

RETAIL PROPERTY FOR SALE / LEASE

# 942 HAPPY VALLEY ROAD

GLASGOW, KY 42141



**CONNOR HOBBS**

502.724.5924

chobbs@whiteoakcre.com

**FREDERICK RUPP**

859.533.2651

frupp@whiteoakcre.com

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COMMERCIAL REAL ESTATE

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SECTION 1

# PROPERTY INFORMATION



### PROPERTY DESCRIPTION

Central Center | Prime Retail Space in Glasgow, KY  
 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 vehicles per day. This established neighborhood shopping center spans 122,203 SF, providing a dynamic mix of retail opportunities in the heart of Glasgow. Currently 20,000 SF coming online in Q2 of 2026 — ideal for expanding businesses or new tenants seeking a high-exposure location. Whether you're an investor seeking stable returns or a retailer looking to grow in a thriving market, Central Center delivers the visibility, flexibility, and location to support long-term success.

### PROPERTY HIGHLIGHTS

- Monument and building façade signage available
- Ample on-site parking for customers and staff
- Strong surrounding retail synergy and accessibility
- Positioned in a growing commercial corridor

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### OFFERING SUMMARY

Sale Price:	\$4,700,000
Lease Rate:	See Broker
Available SF:	Fully Leased- 20,000 SF coming April 2026
Building Size:	122,203 SF
NOI:	\$545,080.36 ( Through November)

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

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**Connor Hobbs**  
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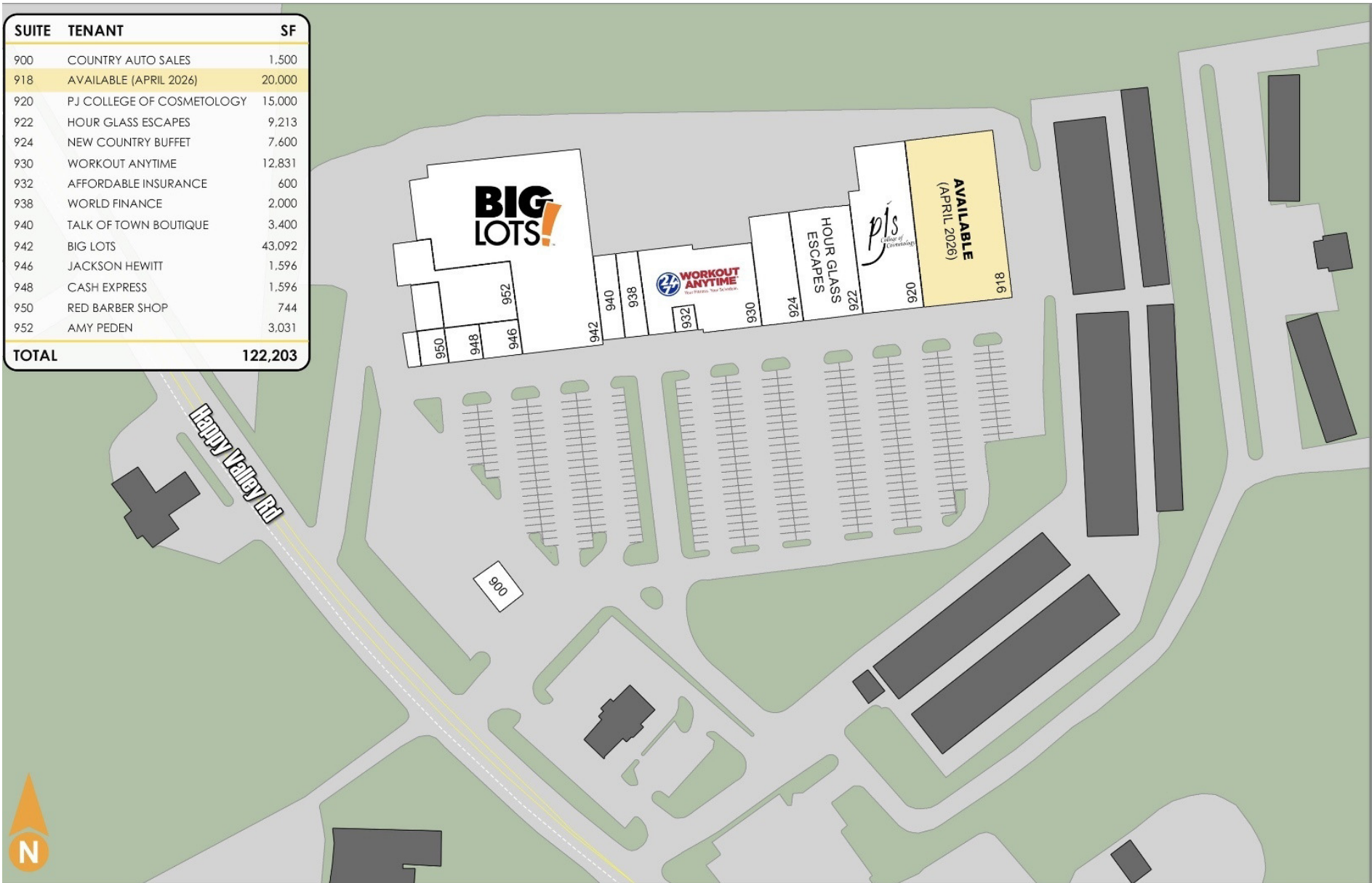
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# Site Plan

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SUITE	TENANT	SF
900	COUNTRY AUTO SALES	1,500
918	AVAILABLE (APRIL 2026)	20,000
920	PJ COLLEGE OF COSMETOLOGY	15,000
922	HOUR GLASS ESCAPES	9,213
924	NEW COUNTRY BUFFET	7,600
930	WORKOUT ANYTIME	12,831
932	AFFORDABLE INSURANCE	600
938	WORLD FINANCE	2,000
940	TALK OF TOWN BOUTIQUE	3,400
942	BIG LOTS	43,092
946	JACKSON HEWITT	1,596
948	CASH EXPRESS	1,596
950	RED BARBER SHOP	744
952	AMY PEDEN	3,031
<b>TOTAL</b>		<b>122,203</b>



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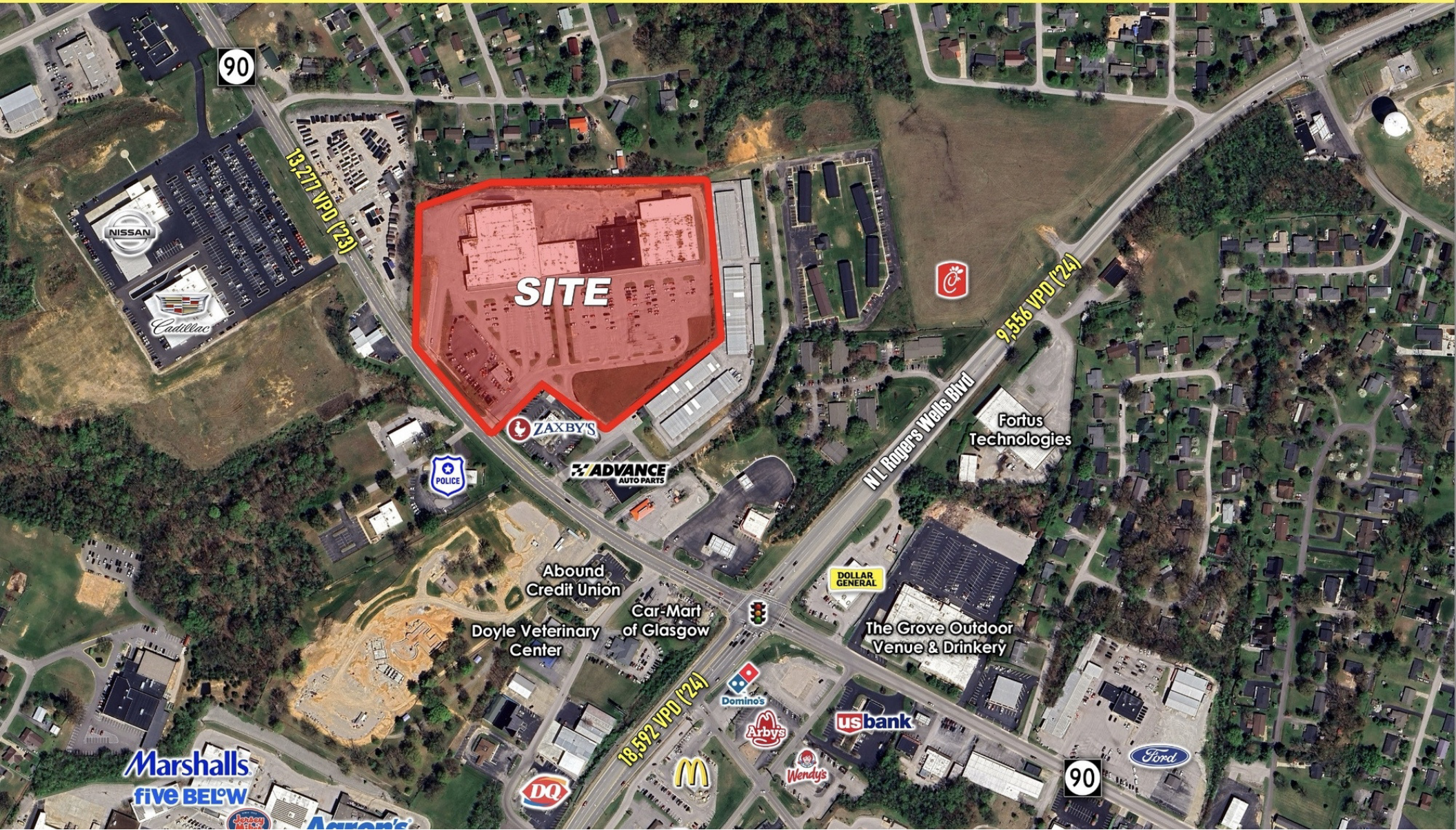


SECTION 2

# LOCATION INFORMATION

# Aerial Map

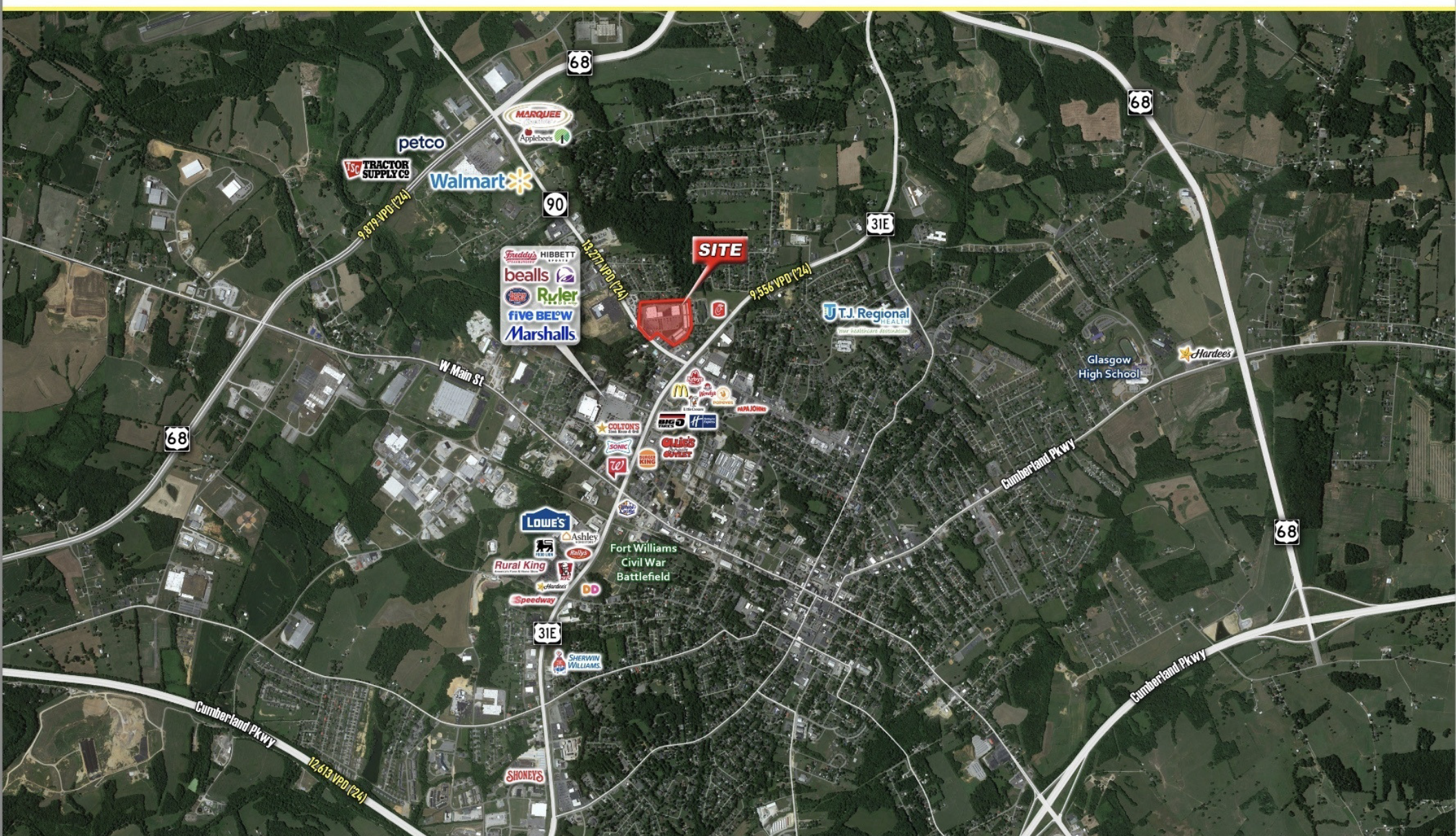
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SECTION 3

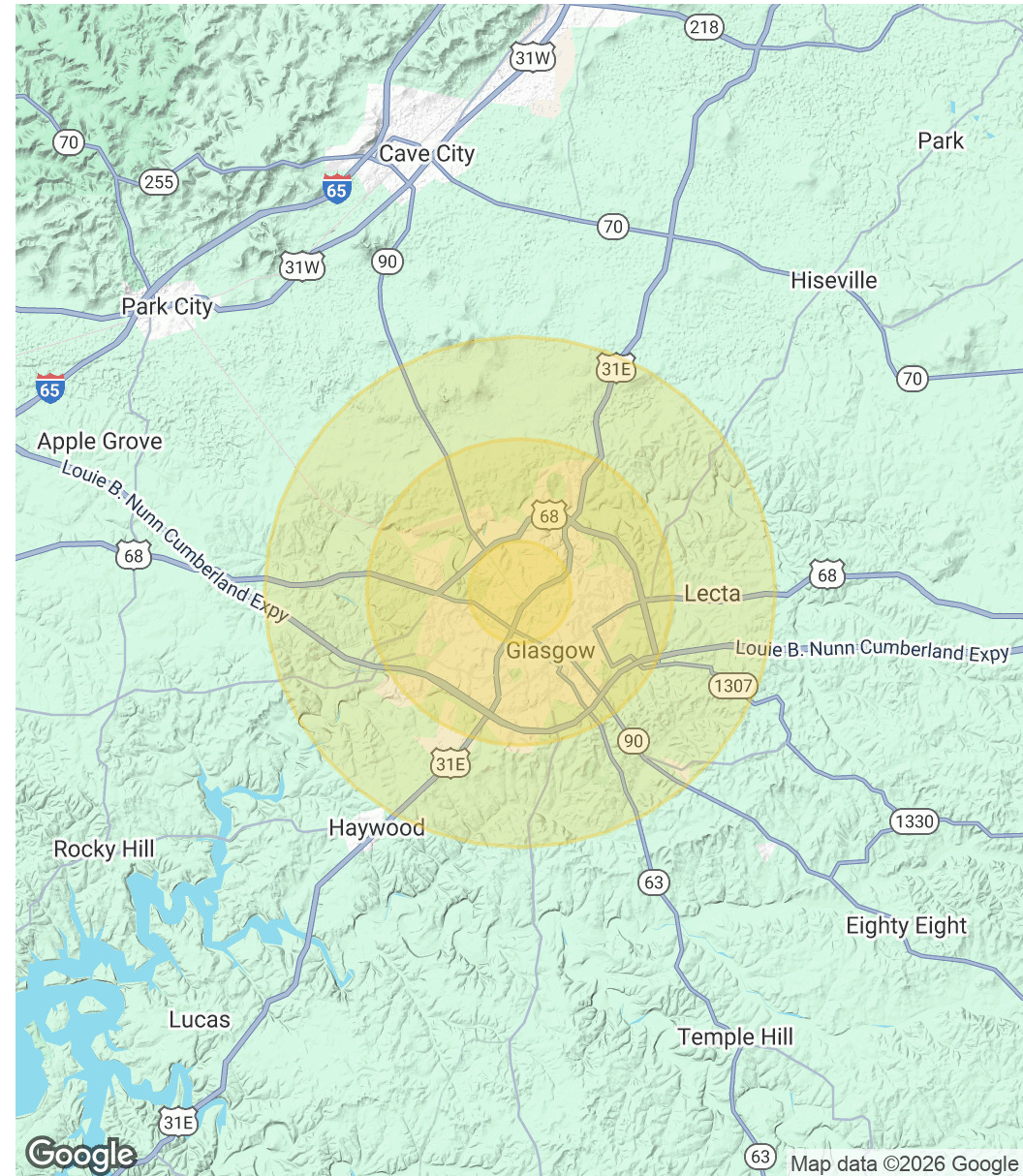
# DEMOGRAPHICS

# Demographics Map & Report

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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

Demographics data derived from AlphaMap



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## Committed to your growth.

At White Oak CRE, we excel at representing the buyers, tenants, sellers, and landlords of commercial properties. This expertise has enabled us to help dozens of businesses expand across Central KY (you might recognize some of their logos below).



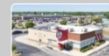
### FEATURED LISTINGS



**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](http://whiteoakcre.com).



**Connor Hobbs**  
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**Frederick Rupp**  
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