

# RETAIL FOR LEASE

## 101 US HIGHWAY 41 ALT S

101 U.S. HIGHWAY 41 ALTERNATE SOUTH, PROVIDENCE, KY 42450

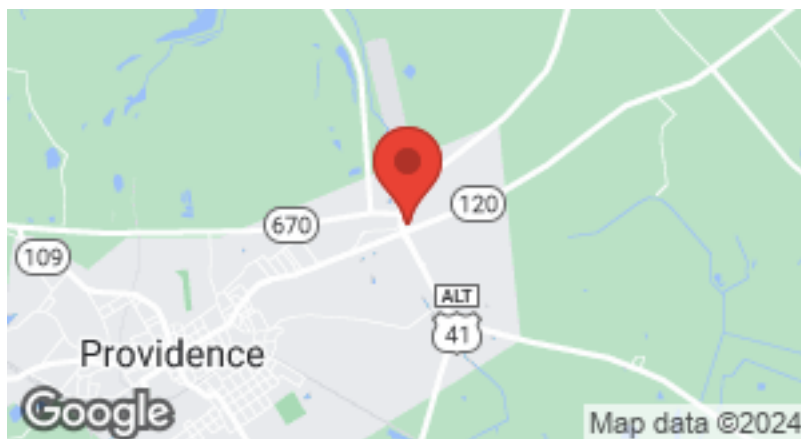


### PROPERTY OVERVIEW

- Lease Price: \$5/ SF/ YR/ NNN
- Available: Suite 1: 7,200 SF  
Suite 2: 7,200 SF
- Anchored by Sureway Grocery Store
- Location provides great visibility with easy access and convenient parking
- Central heat/ air
- VCT tile flooring
- 2 restrooms

### Offering Summary:

Building SF:	21,702
Lease Rate:	\$5 / SF / YR / NNN
Lot Size:	3.84 Acres
Parking:	100 Spaces
Year Built:	1979
Zoning:	Commercial



### HAHN KIEFER REAL ESTATE SERVICES

1352 E Division St  
Evansville, IN 47711



### JOE KIEFER

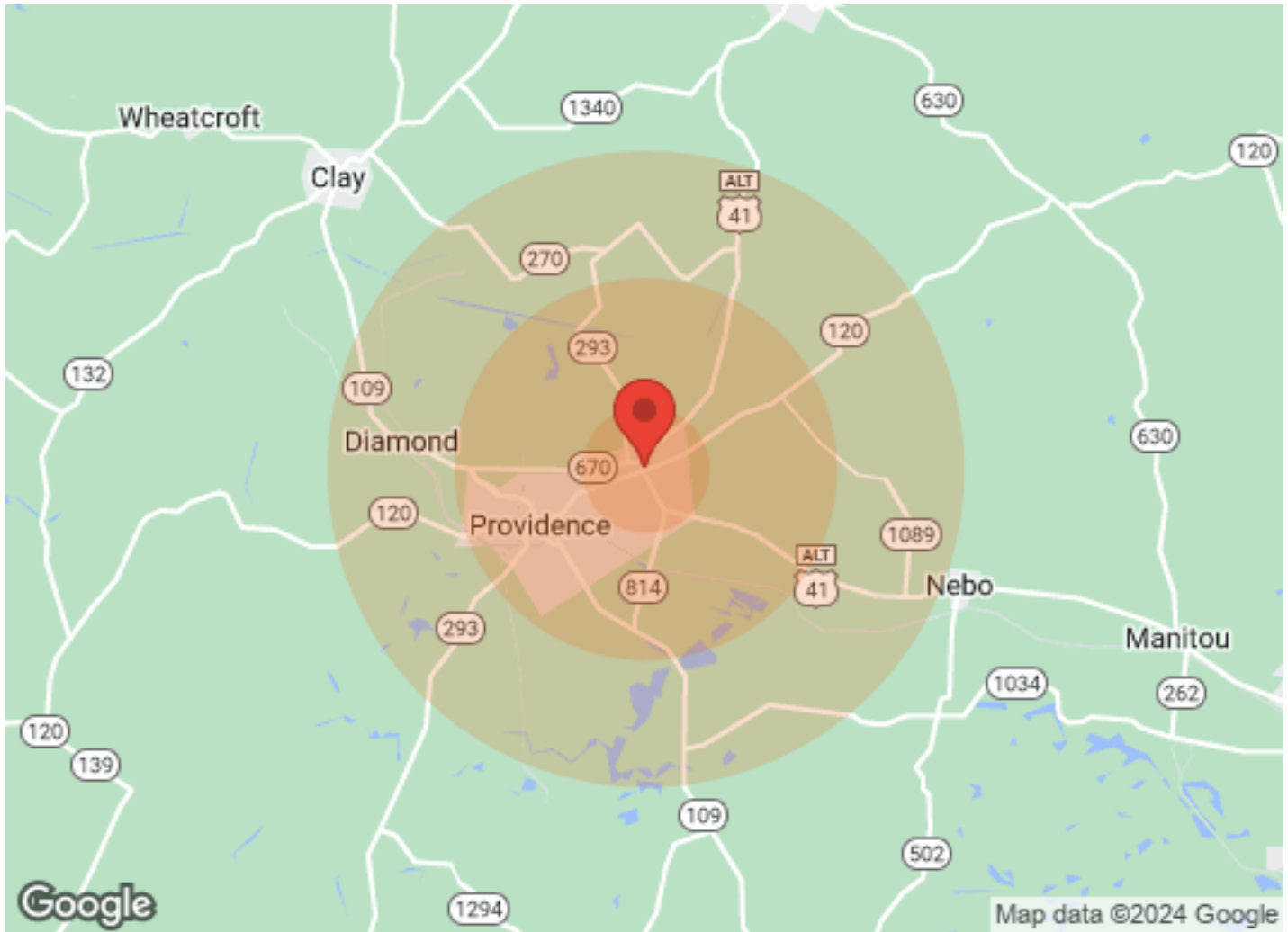
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# DEMOGRAPHICS

101 U.S. HIGHWAY 41 ALTERNATE SOUTH



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	N/A	1,618	2,159	Median	N/A	\$29,033	\$32,407
Female	N/A	1,914	2,438	< \$15,000	N/A	341	358
Total Population	N/A	3,532	4,597	\$15,000-\$24,999	N/A	277	300
				\$25,000-\$34,999	N/A	201	223
				\$35,000-\$49,999	N/A	155	294
				\$50,000-\$74,999	N/A	273	385
				\$75,000-\$99,999	N/A	139	161
				\$100,000-\$149,999	N/A	96	121
				\$150,000-\$199,999	N/A	N/A	37
				> \$200,000	N/A	10	10
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	771	996	Total Units	N/A	1,831	2,318
Ages 15-24	N/A	459	623	Occupied	N/A	1,582	2,012
Ages 25-54	N/A	1,311	1,718	Owner Occupied	N/A	1,114	1,468
Ages 55-64	N/A	420	552	Renter Occupied	N/A	468	544
Ages 65+	N/A	571	708	Vacant	N/A	249	306
Race	1 Mile	3 Miles	5 Miles				
White	N/A	3,131	4,196				
Black	N/A	286	286				
Am In/AK Nat	N/A	2	2				
Hawaiian	N/A	N/A	N/A				
Hispanic	N/A	41	41				
Multi-Racial	N/A	214	214				

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