



New Construction Retail Space

11184 Kentucky 44

Mt Washington, Kentucky 40047

Spaces

Suite 200

Rate

\$28.00 - 30.00 SF/yr

Size

1,458 SF

Property Highlights

- New Construction +/-5,000 SF Retail Building anchored by Jimmy John's
- +/-1,458 SF inline space for lease
- 36 proposed onsite parking spaces
- Located in Mount Washington near the intersection of US 31E/150 and KY Hwy 44 in the midst of major retail corridor
- Directly adjacent to Bullitt East High School (1,618 Students)
- Just minutes away from the heart of downtown Mount Washington
- With a Kroger, and numerous national retailers nearby, this prime location offers maximum exposure to a steady flow of potential customers
- The area's growing population and flourishing economy make it an ideal destination for retailers seeking to expand their presence in this thriving market

For More Information

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For Lease

1,458 SF | \$28.00 - 30.00 SF/yr

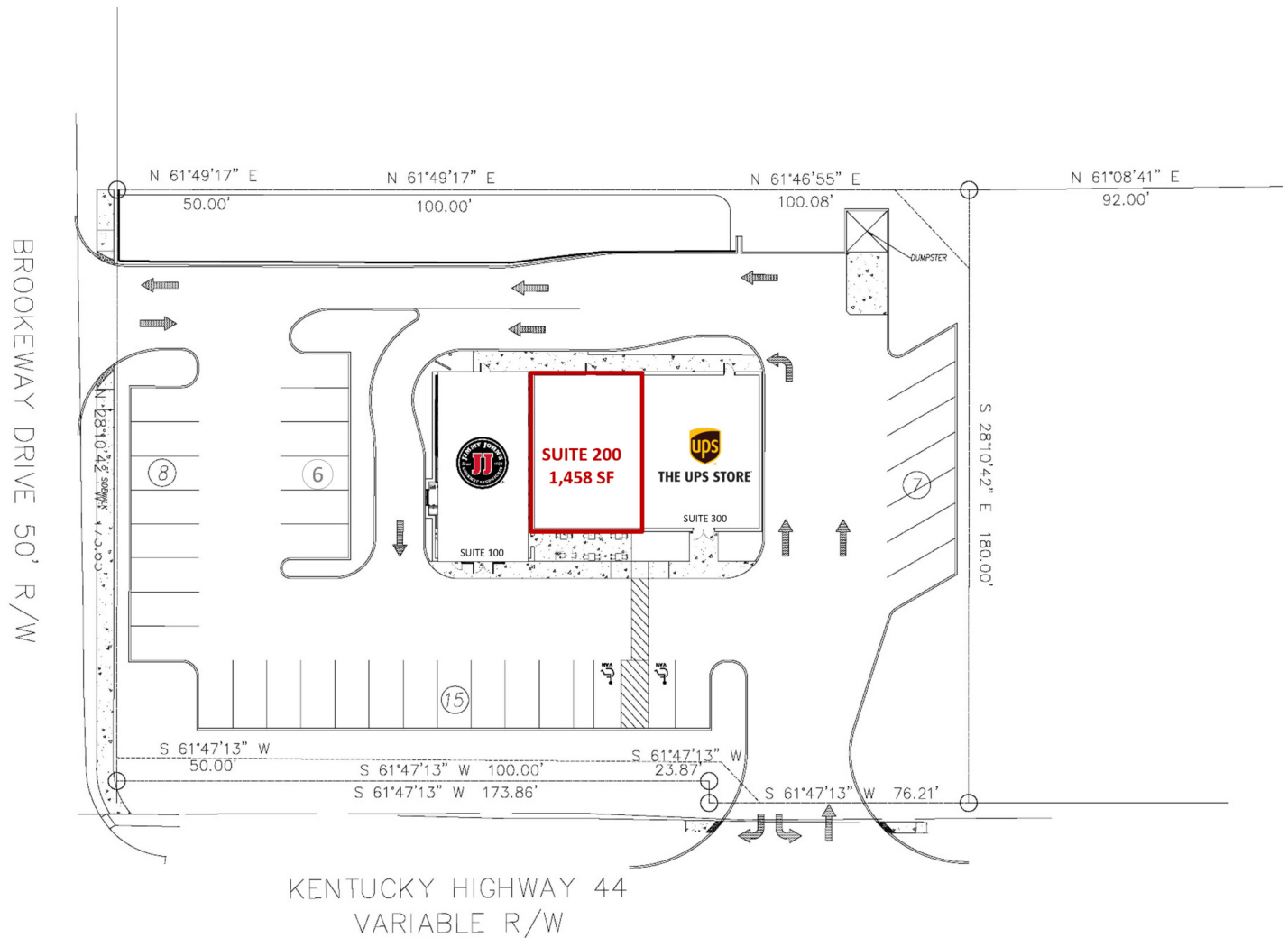
Retail Space



For Lease

1,458 SF | \$28.00 - 30.00 SF/yr

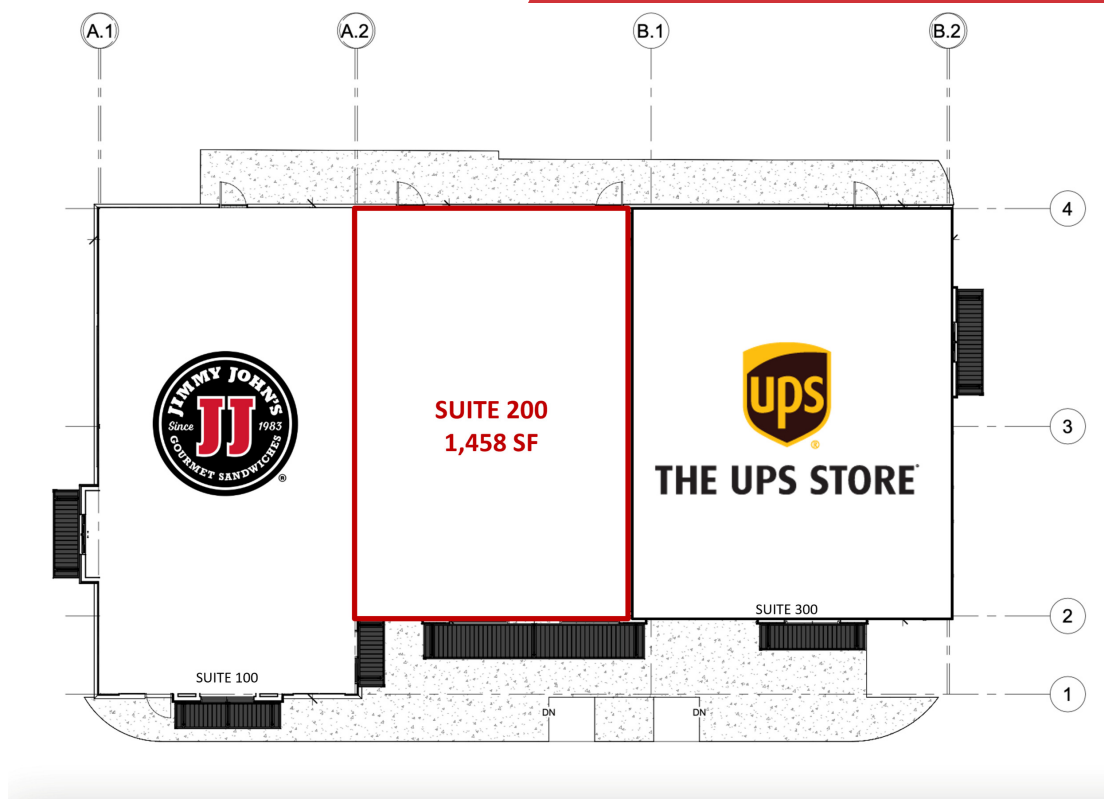
Retail Space



For Lease

1,458 SF | \$28.00 - 30.00 SF/yr

Retail Space



Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,458 SF	Lease Rate:	\$28.00 - \$30.00 SF/yr

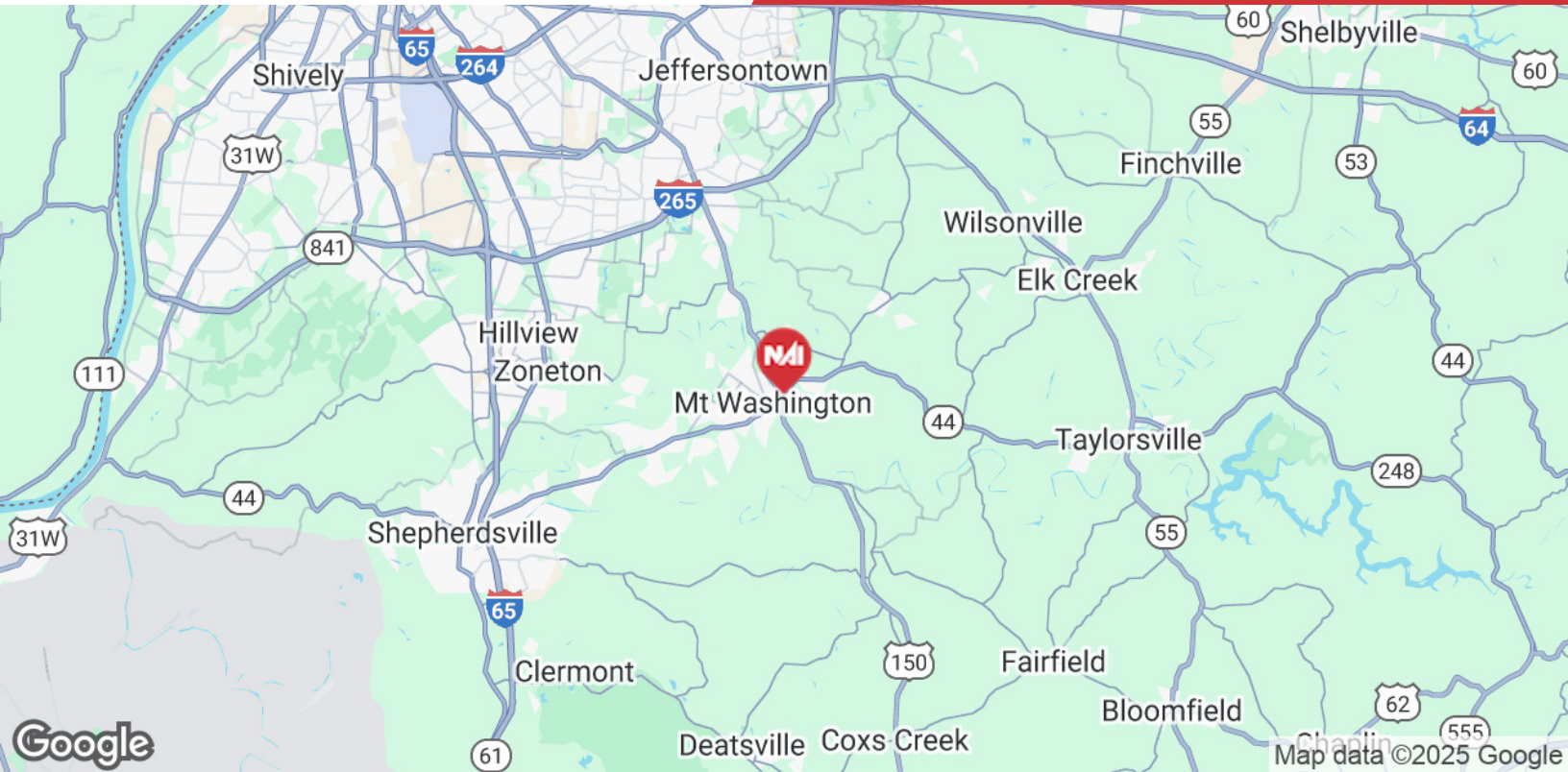
Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate
Suite 200	1,458 SF	NNN	\$28.00 - \$30.00 SF/yr

For Lease

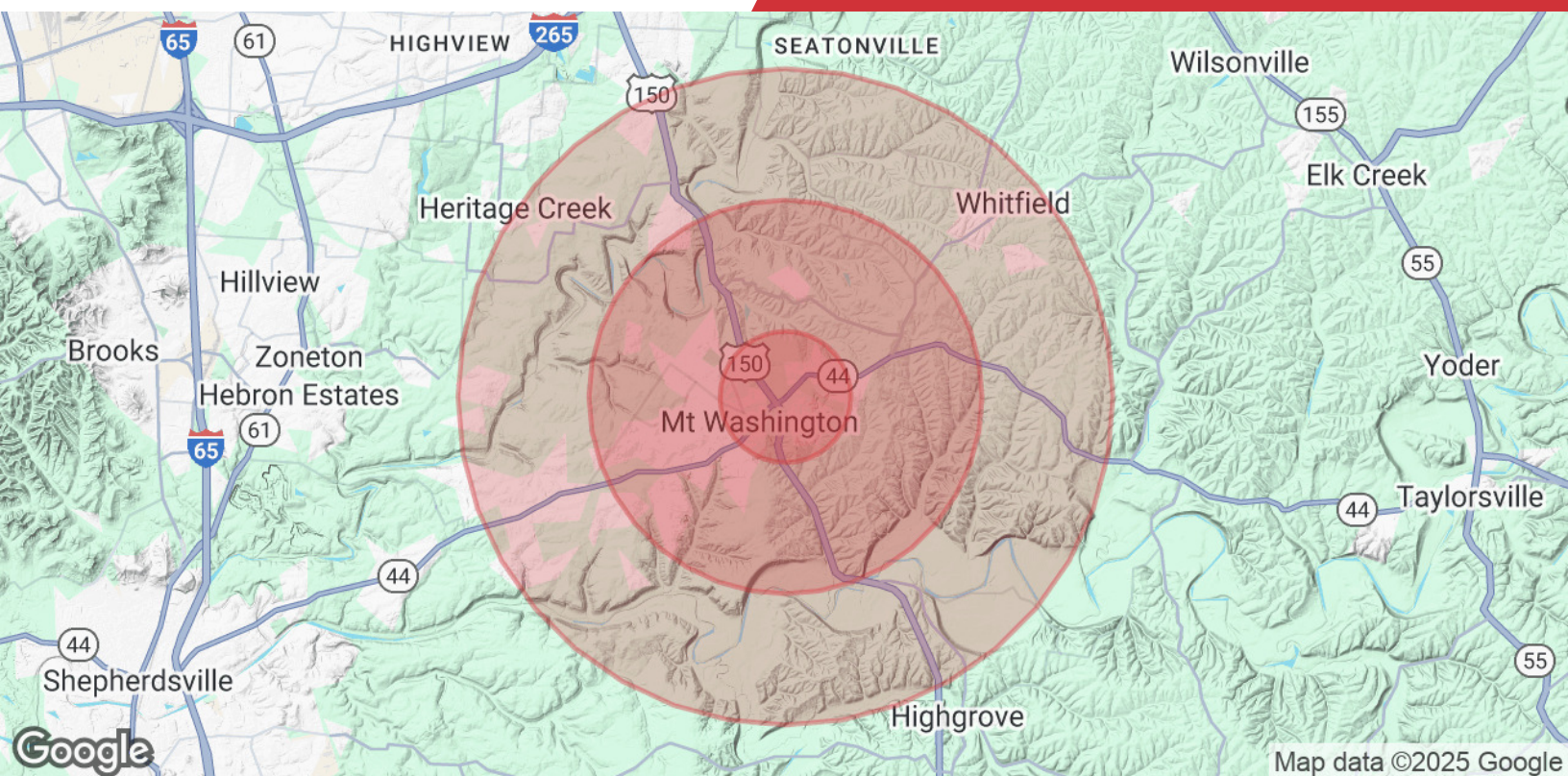
1,458 SF | \$28.00 - 30.00 SF/yr

Retail Space



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Population

	1 Mile	3 Miles	5 Miles
Total Population	4,131	19,403	38,133
Average Age	41	40	41
Average Age (Male)	39	39	40
Average Age (Female)	42	42	42

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	1,664	7,536	14,537
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$84,240	\$95,736	\$107,170
Average House Value	\$294,524	\$291,489	\$329,083

Demographics data derived from AlphaMap