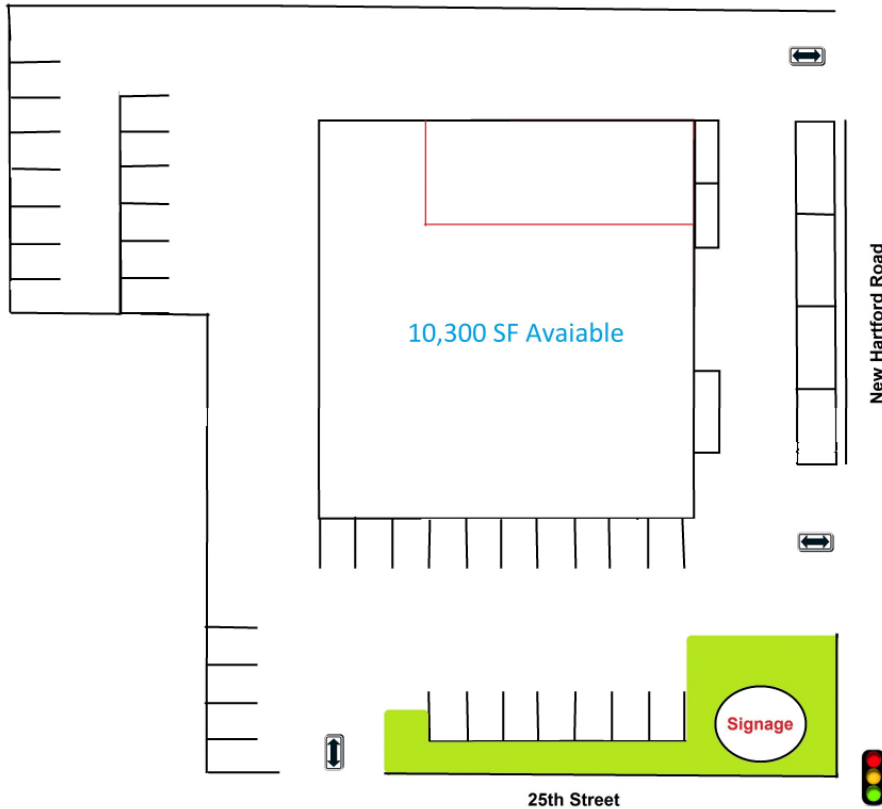


**PRIME SPACE AVAILABLE FOR LEASE****2430-2440 New Hartford Road, Owensboro, KY 42303****Neighborhood Center****Property Description**

Space Available: +/- 10,300 sf
Building Size: +/- 10,300 sf
Parking: 4:1,000

Space Breakdown

- 7,300sf Retail Space
- 3,000sf Built-out Office Space
- Total of 10,300sf Available

Location Overview

Excellent location and visibility on a **signalized intersection** on two major roadways along New Hartford Road and 25th Street. A National pharmacy occupied this space for over 23 years but closed due to a merger and a nearby location. Strong reported sales at this location. The center is directly across the street from the national grocer, IGA.

In the immediate proximity are other national retailers, including O'Reilly Auto Parts, Dollar General, BB&T, US Bank, Marathon Oil, and Burger King.

This is a dream location as the neighborhood center sits in a high traffic area with excellent street visibility, surrounded by homes. This is a one-of-kind location.

Highlights

- Signalized Intersection
- Surrounded by homes and offices
- 3 Points of Ingress/Egress
- Across from a National Grocer, IGA
- Strong Demographics
- Excellent Location and Visibility

Lease Terms

Lease Rate: Call For Details
Lease Type: NNN (Extremely Low)
Lease Term: Negotiable

Aerial & Demographics



Area Demographics

Population Trend	1 mi	3 mi	5 mi
2000 Population	10,975	52,771	66,823
2010 Population	11,349	55,974	71,323
2013 Population	11,460	57,225	72,993
2018 Population	11,544	58,854	75,442
Households Trend	1 mi	3 mi	5 mi
2000 Households	5,220	21,961	27,354
2010 Households	5,292	23,365	29,389
2013 Households	5,275	23,595	29,702
2018 Households	5,343	24,412	30,889
2013 Income	1 mi	3 mi	5 mi
Per Capita	\$18,609	\$21,866	\$22,345
Household: Median	\$31,571	\$38,002	\$41,119
Household: Average	\$39,973	\$50,710	\$53,068

This information has been secured from sources we believe to be reliable, however we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Lessee must verify the information and bears all risk for any inaccuracies.