

FOR LEASE



RING ROAD & MULBERRY STREET
ELIZABETHTOWN, KENTUCKY

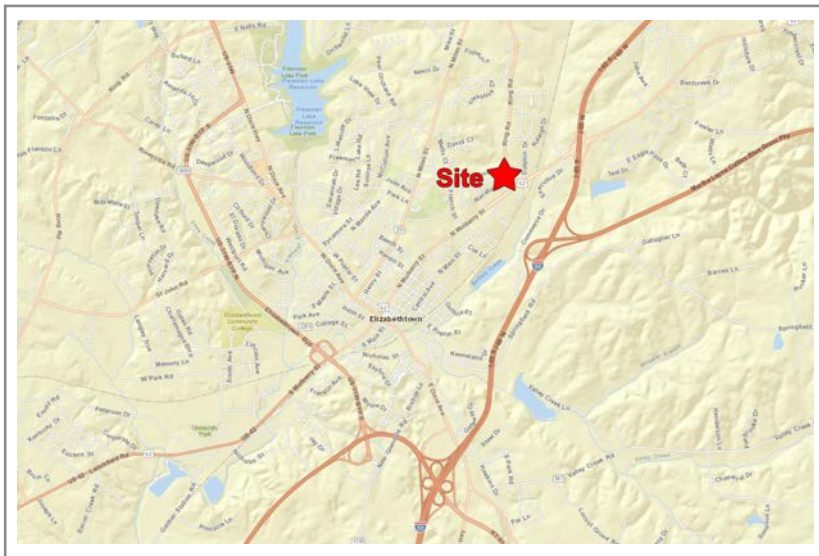
HOGAN
REAL ESTATE

PROPERTY DESCRIPTION

Property Overview

The subject property is a 1 acre outlot adjacent to Walgreens in Elizabethtown, Kentucky. The property enjoys an excellent location in a terrific community with strong traffic patterns.

Just 35 miles south of Louisville, Elizabethtown is located at the intersection of three major highways -- Interstate 65, Bluegrass Parkway and the Western Kentucky Parkway. As the county seat of Hardin County, Elizabethtown encompasses 25 square miles of the 616 square miles that make up Hardin County.



Features

- + Ground Lease, Build-to-Suit, or proposed 7,500 square foot retail development
- + Ideal for retail, medical, or office use
- + Can accommodate drive-thru users
- + Adjacent to Walgreens
- + Excellent access via Ring Road with access to Mulberry Street
- + Nearly 23,000 VPD on Mulberry and nearly 17,000 VPD on Ring Road
- + Convenient access to Interstate 65

Demographics

	1 Mile	3 Miles	5 Miles
Population	4,436	25,546	41,578
Median Household Income	\$38,343	\$42,796	\$45,313

