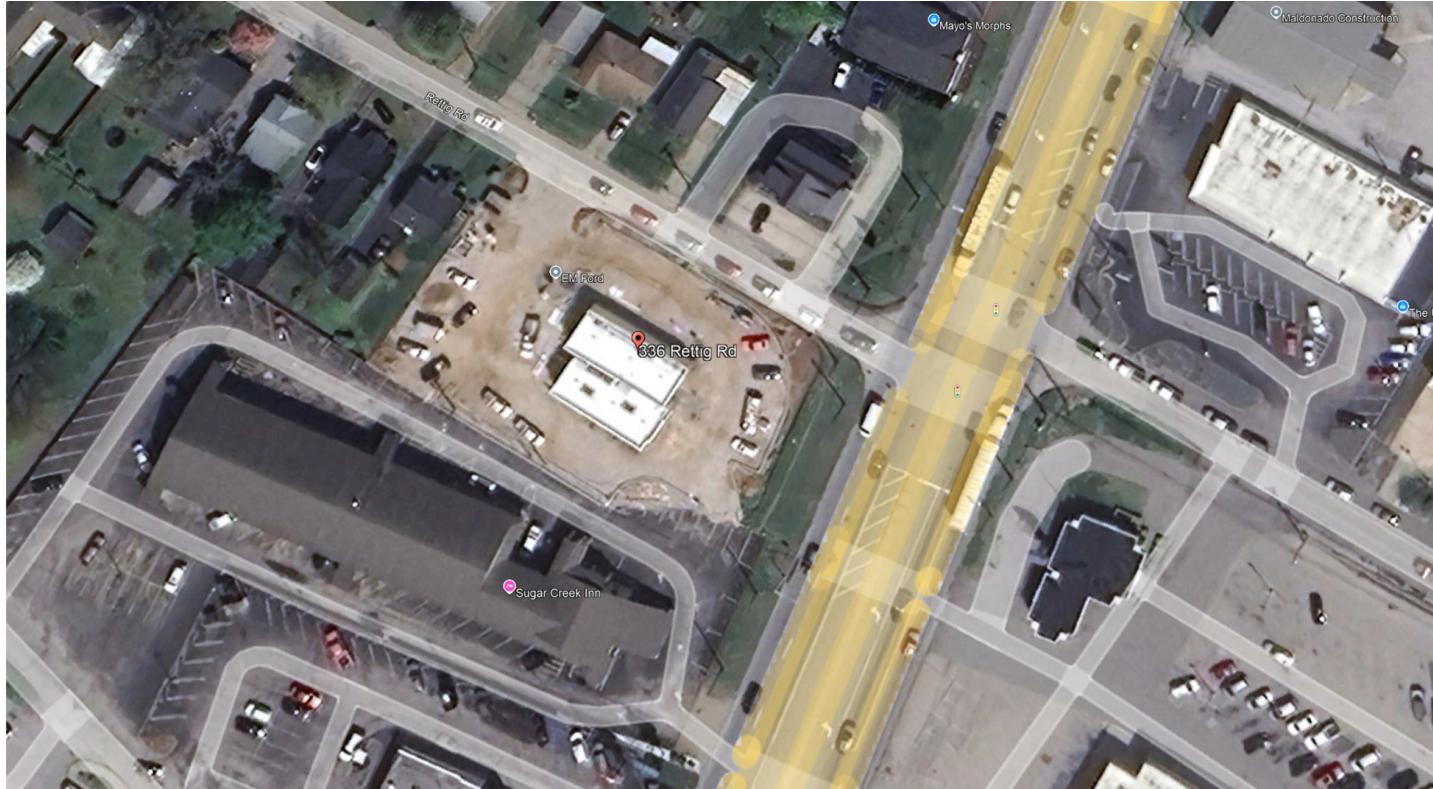
|                |                     |
|----------------|---------------------|
| Lease Rate:    | \$23.50 SF/yr (NNN) |
| Building Size: | 3,516 SF            |
| Available SF:  | 1,716 SF            |
| Lot Size:      | 13,665 SF           |

### For More Information

**Scott Hyatt, CCIM**

Senior Advisor

O: 812 900 7661 | C: 812 430 4989  
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**Location Advantages**

- Highway 41 Frontage
- National Franchise
- Stop light intersection

**Flexible Deal Structures**

- Delivered in a cold shell condition. Ready for Tenant's layout and design
- Significant tenant allowance available for qualified tenant on long term lease
- Minimum 5 Year Term

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**FLYER** | Jimmy Johns Center 336 Rettig Rd Henderson, KY 42420