

For Lease

Whitesburg Plaza



State Highway 2034 Whitesburg, Letcher County, KY, 41858

For More Information:

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NAI Isaac

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For Lease

Whitesburg Plaza

Executive Summary



Property Details

Available SF	+/-1,200-6,400 SF
Lease Rate	\$10.00 -\$12.00 PSF
NNN's	Est To Be \$1.25 PSF
Total SF	+/-111,122 SF

Property Highlights

- +/-111,122 SF community shopping center; anchored by Walmart and Price Less Foods
- Other tenants include Little Caesars, A Plus Rent To Own, H & R Block, Reflections Hair Salon, Jumbo House Chinese Restaurant, Appalachian Wireless and AutoZone
- Ample parking
- Located directly on KY State Highway 2034 (Jenkins Road) with multiple entrances
- NNN's estimated at \$1.63 PSF

Demographics

	5 Miles	10 Miles	15 Miles
Total Households:	3,769	9,209	19,874
Total Population:	9,343	22,721	49,201
Average HH Income:	\$50,338	\$50,111	\$47,522
Median HH Income:	\$36,951	\$37,512	\$35,191



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Property Description

PROPERTY OVERVIEW

NAI Isaac is pleased to present leasing opportunities at Whitesburg Plaza, a +/-111,122 SF community shopping center that serves the trade area of Letcher County. Whitesburg Plaza is anchored by Walmart and Price Less Foods. Other tenants include Little Caesars, A Plus Rent To Own, H & R Block, Reflections Hair Salon, Jumbo House Chinese Restaurant, Appalachian Wireless and AutoZone. Whitesburg Plaza is comprised of three structures with convenient parking. The center is located directly on US 2034 with multiple entrances.

LOCATION OVERVIEW

The city of Whitesburg, Kentucky is located in the easternmost section of Kentucky in Letcher county. The county seat of Letcher County, Whitesburg is located along the base of scenic Pine Mountain which is home to many species of rare plants and animals and has attracted hikers and nature lovers for years. The city is located approximately 170 miles southeast of Lexington, 250 miles north-east of Knoxville, Tennessee, and 150 miles southwest of Charleston, West Virginia. It is located along Highway 805 neat the intersection of US 119 and US 23 approximately 40 miles southeast of the Daniel Boone Parkway which is accessed at Hazard, Kentucky.

Lease Rate: \$10.00 - \$12.00 PSF NNN



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Complete Highlights

PROPERTY HIGHLIGHTS

- +/-111,122 SF community shopping center
- Suite 50-A: +/-2,900 SF for lease at \$10.00 PSF NNN
- Suite 50-B: +/-3,500SF for lease at \$10.00 PSF NNN
- Suite 52-A: +/-1,200 SF for lease at \$12.00 PSF NNN
- Anchored by Walmart and Price Less Foods
- Other tenants include Little Caesars, H & R Block, Reflections Hair Salon, Jumbo House Chinese Restaurant, Appalachian Wireless, AutoZone and Rent-A-Center
- Ample parking
- Located directly on KY State Highway 2034 (Jenkins Road) with multiple entrances
- NNN's estimated at \$1.25 PSF



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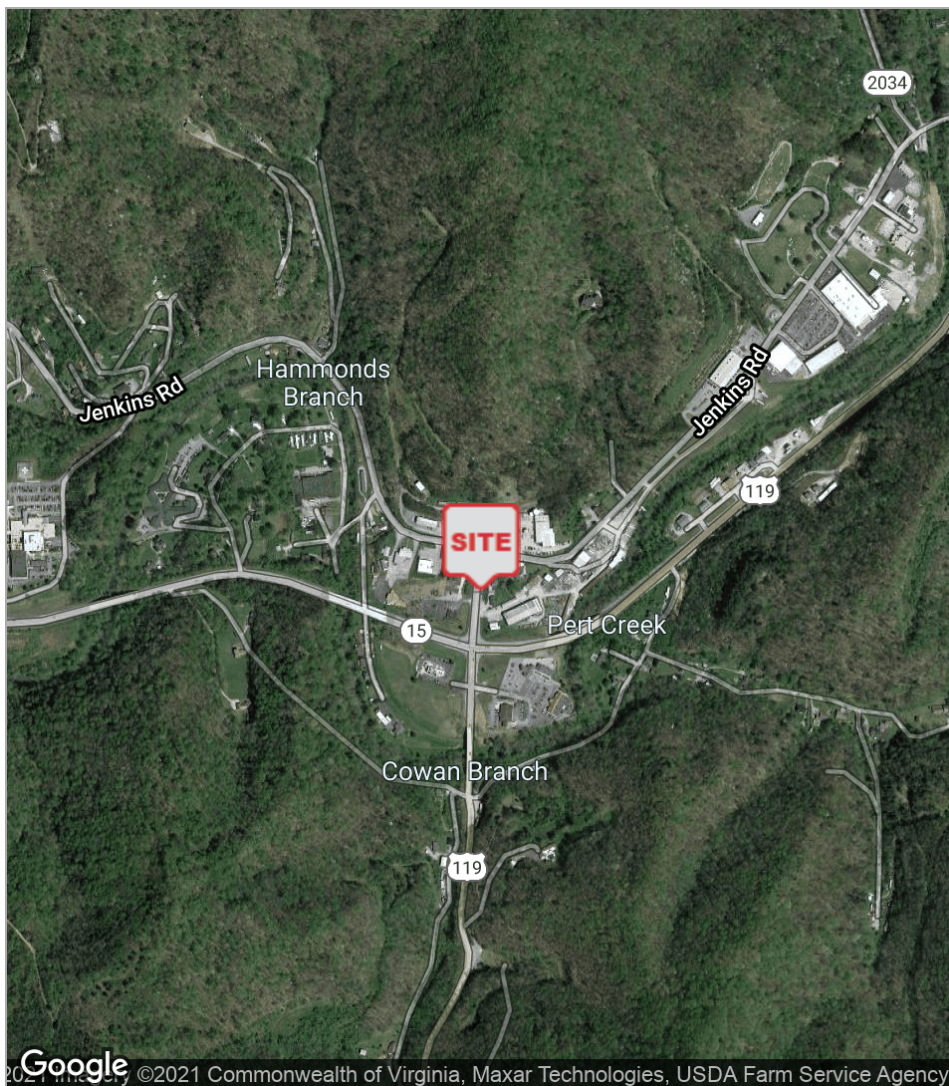
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Whitesburg Plaza

Location Maps



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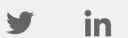
Aerial Photographs



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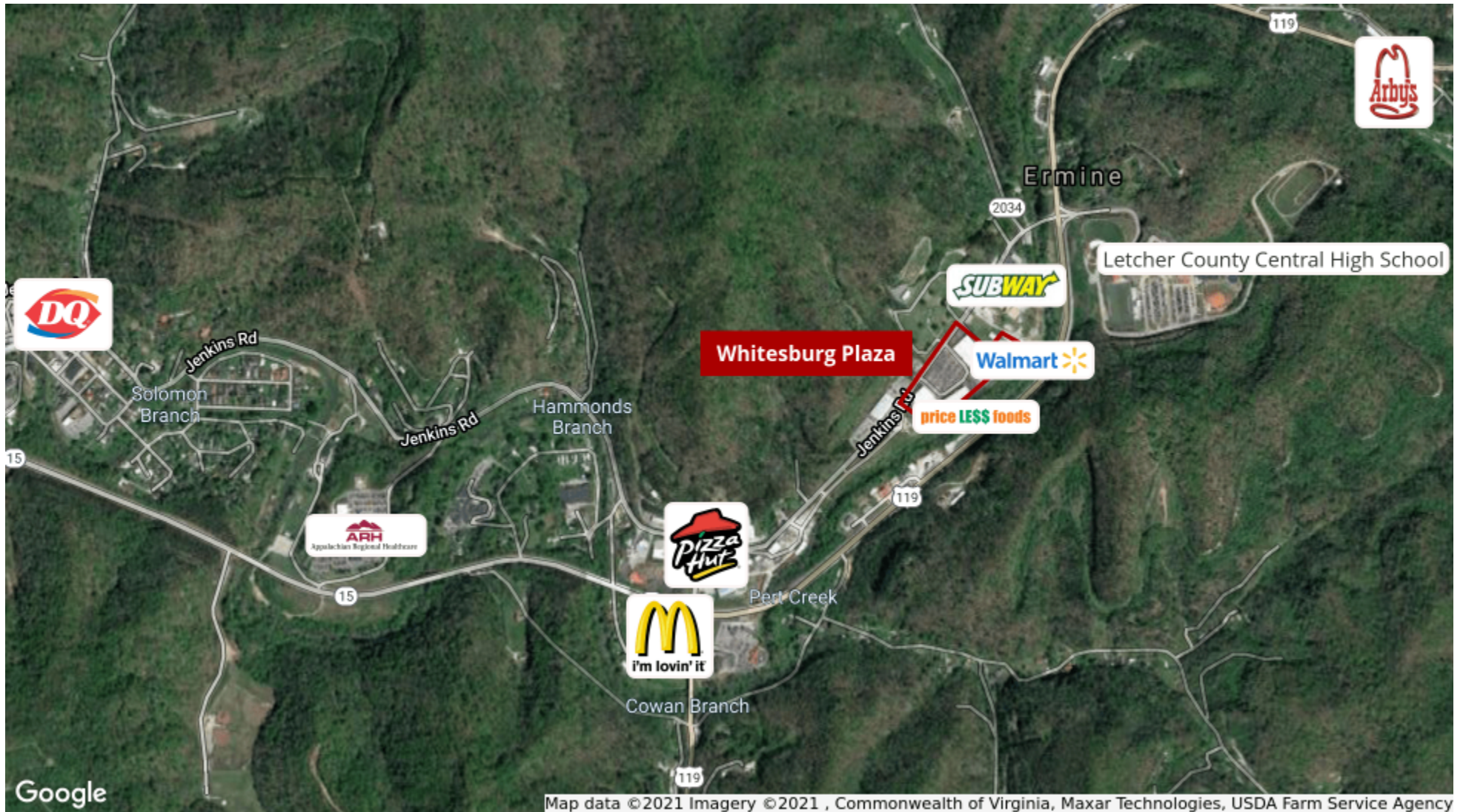
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Aerial Photographs



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Site Plan



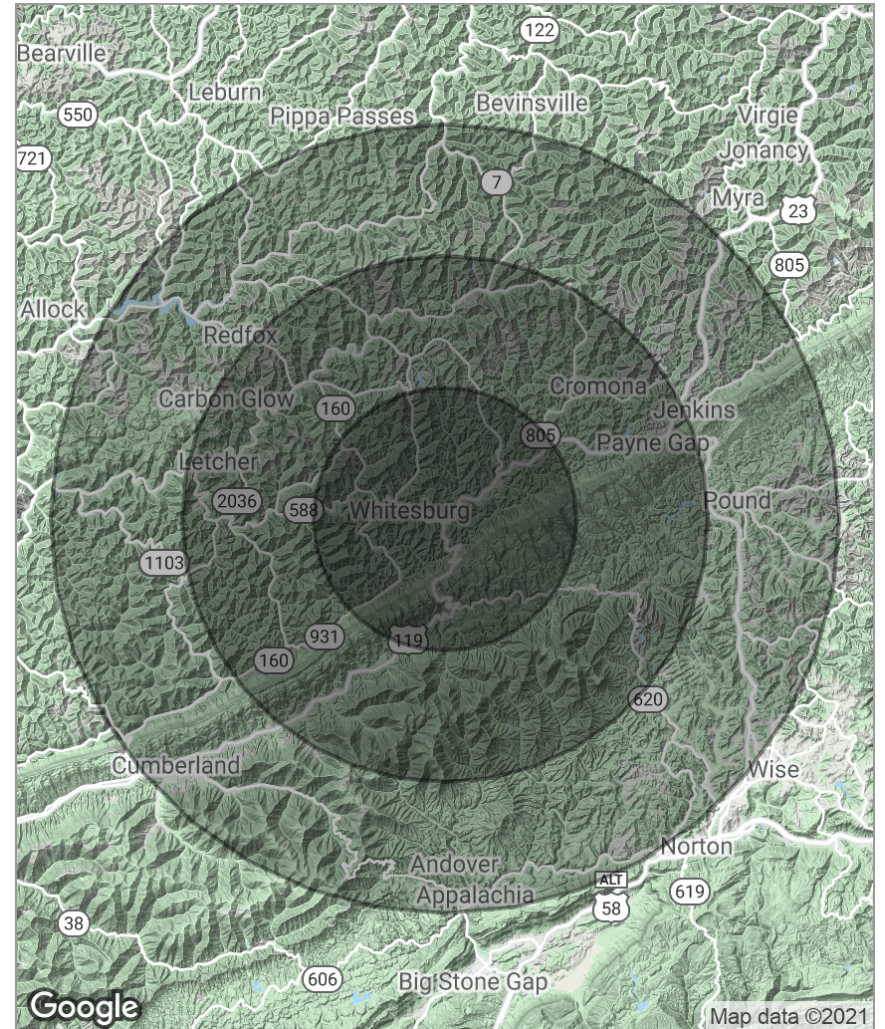
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Demographics Map

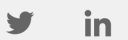
Population	5 Miles	10 Miles	15 Miles
TOTAL POPULATION	9,343	22,721	49,201
MEDIAN AGE	40.9	41.3	41.0
MEDIAN AGE (MALE)	37.7	39.2	39.9
MEDIAN AGE (FEMALE)	43.0	42.5	41.8

Households & Income	5 Miles	10 Miles	15 Miles
TOTAL HOUSEHOLDS	3,769	9,209	19,874
# OF PERSONS PER HH	2.6	2.5	2.6
AVERAGE HH INCOME	\$50,338	\$50,111	\$47,522
AVERAGE HOUSE VALUE	\$79,770	\$84,485	\$81,214



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