

Retail Property
For Lease



DANVILLE MANOR SHOPPING CENTER

1560 HUSTONVILLE ROAD
DANVILLE, KY 40422

LEE COWDEN

Senior Vice President of Operations

859.977.1051

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BCWOOD
PROPERTIES

DANVILLE MANOR SHOPPING CENTER

1560 HUSTONVILLE ROAD | DANVILLE, KY 40422



PROPERTY DESCRIPTION

Nearby retailers include Walmart, Lowe's, Kroger, and Office Depot. Danville is the home of Centre College and the well renowned Kentucky Bourbon Trail.

PROPERTY HIGHLIGHTS

- 2 Miles away from Centre College and downtown Danville
- 3 Miles away from Danville Airport
- 31 Miles away from Lexington, KY

OFFERING SUMMARY

| | |
|------------------|-------------------|
| Lease Rate: | Negotiable |
| Number of Units: | 34 |
| Available SF: | 1,253 - 37,026 SF |
| Lot Size: | 22.24 Acres |
| Building Size: | 206,761 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 1,556 | 7,115 | 9,908 |
| Total Population | 3,540 | 17,757 | 24,901 |
| Average HH Income | \$60,188 | \$72,480 | \$79,560 |



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LEGEND

■ Available

□ Unavailable

AVAILABLE SPACES

| SUITE | TENANT | SIZE | TYPE |
|-------|------------------------------|-----------|------|
| 101 | Jimmy Johns | 1,825 SF | NNN |
| 105 | Barber Shop | 425 SF | NNN |
| 201 | Chinatown Chinese Restaurant | 2,521 SF | NNN |
| 205 | Cricket Wireless | 1,328 SF | NNN |
| 217 | Planet Fitness | 15,315 SF | NNN |
| 221 | Harbor Freight | 29,925 SF | NNN |
| 225 | Heights Finance | 2,500 SF | NNN |
| 10 | BC Wood Maintenance | 1,215 SF | NNN |
| 227 | Big City Pizza | 4,815 SF | NNN |
| 229 | Shoe Sensation | 7,500 SF | NNN |
| 233 | Five Below | 9,000 SF | NNN |
| ■ 237 | Available | 9,950 SF | NNN |
| 261 | Hibbett Sports | 15,000 SF | NNN |



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| SUITE | TENANT | SIZE | TYPE |
|----------|------------------------|------------|--------------|
| 281 | B & L Jewelers | 2,841 SF | NNN |
| 301 | Ollie's Bargain Outlet | 29,925 SF | NNN |
| 329 | Factory Connection | 4,266 SF | NNN |
| 337 | Rent-A-Center | 3,000 SF | NNN |
| 341 | Heil Beauty | 3,200 SF | NNN |
| 345 | Nails Express | 2,000 SF | NNN |
| 349 | Sally Beauty | 2,400 SF | NNN |
| 351 | Magic Vapor Shop | 1,966 SF | NNN |
| 353 | Studio 7 Salon | 1,957 SF | NNN |
| ■ 357 | Available | 1,253 SF | NNN |
| 361 | Bealls | 35,000 SF | NNN |
| 1504 | Wendy's | 0 SF | Ground Lease |
| 1520 | Long John Silver's | 0 SF | Ground Lease |
| 397 | Fazoli's | 0 SF | Ground Lease |
| 409 | Community Trust Bank | 0 SF | Ground Lease |
| 413 | Burger King | 0 SF | Ground Lease |
| 420 | 7 Brew | 0 SF | Ground Lease |
| ■ Outlot | Available | 0.85 Acres | Ground Lease |



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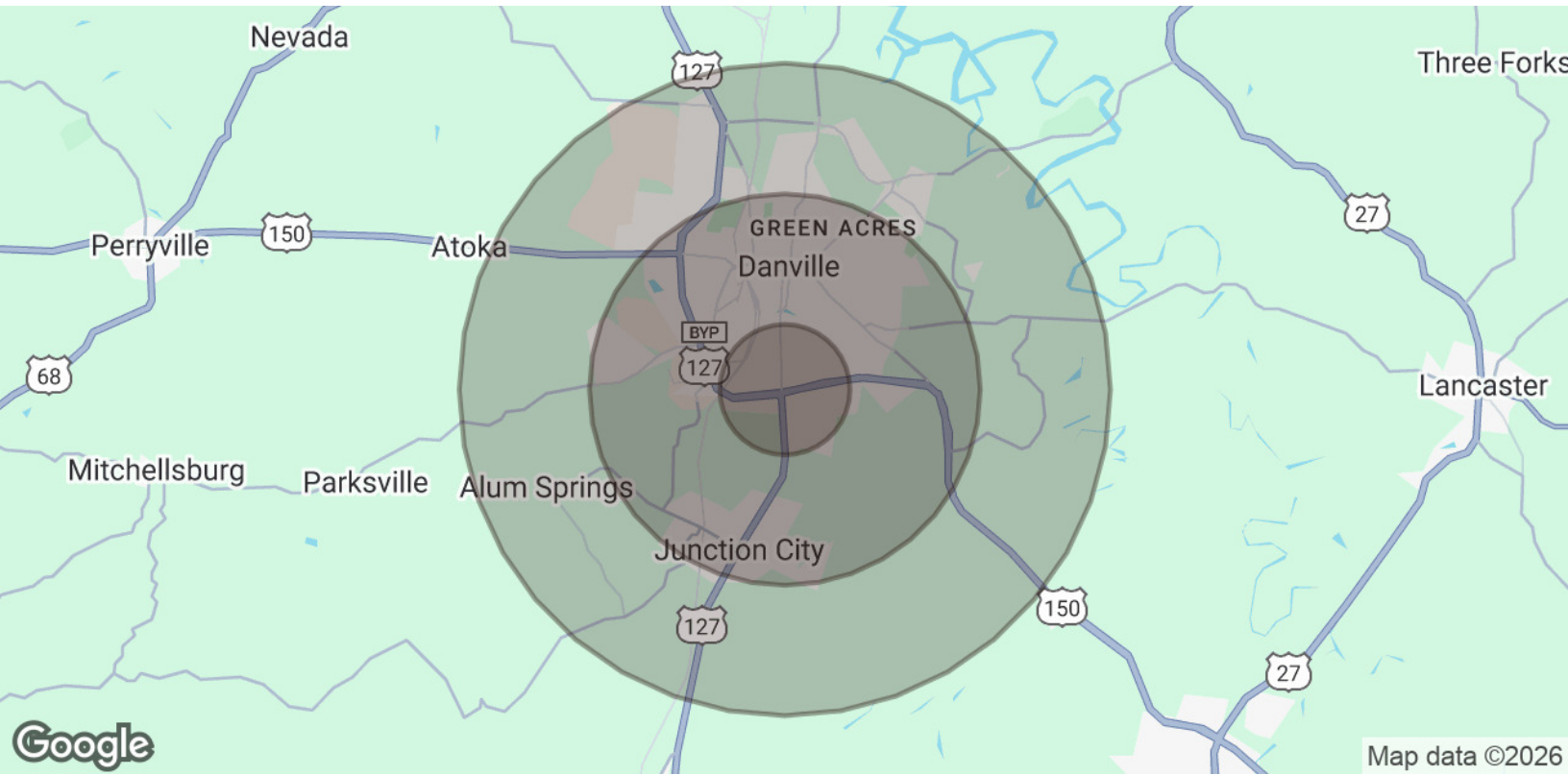
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POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 3,540 | 17,757 | 24,901 |
| Average Age | 42 | 40 | 41 |
| Average Age (Male) | 39 | 38 | 39 |
| Average Age (Female) | 45 | 42 | 43 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,556 | 7,115 | 9,908 |
| # of Persons per HH | 2.3 | 2.5 | 2.5 |
| Average HH Income | \$60,188 | \$72,480 | \$79,560 |
| Average House Value | \$162,587 | \$215,359 | \$235,375 |

* Demographic data derived from 2020 ACS - US Census



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