

For Lease

Retail Property

1,634 - 25,263 SF | \$12.00 - 15.00 SF/yr



Towne Centre

US Highway 31 West
Elizabethtown, Kentucky 42701

Property Highlights

- Towne Centre, a community shopping center with a GLA of +/-173,044 sf, is situated on the west side of US 31 (North Dixie Avenue)
- The center is anchored by Kroger (60,727 sf) and Jo-Ann Fabric (12,000 SF); Other retailers include Panera, Pet Supplies Plus, Ruby Dental & Braces and Sally Beauty Supply
- Kroger is currently undergoing an interior and exterior renovation
- Towne Centre is adjacent to Towne Mall, a +/-340,000 SF regional mall anchored by Belk, JCPenney and Burkes Outlet
- Mall Park, a power center is just north of Towne Centre, anchored by Barnes & Noble, T.J. Maxx, Ross Dress For Less, Old Navy and Michaels
- An At Home, Staples anchored center is located directly across US 31W. Also in the immediate area are Walmart Supercenter, Lowe's, Target, Home Depot, Academy Sports, Hobby Lobby and Sam's Club
- The annual average daily traffic count in Elizabethtown is on US 31W near Towne Centre: +/-35,048 ('18)
- The Elizabethtown Sports Park, 150-acres, has 12 baseball and softball diamonds, 10 natural turf soccer and football fields, 2 full-size synthetic turf fields and draws an estimated 57,000 visitors annually from 35 states

AVAILABLES	
Suite 157	25,263 SF at \$12 PSF
Suite 167	2,400 SF at \$15 PSF
Suite 205	1,634 SF at \$15 PSF

For more information

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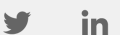
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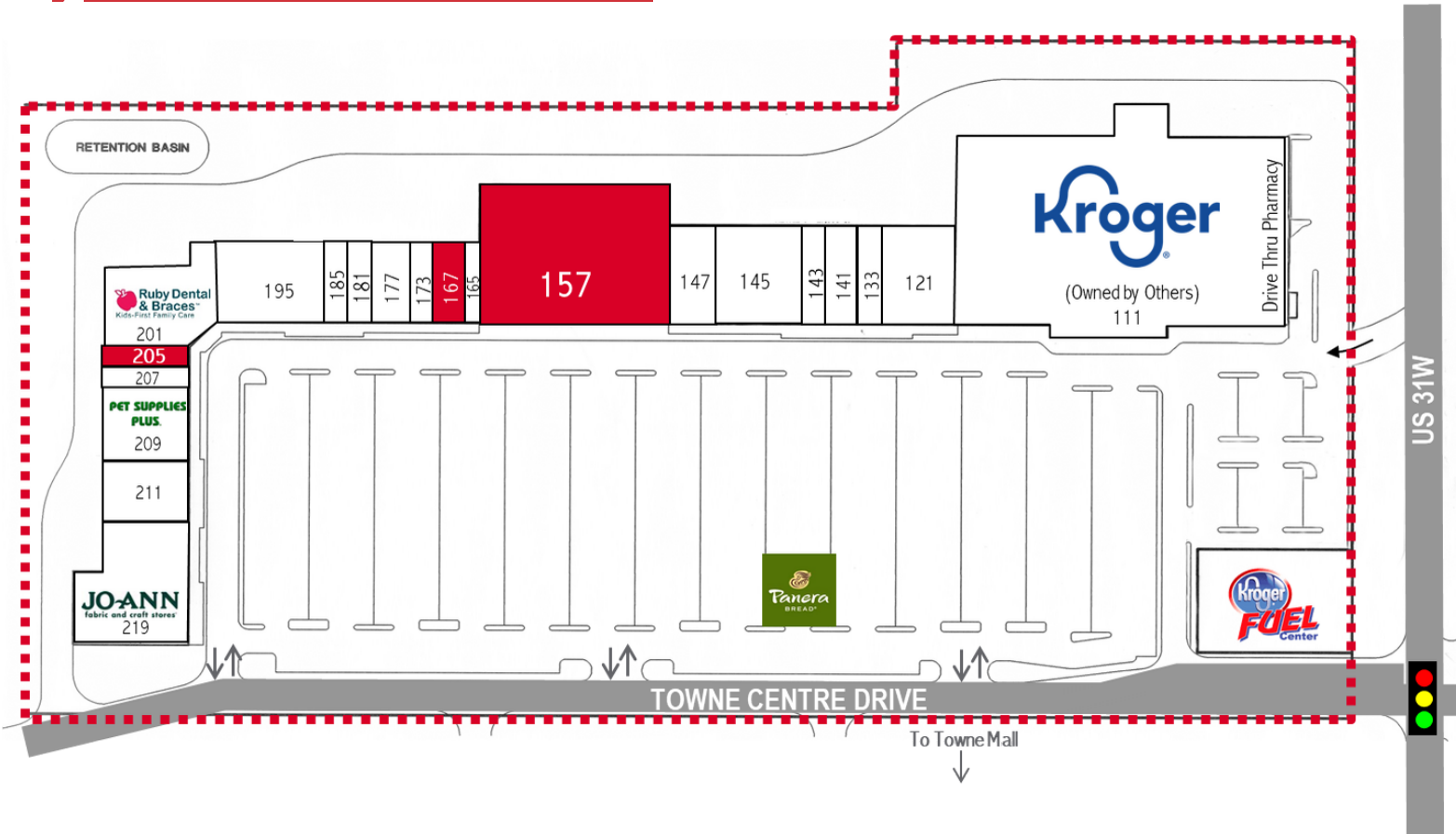


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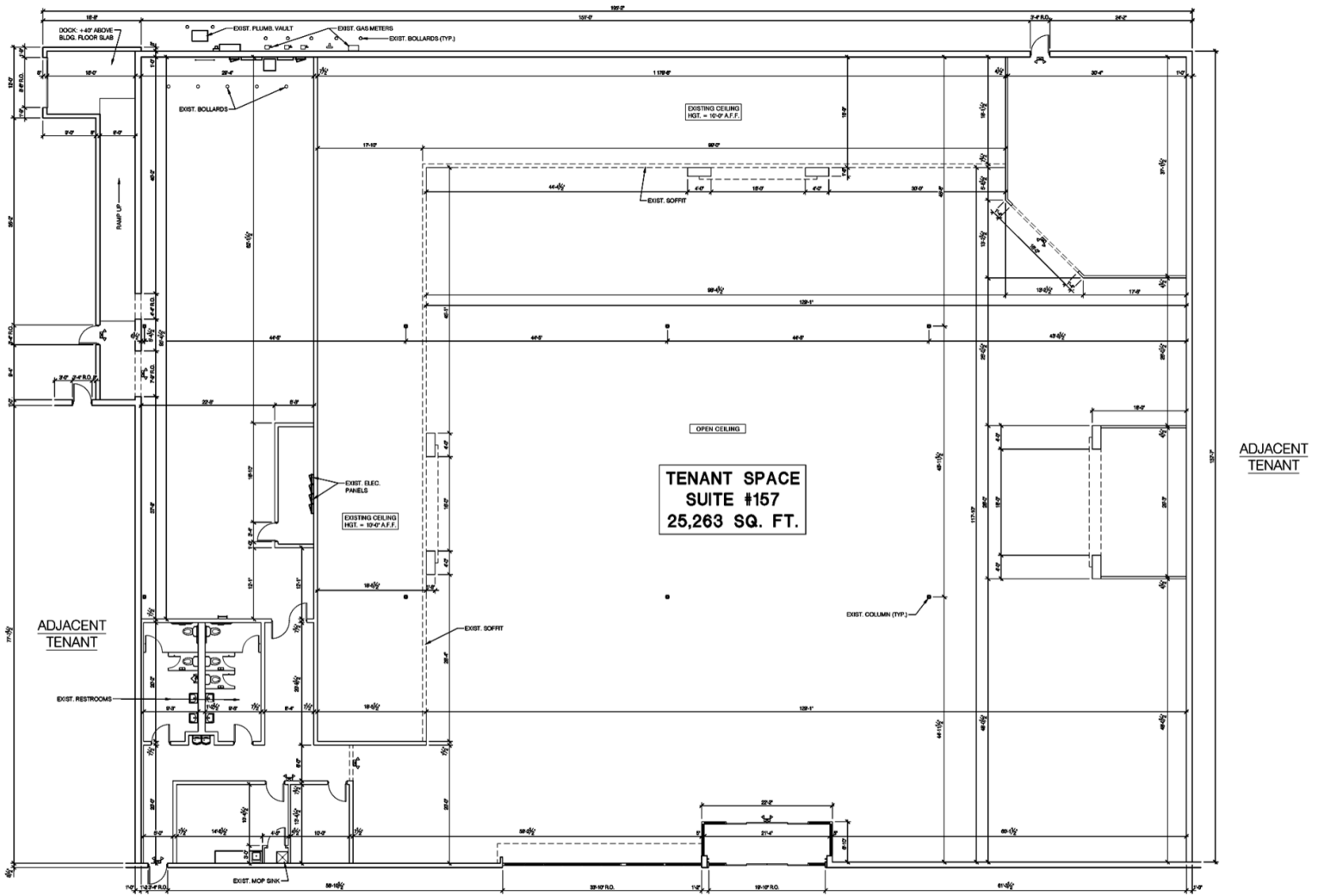
Additional Details



Tenant Roster

Tenant Name	Suite	Suite Size (SF)
Jo-Ann Fabric	Suite 219	12,000
El Tapatio Mexican Restaurant	Suite 211	5,000
Pet Supplies Plus	Suite 209	6,000
Kroger Wine & Spirits	Suite 207	1,634
AVAILABLE	Suite 205	1,634
Ruby Dental & Braces	Suite 201	9,200
Closet Encore	Suite 195	8,000
Sally Beauty Supply	Suite 185	1,985
Bluegrass Chiro	Suite 181	1,800
Paul Semonin Realtors	Suite 177	3,000
Mattingly Ford Title Services	Suite 173	1,600
AVAILABLE	Suite 167	2,400
LA Nails	Suite 165	1,200
AVAILABLE	Suite 157	25,263
Rent-A-Center	Suite 147	4,213
The Mattress Store	Suite 145	8,000
Jersey Mike's Subs	Suite 143	2,400
Geno's Formal Affair	Suite 141	3,100
CBD American Shaman	Suite 133	2,400
Family Buffet Chinese Restaurant	Suite 121	7,229
Kroger (owner by others)	Suite 111	60,727
Panera Bread	Suite 115	4,499
Totals/Averages		173,284

Suite 157 Floor Plan

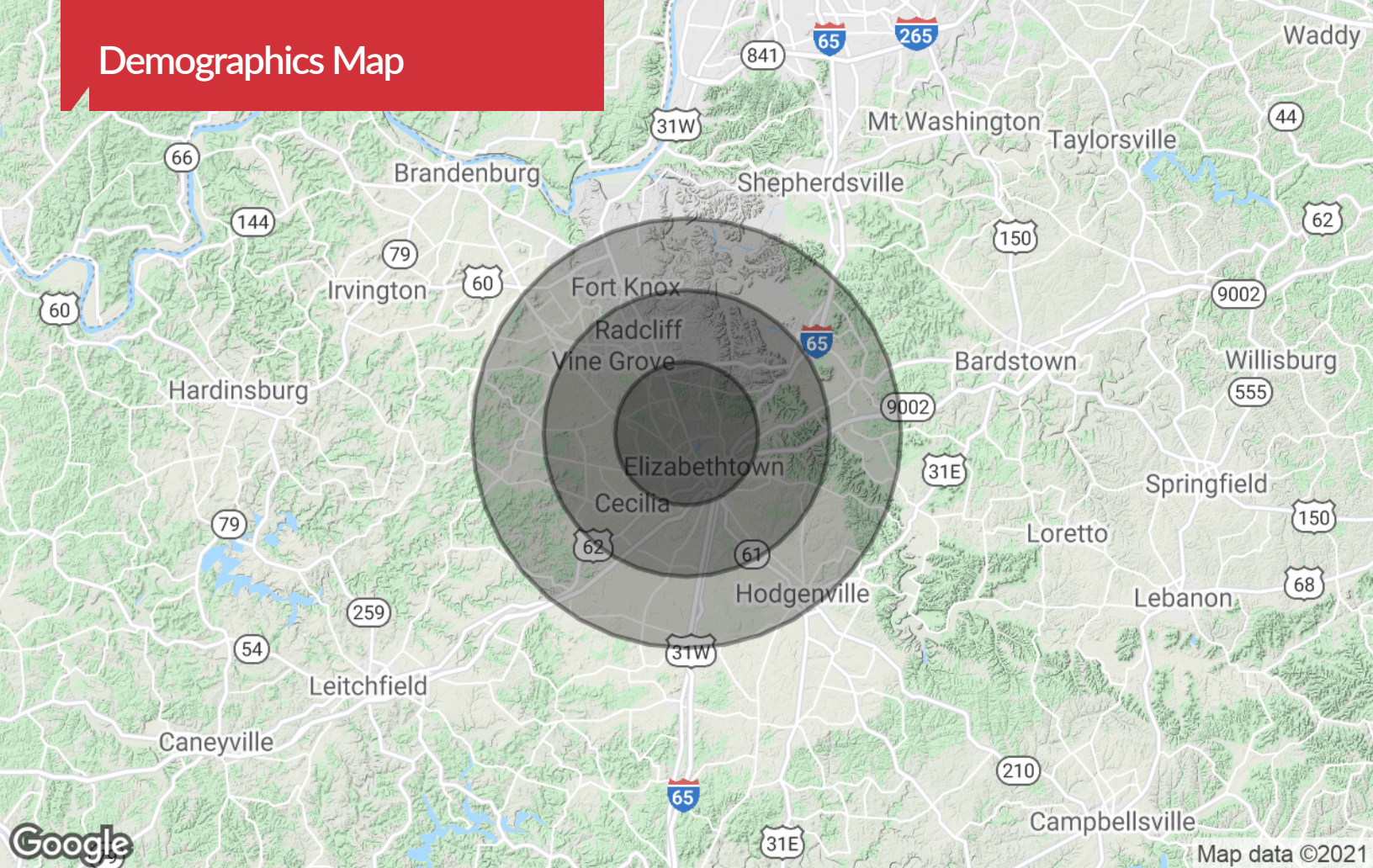


1 AS-BUILT FLOOR PLAN
A811.4 1/8" = 1'-0"

Location Maps



Demographics Map



Population	5 Miles	10 Miles	15 Miles
TOTAL POPULATION	42,987	94,111	126,862
MEDIAN AGE	38.4	38.4	37.4
MEDIAN AGE (MALE)	36.1	36.4	36.0
MEDIAN AGE (FEMALE)	38.8	38.8	38.1
Households & Income	5 Miles	10 Miles	15 Miles
TOTAL HOUSEHOLDS	17,295	36,776	47,446
# OF PERSONS PER HH	2.4	2.5	2.6
AVERAGE HH INCOME	\$73,021	\$71,060	\$69,264
AVERAGE HOUSE VALUE	\$176,836	\$173,628	\$165,429
Race	5 Miles	10 Miles	15 Miles
% WHITE	88.4%	89.1%	87.2%
% BLACK	8.7%	8.0%	10.1%
% ASIAN	2.5%	2.4%	2.0%
% HAWAIIAN	0.0%	0.0%	0.2%
% INDIAN	0.2%	0.3%	0.4%
% OTHER	0.2%	0.3%	0.4%
Ethnicity	5 Miles	10 Miles	15 Miles
% HISPANIC	2.3%	1.6%	2.5%

* Demographic data derived from 2010 US Census