



## Indian Acres Shopping Center

751 Slone Drive

Georgetown, Kentucky 40324

### Property Highlights

- +/-51,390 SF retail shopping center
- +/-1,300 - 4,400 SF for lease
- Great location on US 25, South Broadway in Georgetown
- Average daily traffic count of +/-18,106 VPD near the center
- Professionally managed by the NAI Isaac Property Management Team
- Great rental rates and flexible terms
- Rental Rate: \$10.00 - \$13.50 PSF NNN
- NNN's estimated to be \$2.74 PSF

### Spaces

Suite 1/2

### Lease Rate

\$10.00 SF/yr

### Space Size

4,400 SF

Suite 34

\$12.00 SF/yr

1,300 SF

Suite 731/733

\$13.50 SF/yr

1,581 SF

### For More Information

**Chad Voelkert**

Vice President

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For Lease

1,300 - 4,400 SF | \$10 - 13.50 SF/yr

Retail Space



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For Lease

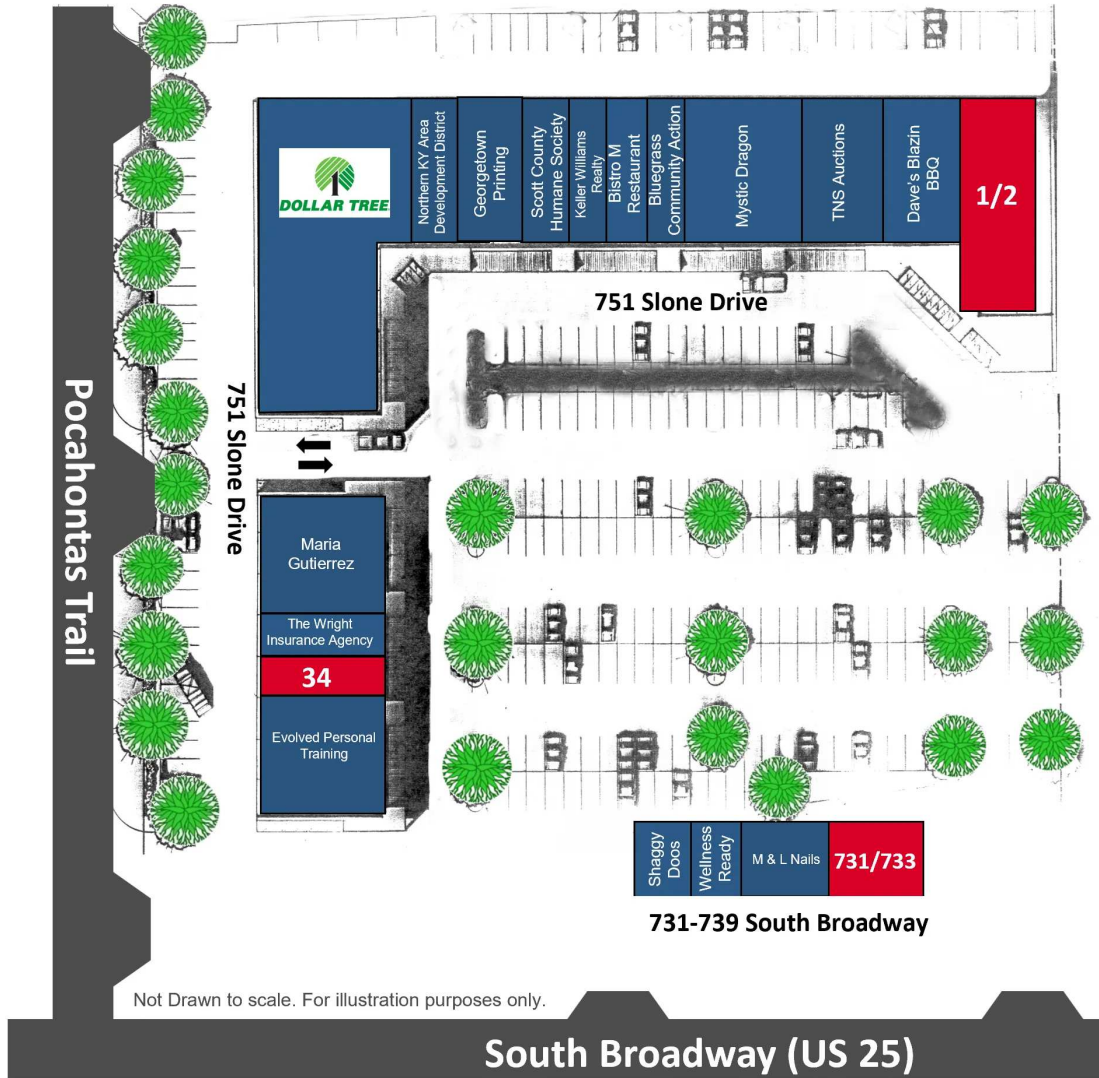
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Retail Space



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### Available Spaces

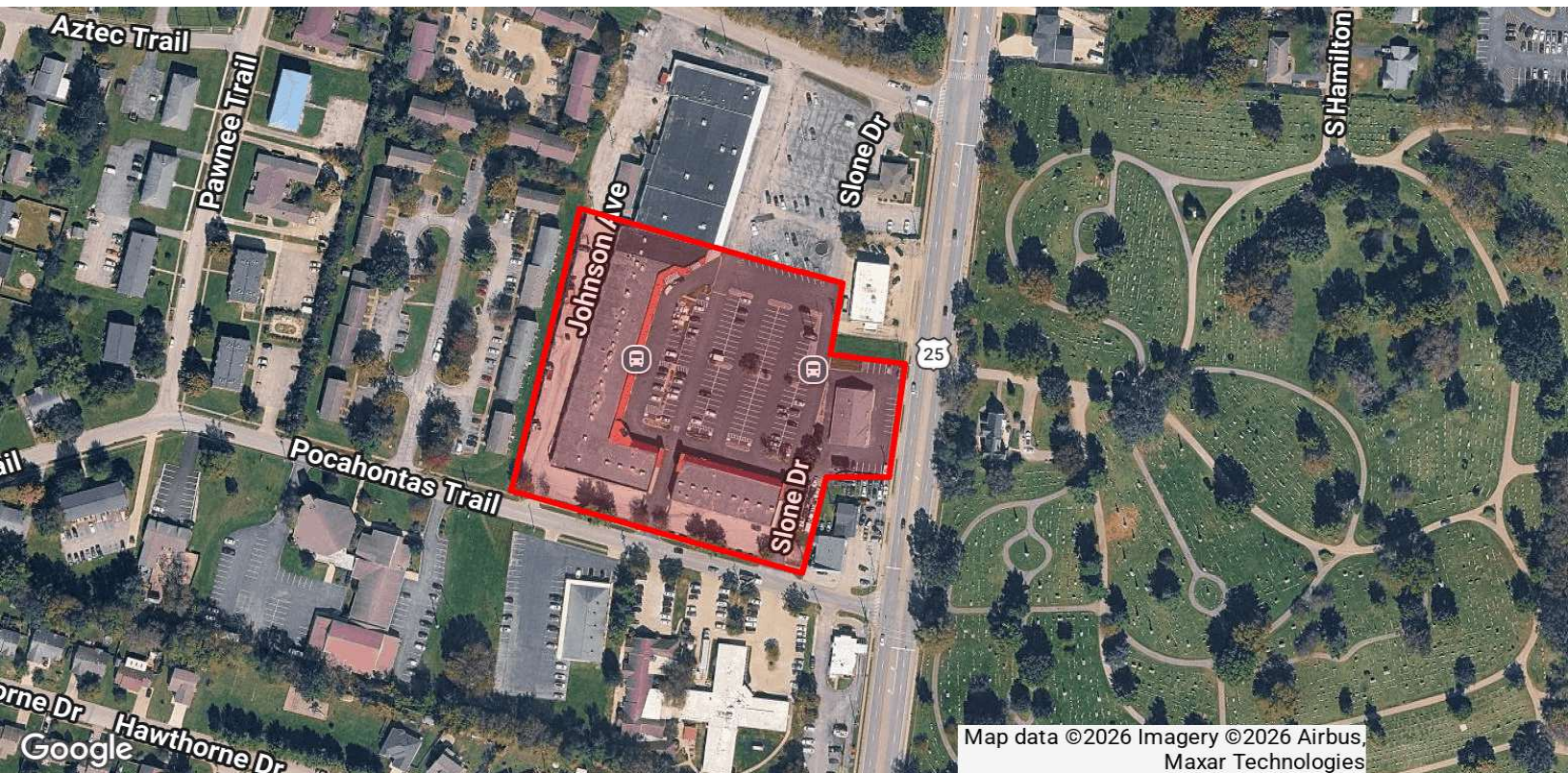
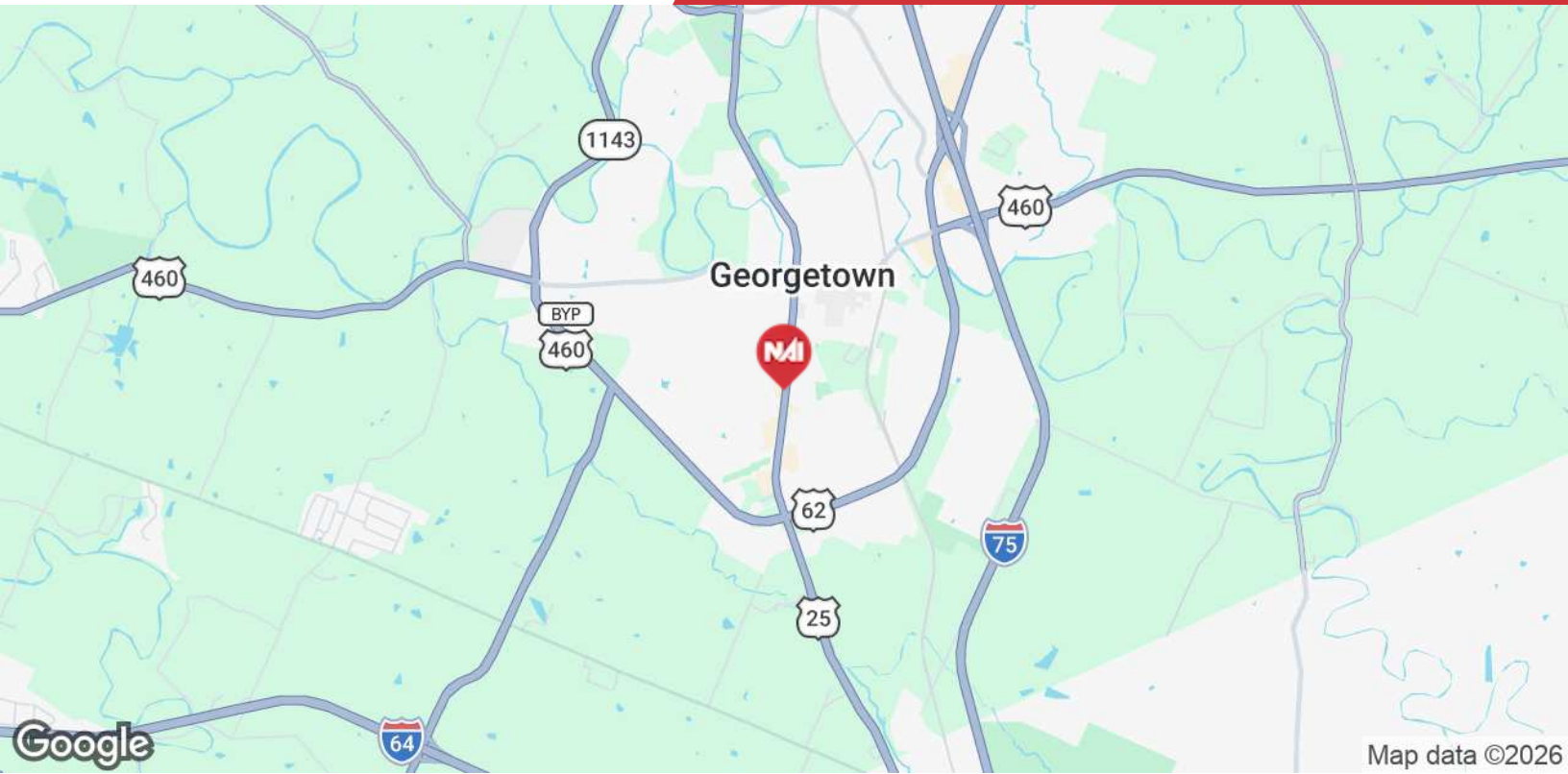
Suite	Size (SF)	Lease Type	Lease Rate
Suite 1/2	4,400 SF	NNN	\$10.00 SF/yr
Suite 34	1,300 SF	NNN	\$12.00 SF/yr
Suite 731/733	1,581 SF	NNN	\$13.50 SF/yr



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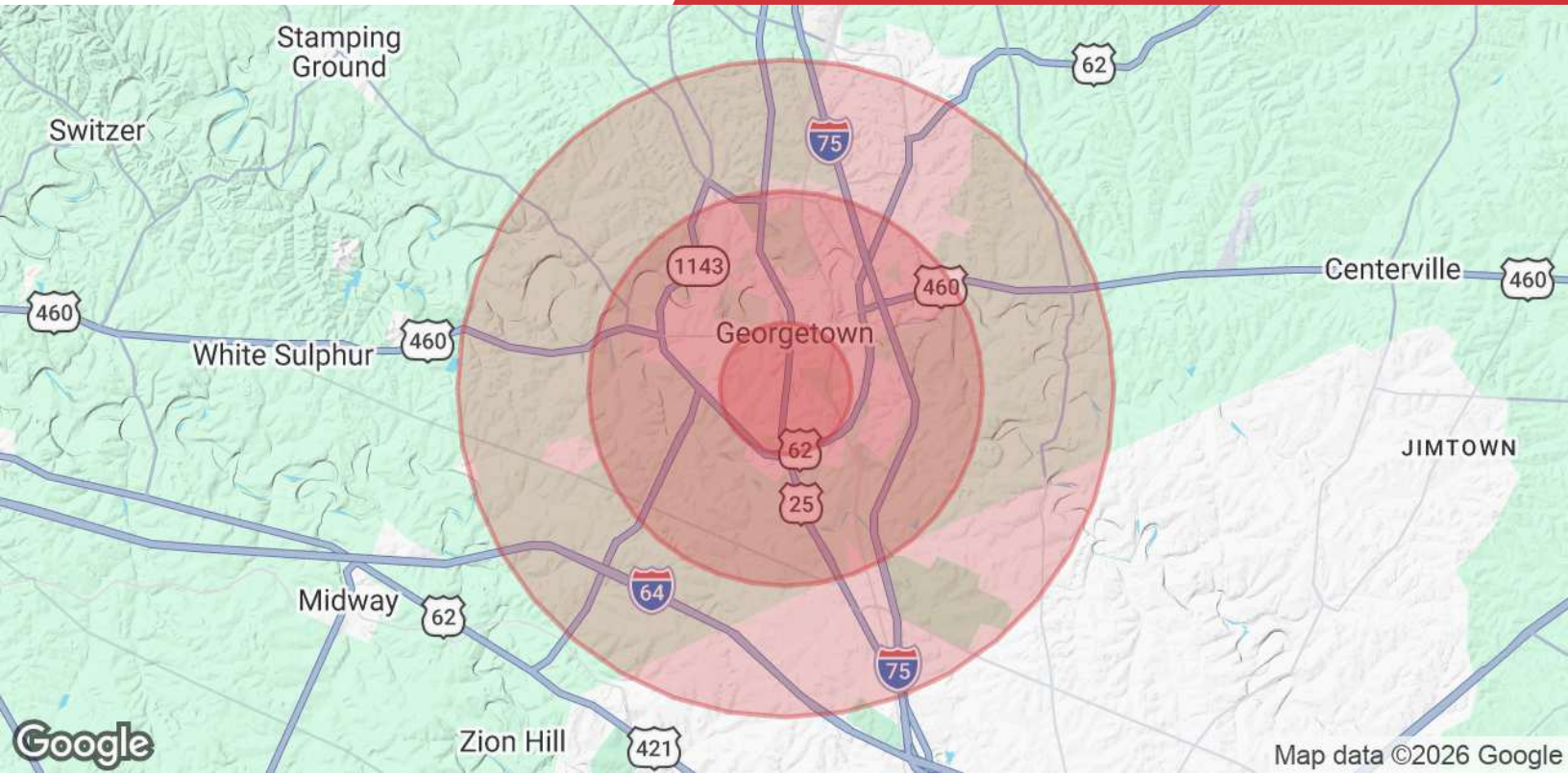
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Retail Space



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Population	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	10,698	31,821	37,303
<b>Average Age</b>	28.9	31.1	32.3
<b>Average Age (Male)</b>	29.9	31.2	32.2
<b>Average Age (Female)</b>	29.8	31.9	33.3
Households & Income	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	3,987	11,825	13,797
<b># of Persons per HH</b>	2.7	2.6	2.6
<b>Average HH Income</b>	\$56,081	\$65,498	\$70,794
<b>Average House Value</b>	\$158,580	\$149,834	\$169,033

2025 STDB