

**BERKSHIRE
HATHAWAY**
HOMESERVICES

PROFESSIONAL
REALTY

1834 Declaration Drive

Independence, KY 41051

Exclusively Represented By:

Jim Carmichael

Broker

859 444 4177

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RETAIL SPACE FOR LEASE



Property Description

Looking for the perfect spot for your business? This 2,000 SF retail space in the bustling Kroger Marketplace Center offers incredible visibility, strong foot traffic, and a thriving commercial environment. Previously home to The Doll House Salon and Shears Edge Salon, this space is already built out for a salon, spa, or personal services business but can easily be reimagined for retail, medical, or professional office use.

Location Description

Prime 2,000 SF Retail Space in High-Traffic Kroger Marketplace Center – 1834 Declaration Dr, Independence, KY

Property Highlights

- Prime Location – Situated in one of Independence's busiest retail hubs with Kroger as the anchor tenant.
- Turnkey Salon Buildout – Ideal for a salon or spa, but flexible for other retail or office uses.
- High Visibility & Traffic – Benefit from strong customer flow from surrounding businesses.
- Ample Parking – Easy access for customers and employees.
- Rapidly Growing Area – Independence, KY, is booming with new development and a strong customer base.

Offering Summary

Lease Rate:	\$15.50 SF/yr (NNN)
Available SF:	2,000 SF
Building Size:	166,625 SF

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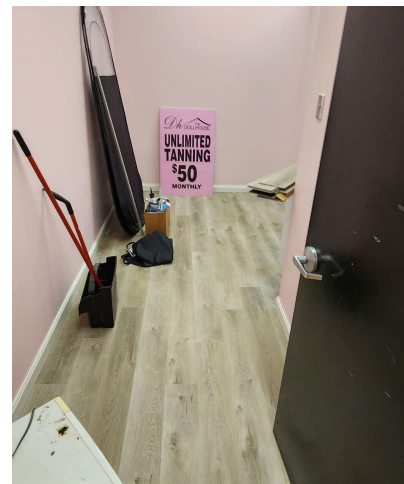
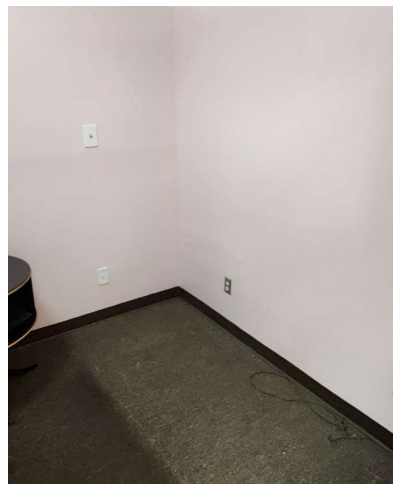
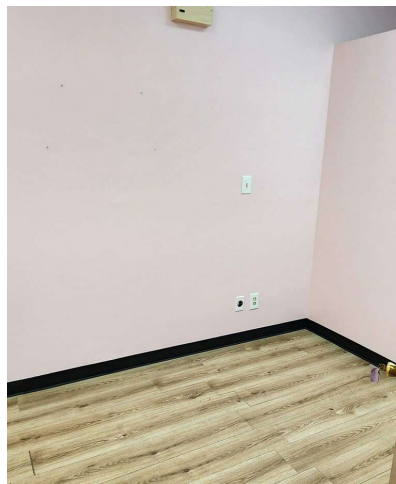
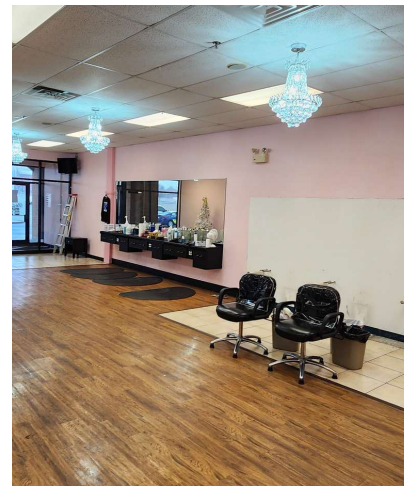
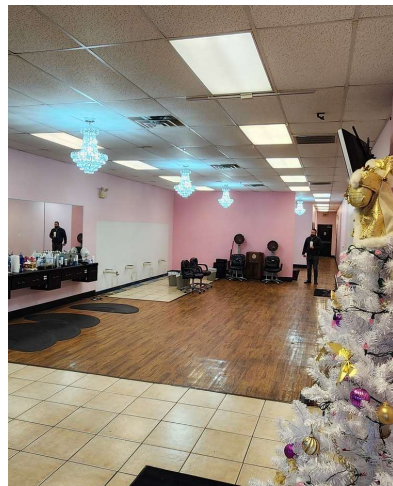
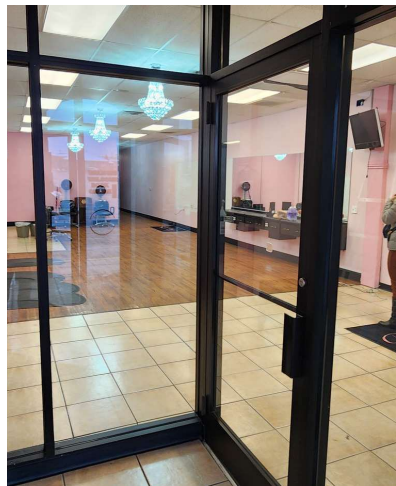
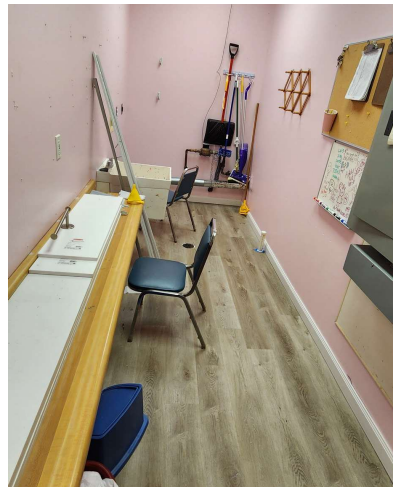
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Additional Photos



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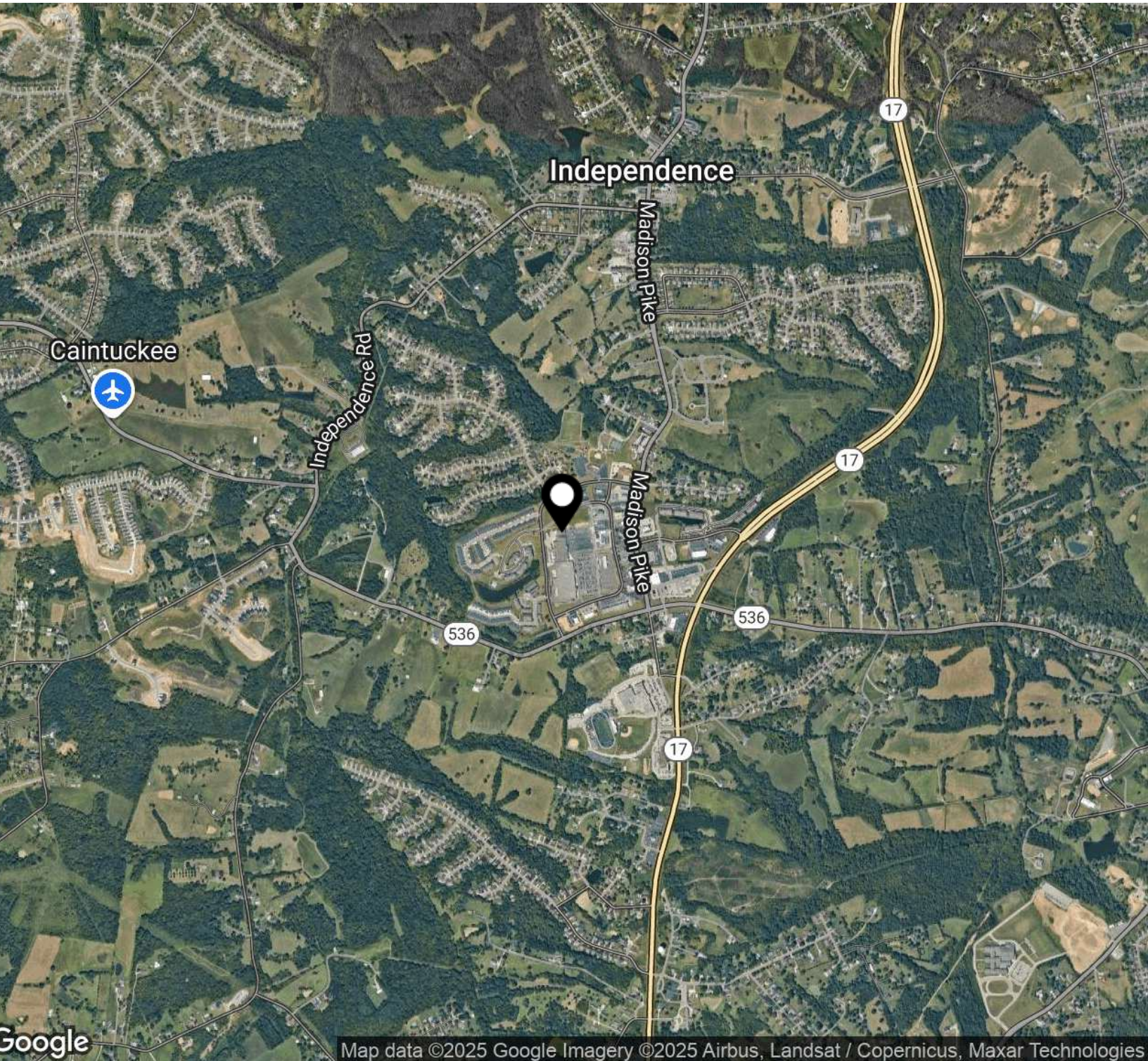
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Location Map



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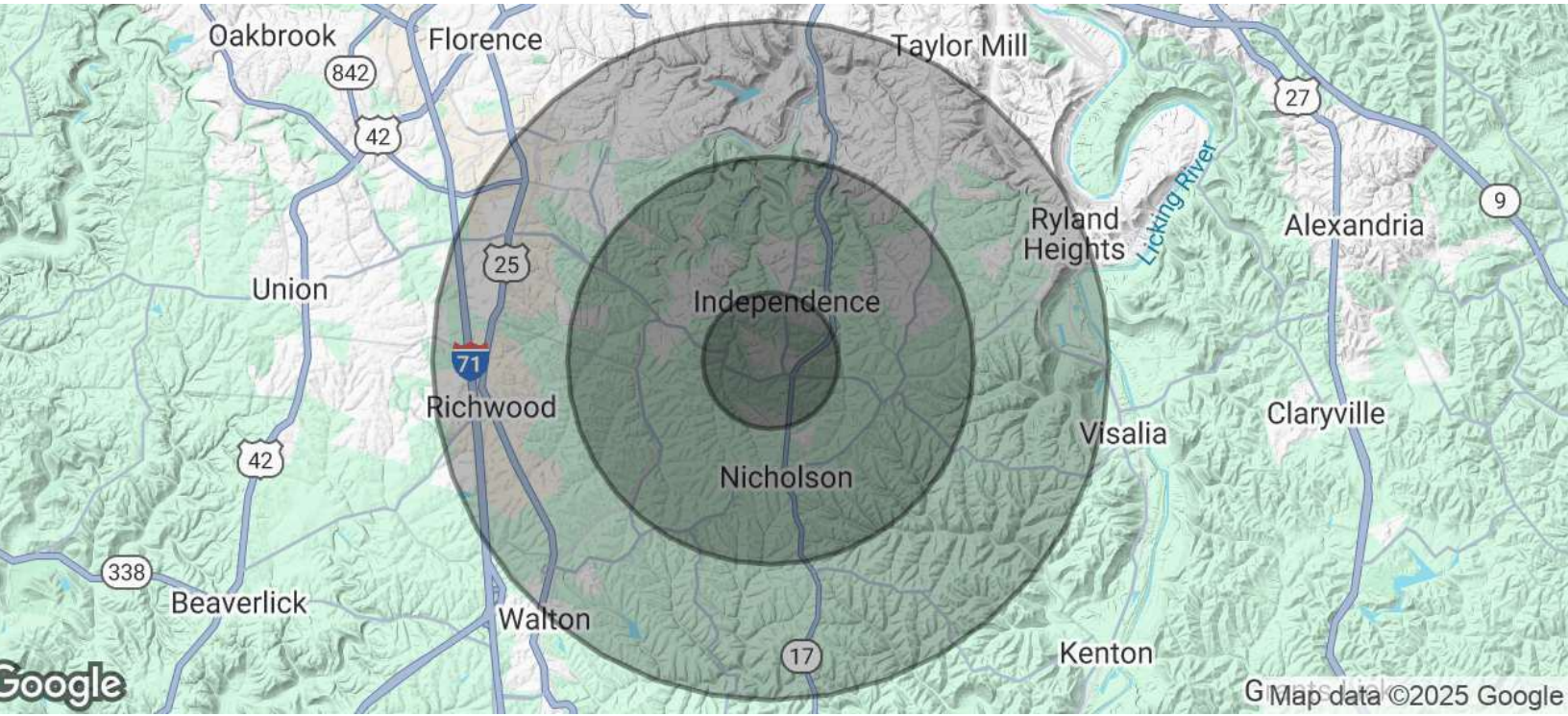
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Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	3,792	26,133	66,049
Average Age	40	37	37
Average Age (Male)	39	36	37
Average Age (Female)	41	38	38
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,430	8,880	22,936
# of Persons per HH	2.7	2.9	2.9
Average HH Income	\$104,593	\$108,177	\$106,660
Average House Value	\$262,901	\$288,156	\$276,932

Demographics data derived from AlphaMap

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