



Russell Centre

Ashland, Kentucky

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Property Overview

Address

Russell Centre is located in Greenup County at US Route 23 and Diederich Blvd. in Russell (Ashland), Kentucky 41101

Parking

In excess of 1,560 cars

Type

Open-Air Shopping Center

GLA

252,636 sf

Traffic

- 24,643 AADT on US Route 23
- 15,631 AADT on Diederich Boulevard
- Strong co-tenancy with Kroger, Lowes, Dollar Tree, Anytime Fitness, and Starbucks
- Large pylon sign

#1  **IN THE MARKET!**



Area Demographics



Population

1 Mile: 2,000
3 Mile: 33,200
5 Mile: 63,100



Daytime Population

1 Mile: 2,200
3 Mile: 30,700
5 Mile: 51,600



Median Age

1 Mile: 45
3 Mile: 43
5 Mile: 43



Number of HH

1 Mile: 900
3 Mile: 14,150
5 Mile: 26,000



Average HH Income

1 Mile: \$135,000
3 Mile: \$74,000
5 Mile: \$77,200



Median HH Income

1 Mile: \$102,270
3 Mile: \$54,800
5 Mile: \$58,900



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