

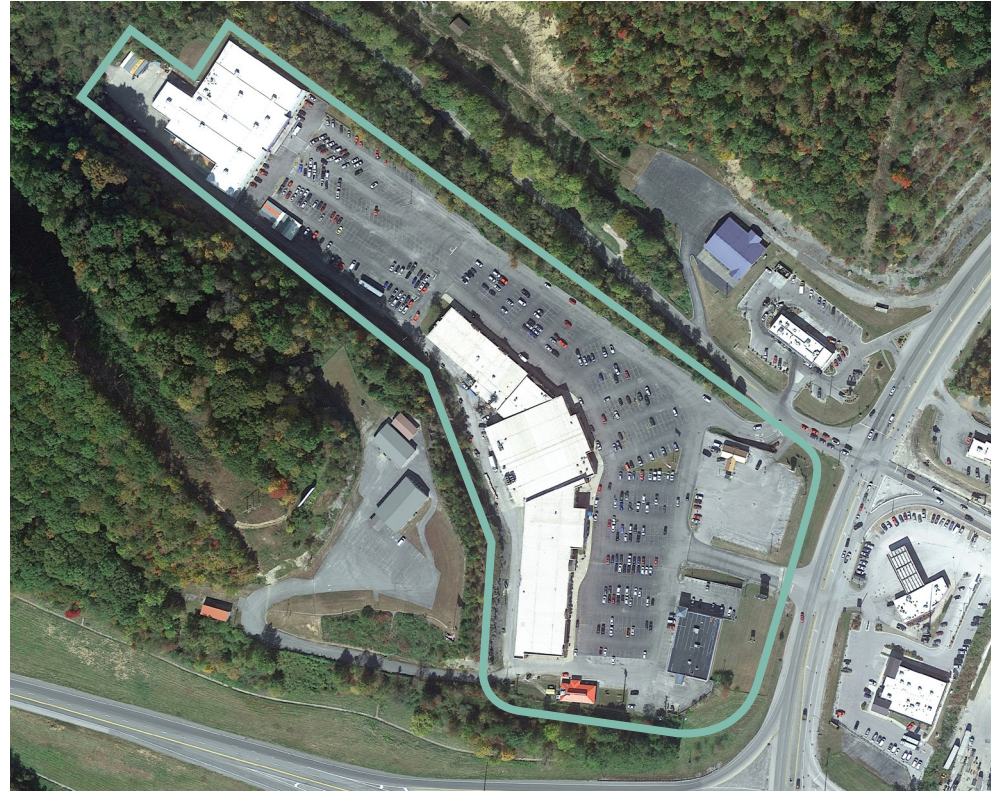
# Manchester Square

Manchester, KY

## Property Highlights

- + 2,088 - 11,180 SF Available for Lease
- + Anchor tenants: Walmart & IGA
  - Other notable tenants: Advance Auto, Dollar Tree, Rent-A-Center, Pizza Hut, and Subway
- + Conveniently located at the NWC of US HWY 421 and KY-9006
- + Traffic Counts
  - US HWY 421: 11,538 AADT
  - Muddy Creek Rd: 2,279 AADT

454 Manchester Square  
Manchester, KY 40962



## Contact Us

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For Lease

## Site Plan

SUITE	TENANT	SF/AC
1	Advance Auto	6,850
2	AVAILABLE	6,000
3	AVAILABLE	2,539
4	AVAILABLE	2,217
5	AVAILABLE	612
6	First Financial Credit	1,862
8	Dollar Tree	10,000
9	Trinity Family Health	2,791
10	IGA	30,625
11	Subway	1,100
12	AVAILABLE	2,900
13	El Dorado's	3,885
14	Rent-A-Center	3,075
15	Appalachian Wireless	2,088
16	World Finance	2,037
17	The Cutting Edge Salon	2,038
18	Edge Academy of Beauty	4,213
21	A Plus Loans	2,126
23	Walmart	45,570
24	Pizza Hut	2,450
25	AVAILABLE	11,180



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# Market Insights

Demographics	1 Mile	3 Mile	5 Mile
Population	1,388	5,211	9,904
Daytime Population	1,746	6,705	9,795
Median Age	40.4	41.1	40.7
Households	486	2,077	3,470
Average Household Income	\$44,711	\$53,230	\$54,421

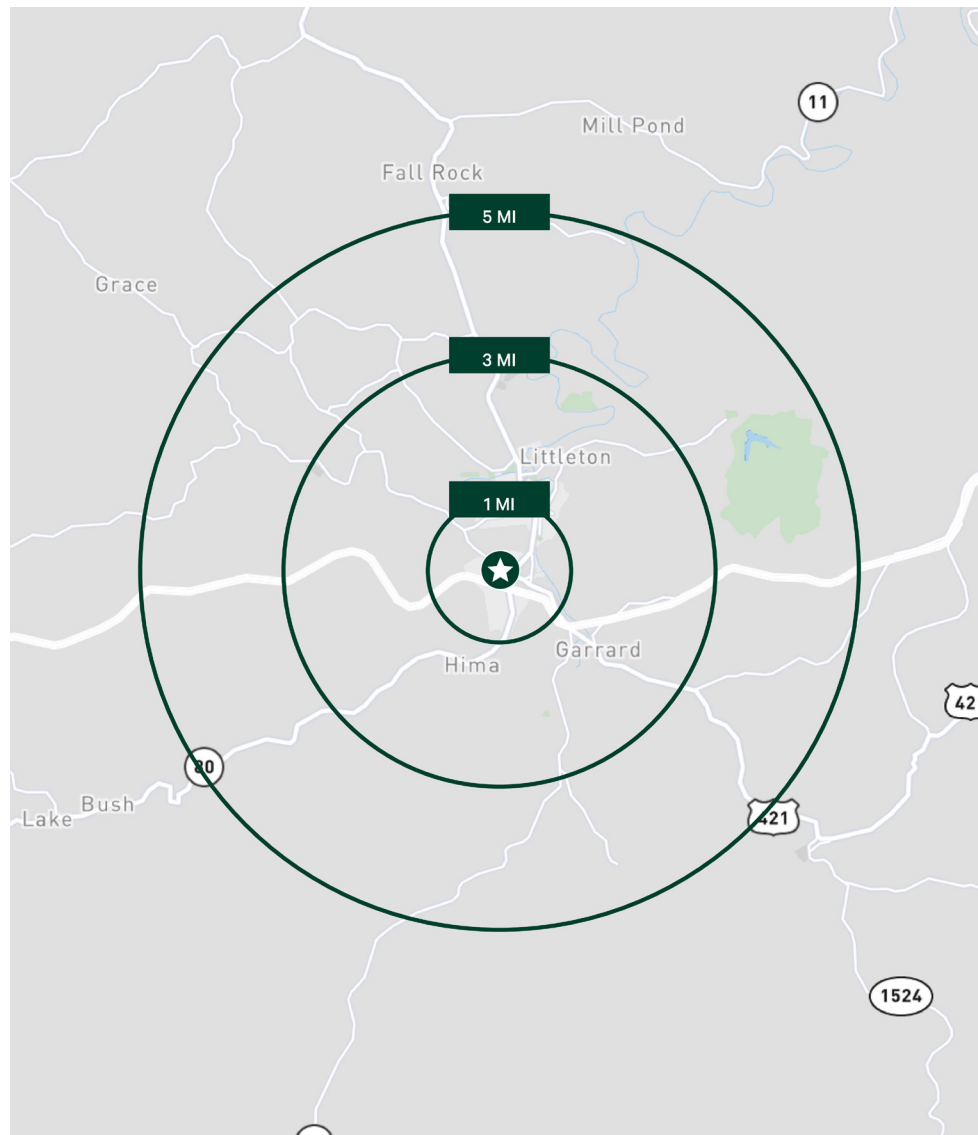
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