

For Lease

Barren River Plaza



STARBUCKS COFFEE Now Open!

312 - 378 North L Rogers Well Blvd
Glasgow, Barren County, Kentucky, 42141

For More Information:

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Barren River Plaza

Executive Summary



Property Details

Center GLA	+/-350,000 SF
Suite 50/60	+/-1,380-3,000 SF
Suite 125	+/-2,189 SF
Suite 376	+/-17,163 SF

Location Map



Demographics

	3 Miles	5 Miles	10 Miles
Total Households:	6,788	8,927	15,437
Total Population:	16,166	21,692	38,358
Average HH Income:	\$43,741	\$47,920	\$51,873
Median HH Income:	\$29,949	\$38,571	\$41,212



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Property Description

PROPERTY OVERVIEW

NAI Isaac is pleased to present Barren River Plaza, a +/-350,000 SF retail shopping center, the largest in Glasgow. The center is anchored by Ruler Foods by Kroger, Marshalls, Burke's Outlet, Five Below, and TJ Samson Community Hospital Health Pavilion. The Pavilion is a +/-230,000 SF state of the art medical center with an average of 25,000 patient visits per month.

LOCATION OVERVIEW

Glasgow, Barren County, Kentucky is in south-central Kentucky near I-65, about 90 miles south of Louisville and 90 miles northeast of Nashville. Mammoth Cave National Park includes the world's longest cave, with more than 300 miles of mapped passageways and attracts some 2 million visitors annually. The caves were first explored by Indians thousands of years ago. Mammoth Cave National Park also includes 30 miles of rugged trails, 52,000 acres of hardwood forests, camping, canoeing, fishing, and picnicking.

Barren River Lake Resort Park, located on U.S. Highway 31E, includes 51 lakeview rooms, 22 cottages, an 18 hole golf course, a full-service marina, horseback riding, bike trails, tennis courts, and a campground. The 10,000-acre lake includes a public sand beach.



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Complete Highlights



PROPERTY HIGHLIGHTS

- +/-350,000 SF retail shopping center
- Starbucks Coffee NOW OPEN!
- +/-1,380 SF, 3,000 SF and 17,163 SF for lease
- Anchored by Ruler Foods by Kroger, Marshalls, Burke's Outlet, Five Below, and TJ Samson Community Hospital Health Pavilion
- The Health Pavilion is a +/-230,000 SF state of the art medical center with an average of 25,000 patient visits per month
- Nearby retailers and restaurants include Lowe's, Rural King, Ollie's Bargain Outlet, Dollar General, McDonalds, Wendy's, Taco Bell and Colton's Steakhouse
- Ample parking
- Average daily traffic count of +/-19,136 ('23) near the site
- Local responsive property management



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Barren River Plaza

Additional Photos



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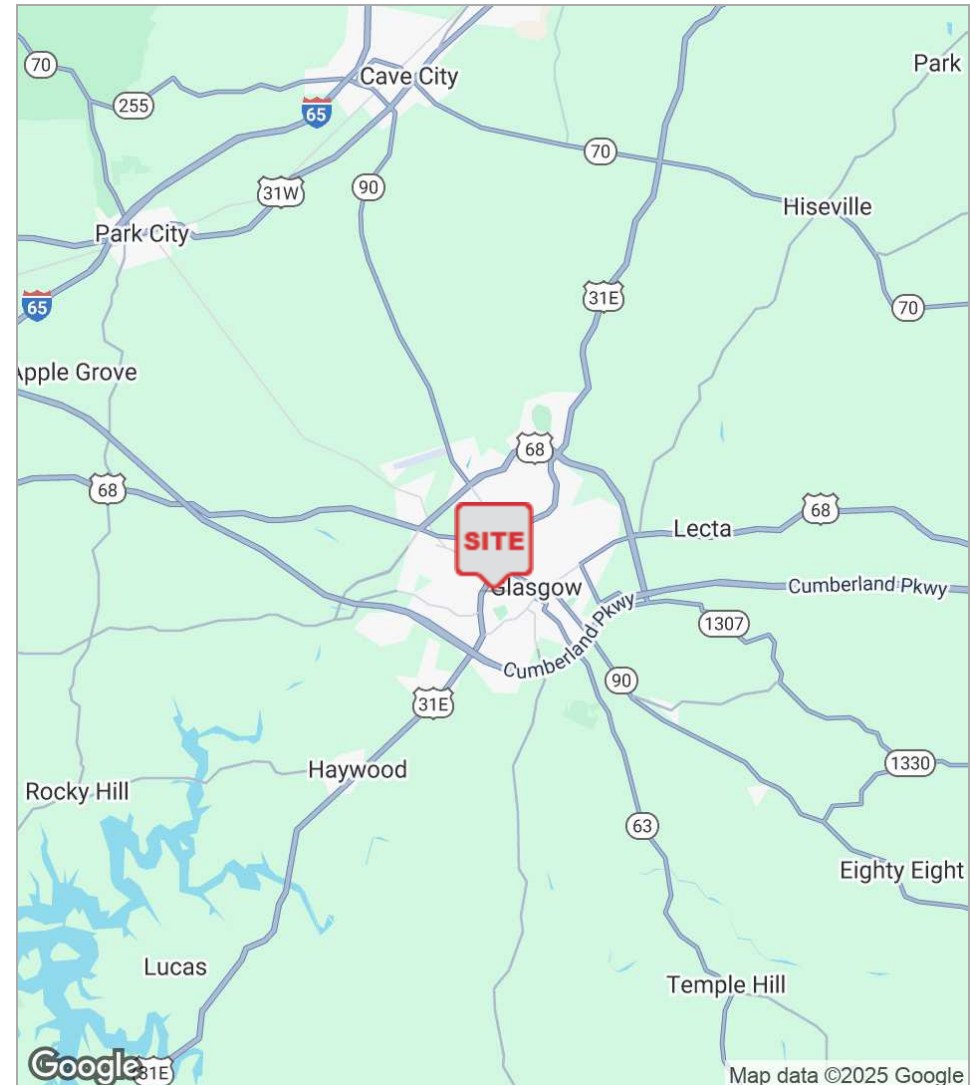
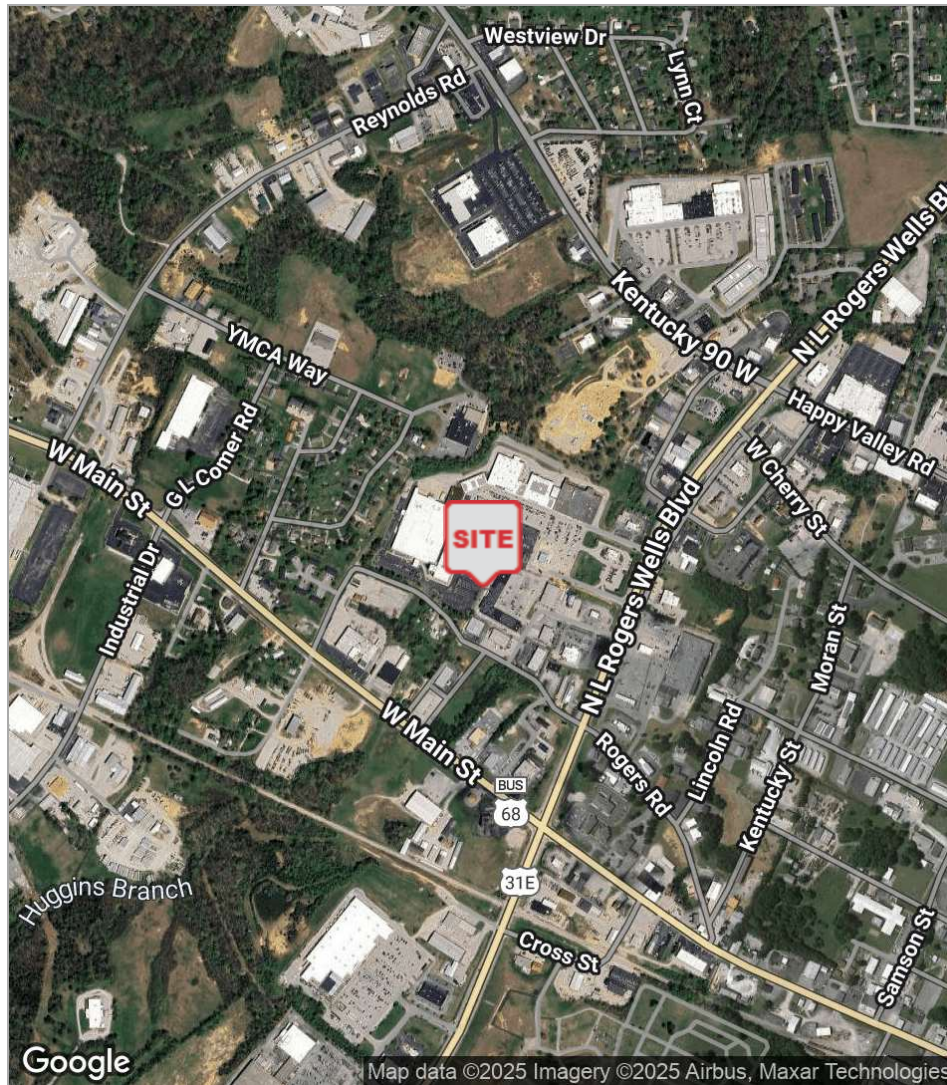
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Barren River Plaza

Location Maps



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Aerial Photographs



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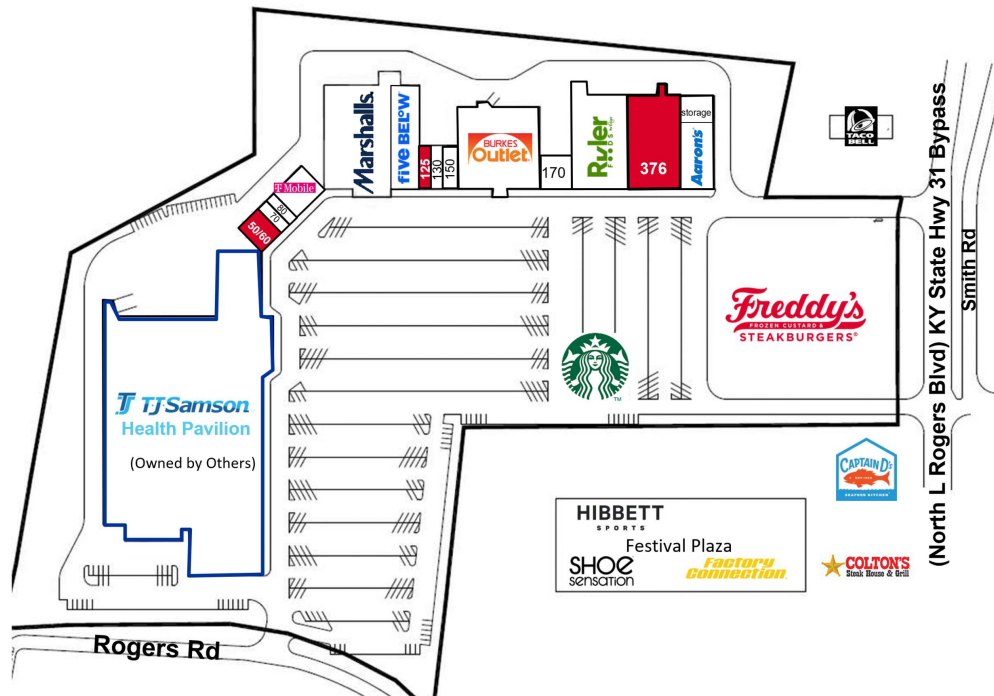
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Available Spaces



SUITE	SIZE	LEASE RATE	AVAILABILITY
Suite 50/60	1,380 - 3,000 SF	\$17.00 psf	Immediate
Suite 125	2,189 SF	\$17.00 psf	Immediate
Suite 376	17,163 SF	Contact Agent	Immediate



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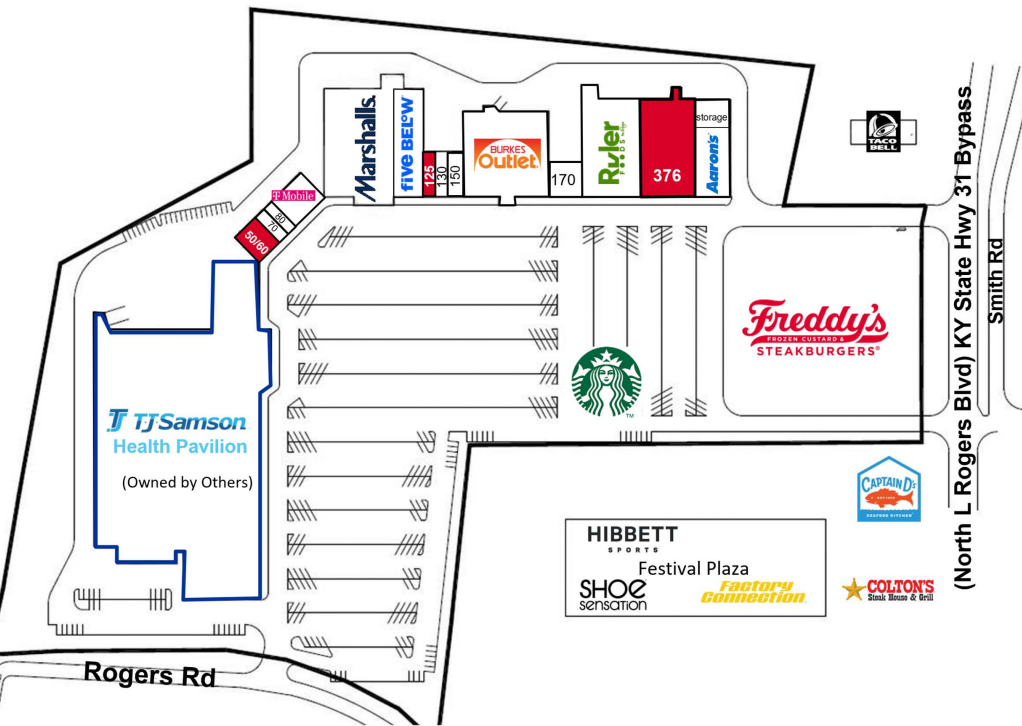
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Tenant Roster



SPACE	TENANT	SIZE (SF)
Suite 10-40	TJ Samson Community Hospital Health Pavilion	226,000
Suite 50	AVAILABLE	1,620
Suite 60	AVAILABLE	1,380
Suite 70	Eagle Finance	1,200
Suite 80	H & R Block	1,200
Suite 100	T-Mobile	4,200
Suite 120A	Marshalls	22,660
Suite 120B	Five Below	9,535
Suite 125	AVAILABLE	2,189
Suite 130	Jersey Mike's Subs	2,000
Suite 150	Edward Jones	1,650
Suite 160	Burke's Outlet	22,500
Suite 170	Danny's Fabric and Yarn	3,600
Suite 374	Ruler Foods by Kroger	20,757
Suite 376	AVAILABLE	17,163
Suite 378	Aaron's	7,825
Outparcel	Freddy's Frozen Custard & Steakburger	
Outparcel	Starbucks Coffee NOW OPEN!	



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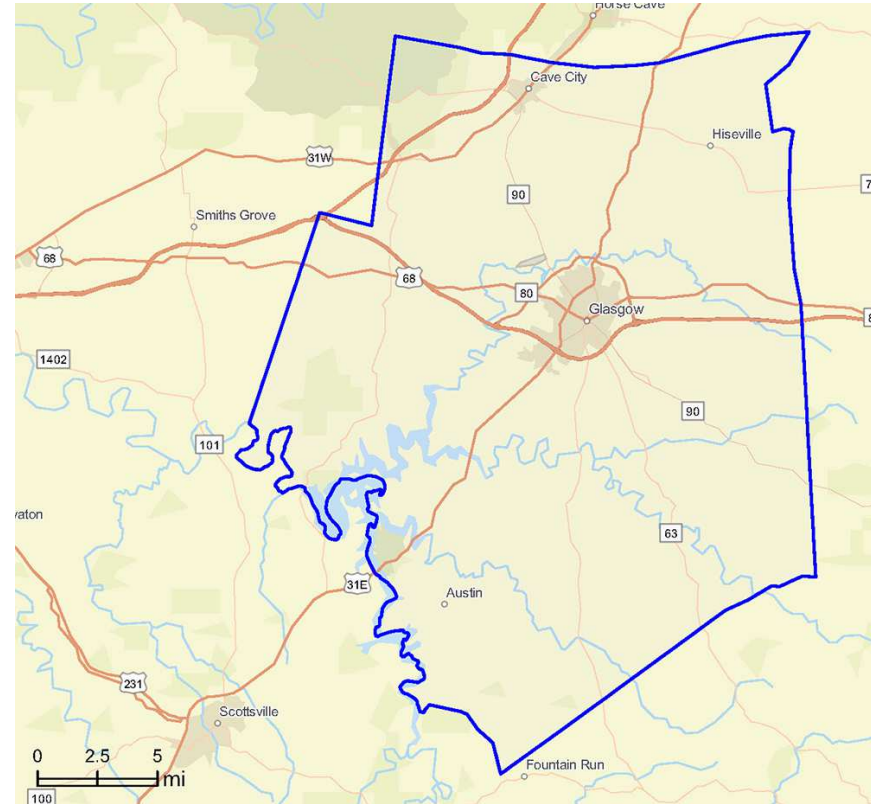
Barren River Plaza

Demographics Map

Barren County

2025

TOTAL HOUSEHOLDS	18,196
TOTAL POPULATION	45,567
AVERAGE HH INCOME	\$75,919
MEDIAN HH INCOME	\$50,855



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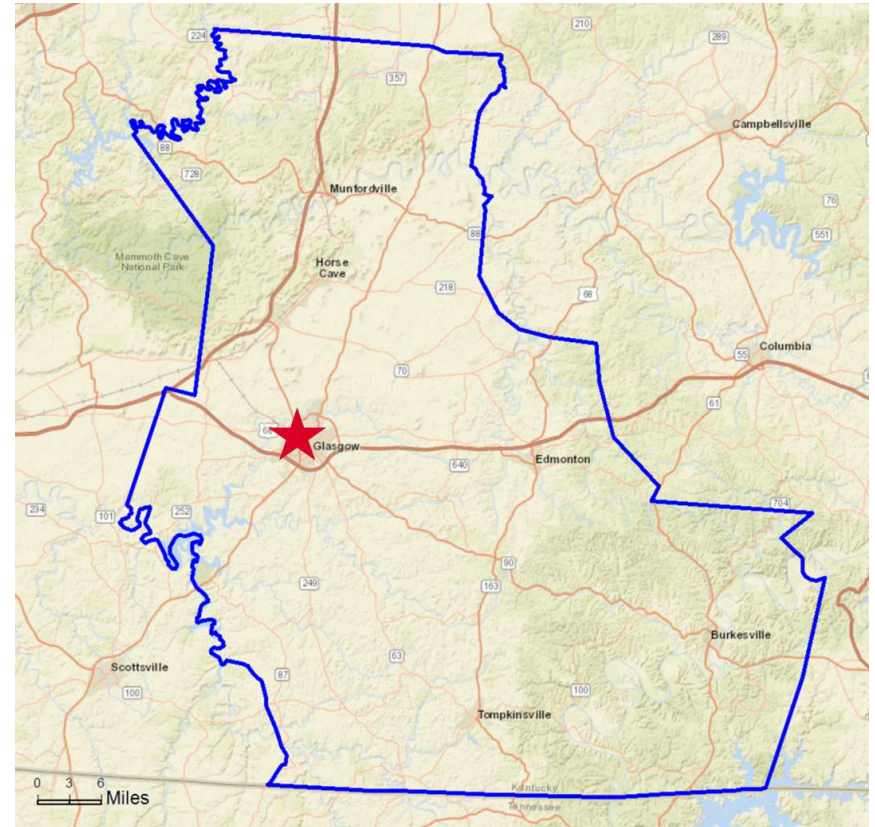
Barren River Plaza

Demographics Map

Prime Trade Area Summary

2025

TOTAL POPULATION	93,597
TOTAL HOUSEHOLDS	37,218
AVERAGE HH INCOME	\$67,676
MEDIAN HH INCOME	\$49,397
PER CAPITA INCOME	\$27,362



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