

RETAIL SHOPPING CENTER FOR SALE

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For Sale

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SECTION 1

PROPERTY INFORMATION

Property Summary

For Sale



PROPERTY DESCRIPTION

Strategically located at the high-traffic intersection of Happy Valley Rd (KY 90 W) and N L Rogers Wells Blvd, Central Center offers exceptional visibility with combined traffic counts exceeding 36,700 VPD. This established neighborhood shopping center spans 122,203 SF, providing a dynamic mix of retail opportunities in the heart of Glasgow.

Recent capital expenditures include roof replacement on +-80,000 SF, installation of new gutters on the back on the building, new asphalt behind the building, and parking lot repairs.

This fully leased center offers investor stable returns with long-term mark-to-market potential.

PROPERTY HIGHLIGHTS

- Strong surrounding retail synergy and accessibility
- Positioned in a growing commercial corridor
- Ample on-site parking
- Significant CapEx recently completed

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OFFERING SUMMARY

Sale Price:	\$4,700,000
Building Size:	122,203 SF
ProForma NOI:	\$488,459.80

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,295	6,865	9,103
Total Population	3,304	16,772	22,544
Average HH Income	\$68,896	\$64,970	\$68,536



Additional Photos

For Sale



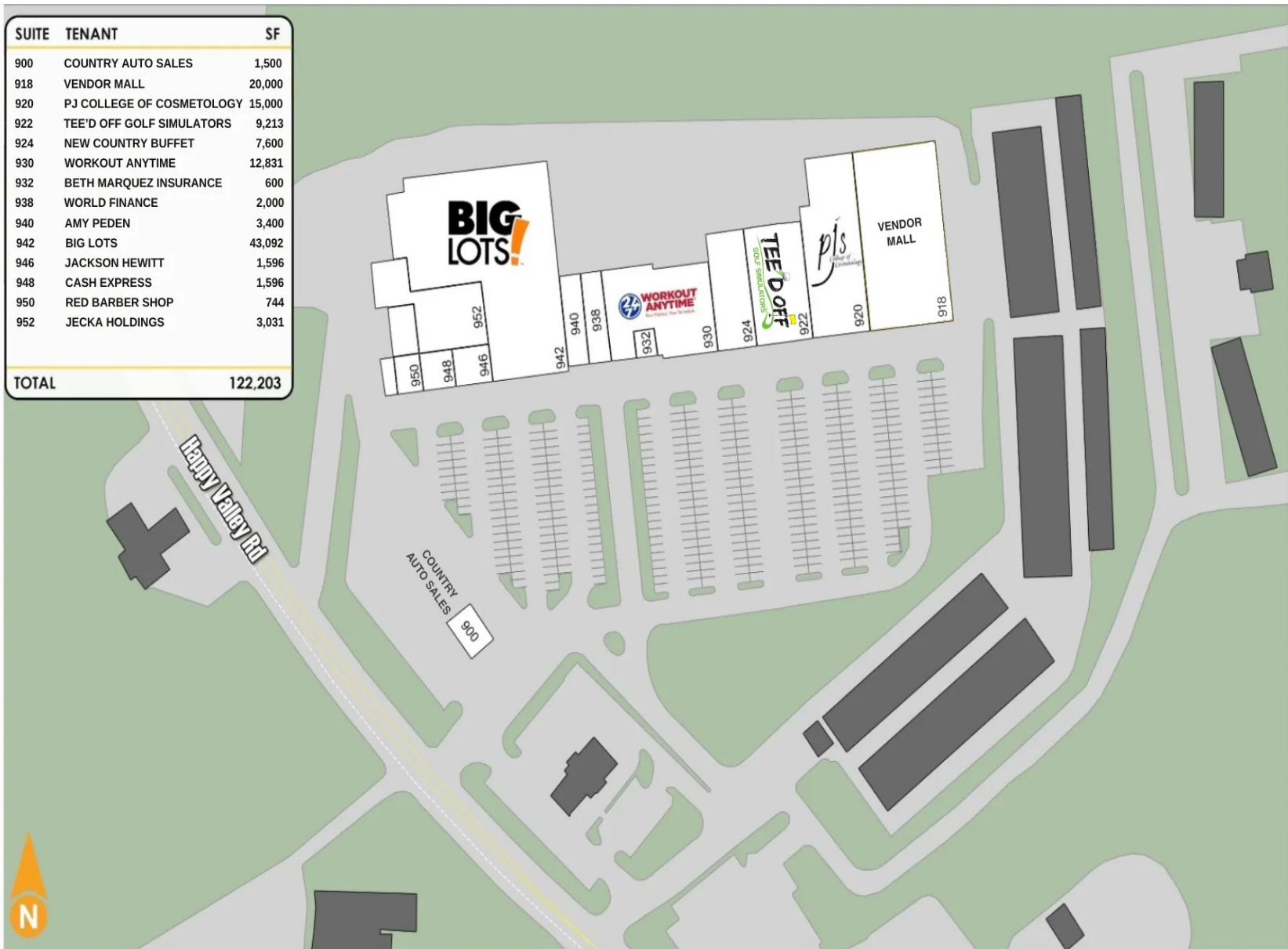
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Site Plan

For Sale

SUITE	TENANT	SF
900	COUNTRY AUTO SALES	1,500
918	VENDOR MALL	20,000
920	PJ COLLEGE OF COSMETOLOGY	15,000
922	TEE'D OFF GOLF SIMULATORS	9,213
924	NEW COUNTRY BUFFET	7,600
930	WORKOUT ANYTIME	12,831
932	BETH MARQUEZ INSURANCE	600
938	WORLD FINANCE	2,000
940	AMY PEDEN	3,400
942	BIG LOTS	43,092
946	JACKSON HEWITT	1,596
948	CASH EXPRESS	1,596
950	RED BARBER SHOP	744
952	JECKA HOLDINGS	3,031
TOTAL		122,203



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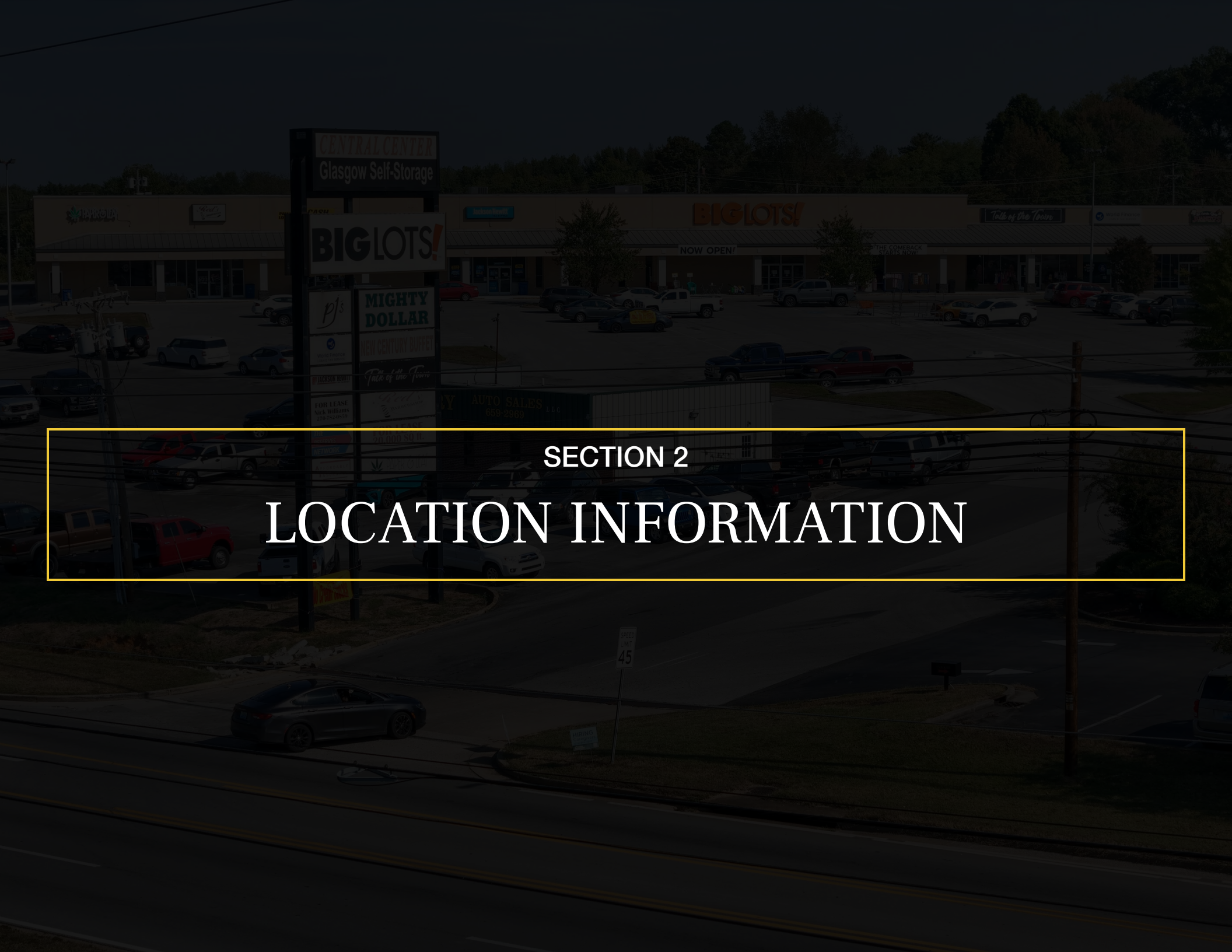
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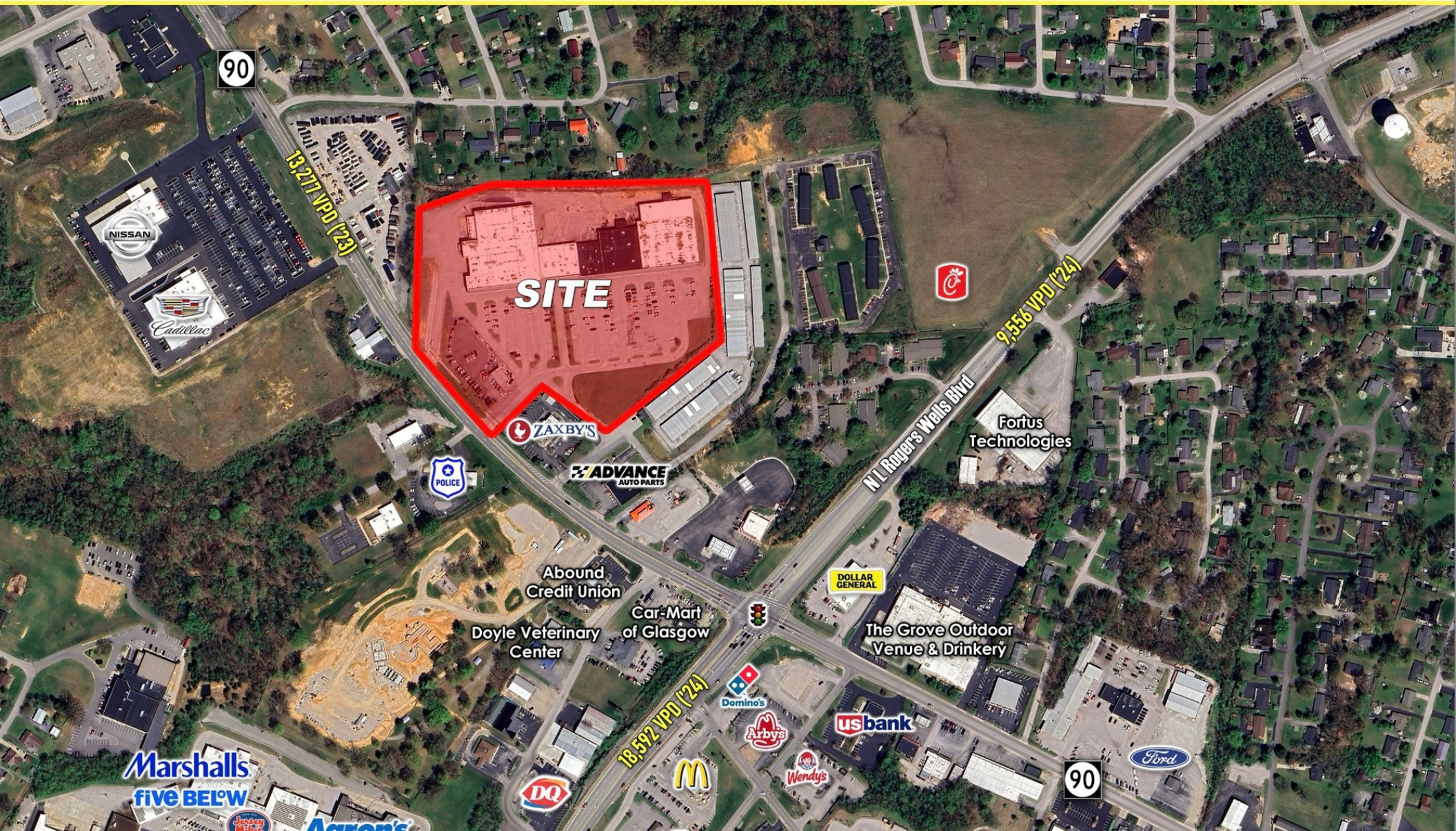


SECTION 2

LOCATION INFORMATION

Aerial Map

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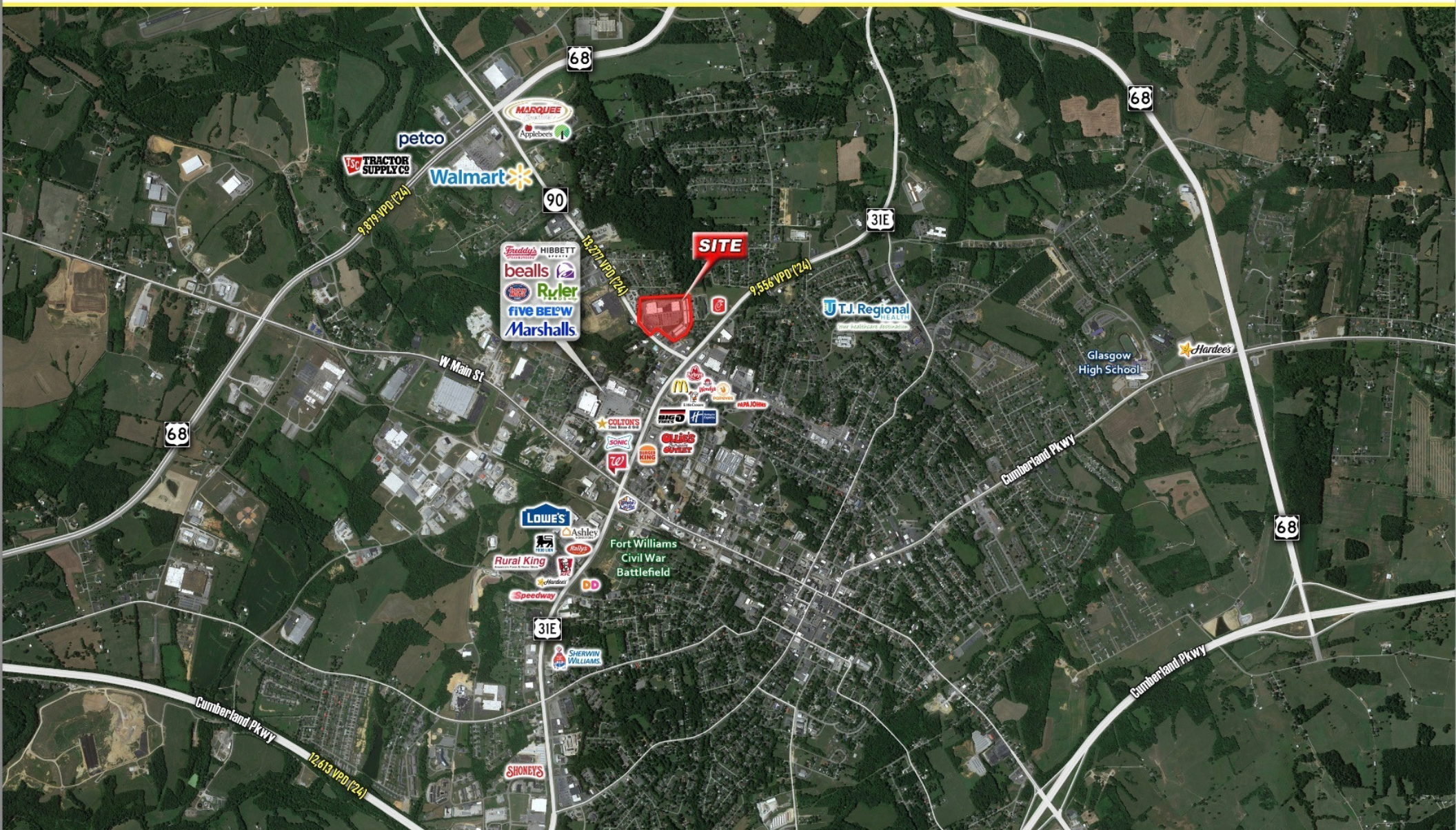
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Aerial Map

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SECTION 3

DEMOGRAPHICS

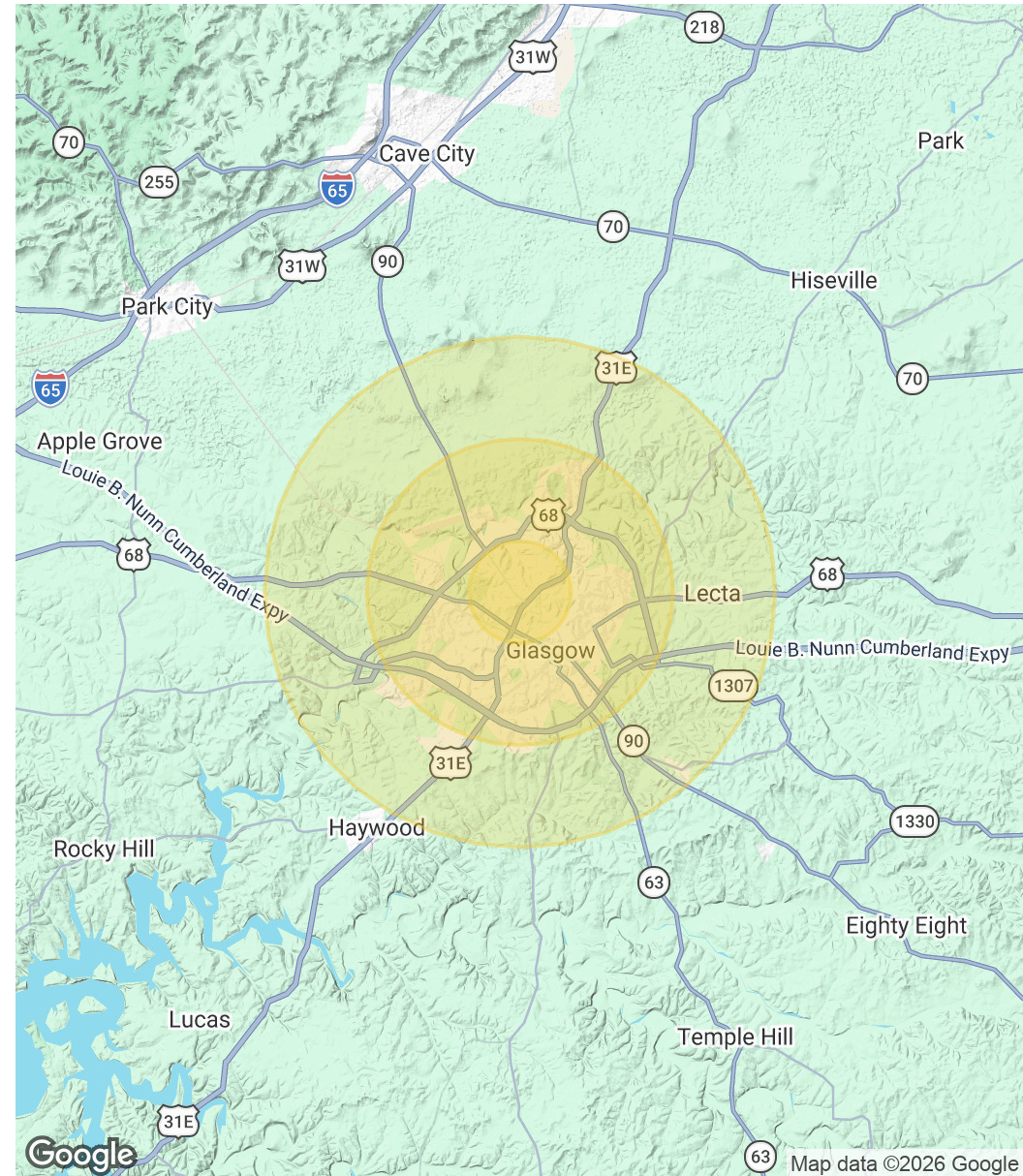
Demographics Map & Report

For Sale

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,304	16,772	22,544
Average Age	42	41	41
Average Age (Male)	40	39	40
Average Age (Female)	44	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,295	6,865	9,103
# of Persons per HH	2.6	2.4	2.5
Average HH Income	\$68,896	\$64,970	\$68,536
Average House Value	\$181,757	\$184,286	\$196,694

2020 American Community Survey (ACS)



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Committed to your growth.

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FEATURED LISTINGS



FOUNTAINS AT PALOMAR
Just two pad sites remaining in the ±16 acre Publix-anchored development.



PALOMAR SPRINGS
2,000 – 10,000 SF of 1st generation retail and office space available. Connected to Fountains at Palomar.



FORMER FRISCH'S IN CENTRAL KY, NKY, AND OHIO
±6,000 SF former restaurant buildings on A+ sites with ample parking.



473 E MAIN ST
2,000 - 8,000 SF of retail or office space available in downtown Lexington.



DANVILLE, KY INVESTMENT OPPORTUNITY
Historic HUB office building available for sale in downtown Danville, KY.



120 PROSPEROUS
2,000 – 10,000 SF of renovated office space available at Man O' War and Richmond Rd



±27 ACRE DEVELOPMENT AT GEORGETOWN RD & CITATION
Retail, office, hotel, and multi-family sites available across from the new Publix on Citation



INDUSTRIAL INVESTMENT OPPORTUNITY
20,000 SF flex industrial property on ±2 acres off I-64 in Midway, KY



Phil Greer



Lee Greer



Gordy Hoagland, CCIM



Connor Hobbs



Frederick Rupp



Jonathon Nunley



Mary Beth Burton



Find out how we can help your business grow.
Call (859) 554-6343 or visit whiteoakcre.com.



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