

# THE KROGER CENTER

I 64 & Sr 32, Morehead, KY 40351

## EXECUTIVE SUMMARY



### LOCATION OVERVIEW

This Regional Center is the dominant center within a 15 mile radius creating a super-regional draw



### PROPERTY HIGHLIGHTS

- Located at the corner of I-64 and SR 32
- Features a stellar tenant mix, anchored by: Kroger, Lowe's, Burke's Outlet, & Hibbett Sporting Goods
- Area Retailers: Walmart Supercenter, Tractor Supply
- Outstanding visibility and access to I-64
- Traffic Counts: I-64 - 20,532 adt

### DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Population	8,698	16,978	25,732
Households	3,000	6,358	9,894
Avg HH Income (\$)	58,160	53,489	51,264

### EXCLUSIVE AGENT(S)

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## SITE PLAN



SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
212	Kroger Fuel Station	0 SF	252	GameStop	2,000 SF	300	Kroger	6,580 SF
216	Citizen's Bank	0 SF	256	Sherwin Williams	3,000 SF	322	Bluegrass Vision Group	3,600 SF
220A	AT&T	1,821 SF	260	Great Clips	2,000 SF	332	Shoe Sensation	9,432 SF
220B	Nail Salon	1,504 SF	264	Advance America	2,000 SF	336	Available	15,738 SF
220C	CORE Health	1,795 SF	268	Citi Financial	2,000 SF	338	Available	5,000 SF
230	Burke's Outlet	25,168 SF	272	Apex Physical Therapy	3,000 SF	344	Available	3,000 SF
240	Available	6,100 SF	276	Affordable Dentures	2,500 SF	352	Sleep Outfitters	5,000 SF
244	St. Claire	8,900 SF	280	Hibbett Sports	8,450 SF	370	Big Lots	30,000 SF
248	Rent A Center	4,000 SF						

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