



FOR LEASE

# Audubon Village

2480 US HIGHWAY 41 N  
Henderson, KY 42420

**1,100 – 6,070 SF** | **9**  
AVAILABLE SPACES

## Tori Mathews

Director of Asset Management

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## Spigel Properties

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## Property Overview

**1,100 – 6,070 SF**  
AVAILABLE SF

**Negotiable**  
ASKING RATE

**9**  
SPACES AVAILABLE

**8.31**  
LOT SIZE

**120,959 SqFt**  
BUILDING SQFT

**65B-57**  
PARCEL ID

**Commercial**  
ZONING TYPE

**Henderson**  
COUNTY

**922.00 Ft**  
FRONTAGE

**37.870319, -87.568370**  
COORDINATES

### — EXECUTIVE SUMMARY

- Audubon Village is a 120,959 SqFt square foot retail property located at 2480 US HIGHWAY 41 N in Henderson, Kentucky.
- Situated in one of Henderson's premier retail corridors, Audubon Village offers high-visibility space ideal for retailers and service providers.
- Audubon Village is an attractive, well-established 120,959 square-foot center with a long track record of success. It features a high-volume Ruler Foods and is located in a strong market corridor that features large retailers such as Starbucks, KFC, and Subway. The location at a major hub allows retailers to draw customers from the majority of Henderson, with strong demographics within a 5-mile radius of the center/ Daily needs foot-traffic provided by grocer.

### — PROPERTY HIGHLIGHTS

- Anchored by Columbia Sportswear and Ruler Foods
- Located on US Highway 41 N Henderson, Ky 42420, a major thoroughfare and premier location in the submarket with 41,506 VPD
- Signalized intersection
- Ample parking, well lit
- Pad site opportunities available
- Four Ingress/ Egress Points

## ACCESSIBILITY

### AIRPORTS

Evansville Regional Airport	<b>12.2 mi</b>
Owensboro-Daviess County Regional Airport	<b>23.7 mi</b>
Vanderburgh Airport Authority	<b>12.3 mi</b>

### HIGHWAYS

US Highway 41	<b>0.2 mi</b>
US 41	<b>0.7 mi</b>
KY 414	<b>1.5 mi</b>
KY 3690	<b>1.7 mi</b>

# Space Available

**#20**

NEGOTIABLE

SF AVAILABLE

**1,110 SF**

TYPE

NNN

TERM

Negotiable

USE

Retail

**#30**

NEGOTIABLE

SF AVAILABLE

**1,100 SF**

TYPE

NNN

TERM

Negotiable

USE

Retail

**#70**

NEGOTIABLE

SF AVAILABLE

**1,110 SF**

TYPE

NNN

TERM

Negotiable

USE

Retail

**#120**

NEGOTIABLE

SF AVAILABLE

**2,254 SF**

TYPE

NNN

TERM

Negotiable

USE

Retail

**#130**

NEGOTIABLE

SF AVAILABLE

**1,680 SF**

TYPE

NNN

TERM

Negotiable

USE

Retail

**#140**

NEGOTIABLE

SF AVAILABLE

**1,634 SF**

TYPE

NNN

TERM

Negotiable

USE

Retail

**#150**

NEGOTIABLE

SF AVAILABLE

**1,566 SF**

TYPE

NNN

TERM

Negotiable

USE

Retail

**#160**

NEGOTIABLE

SF AVAILABLE

**3,480 SF**

TYPE

NNN

TERM

Negotiable

USE

Retail

**#170 - 180**

NEGOTIABLE

SF AVAILABLE

**6,070 SF**

TYPE

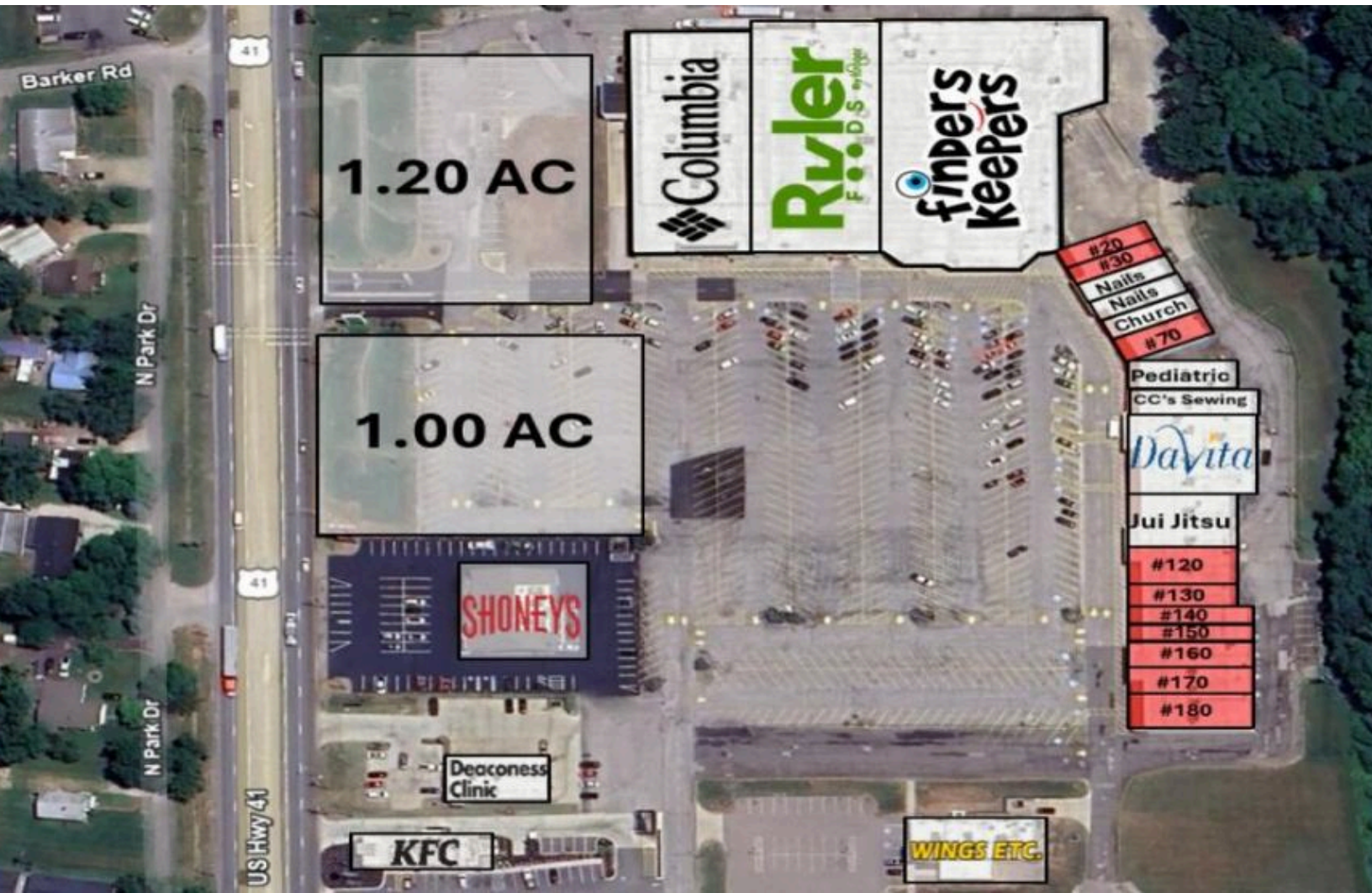
NNN

TERM

Negotiable

USE

Retail



## Freestanding Outparcels



Freestanding outparcels available at Audubon Village, offering excellent visibility and direct access from US Highway 41. The site benefits from strong traffic counts, prominent signage opportunities, and proximity to established national and regional retailers.

Lot Size:

1.00 AC

1.20 AC

# Market Overview



POPULATION  
**27,952**

AREA  
**17.9 sq mi**

ELEVATION  
**407 ft**

TIME ZONE  
**Central Time Zone**

COUNTY  
**Henderson County**

INCORPORATED  
**1797**

STATE  
**Kentucky**

## Market Overview: Henderson, KY

Henderson is a home rule-class city along the Ohio River and they county seat of Henderson County, Kentucky, United States. The population was 28,931 at the 2020 U.S. census. It is a part of the Evansville Metropolitan Area, locally known as the "Tri-State Area," and is considered the southernmost suburb of Evansville, Indiana.

### DEMOGRAPHIC SNAPSHOT

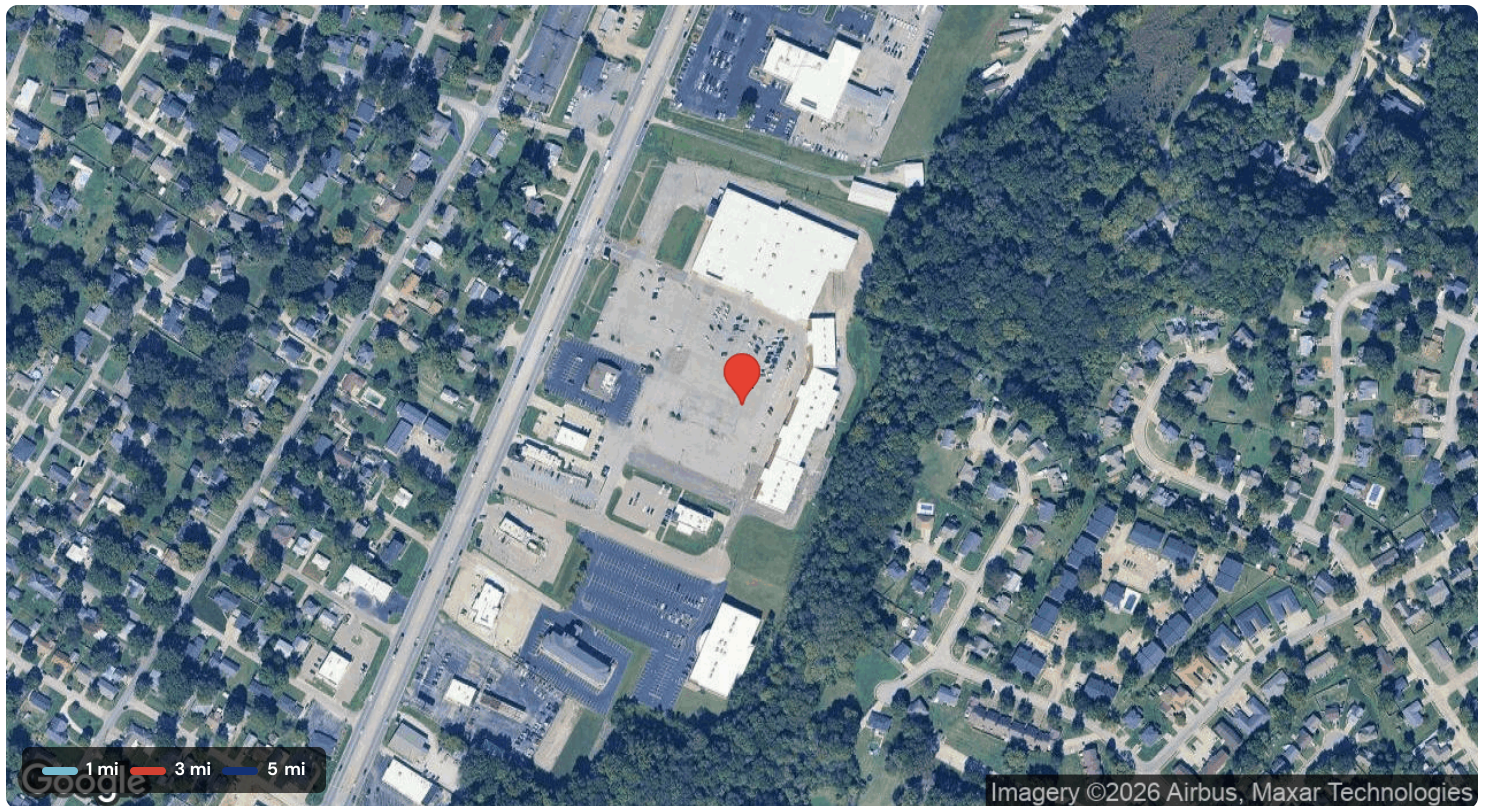
1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	<b>5,550</b>	Population	<b>16,195</b>	Population	<b>29,822</b>
Median HH Income	<b>\$47,232</b>	Median HH Income	<b>\$50,010</b>	Median HH Income	<b>\$54,360</b>
Households	<b>2,599</b>	Households	<b>7,296</b>	Households	<b>12,737</b>

Source: ESRI / ArcGIS Business Analyst

# Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,703	16,645	30,013
2010 Population	5,997	17,173	31,352
2025 Population	5,550	16,195	29,822
2030 Population	5,422	15,972	29,414
2025-2030 Growth Rate	-0.47 %	-0.28 %	-0.28 %
2025 Daytime Population	5,692	19,931	31,453

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	2,543	7,281	12,637	less than \$15,000	532	1,374	1,917
2010 Total Households	2,702	7,435	13,066	\$15,000-\$24,999	220	665	1,192
2025 Total Households	2,599	7,296	12,737	\$25,000-\$34,999	245	614	1,067
2030 Total Households	2,561	7,243	12,637	\$35,000-\$49,999	354	995	1,819
2025 Avg. Household Size	2.1	2.17	2.26	\$50,000-\$74,999	453	1,156	1,963
2025 Owner Occupied Housing	1,351	3,864	7,248	\$75,000-\$99,999	249	781	1,409
2030 Owner Occupied Housing	1,360	3,895	7,288	\$100,000-\$149,999	364	976	1,984
2025 Renter Occupied Housing	1,248	3,432	5,489	\$150,000-\$199,999	134	456	918
2030 Renter Occupied Housing	1,201	3,348	5,349	\$200,000 or greater	48	279	470
2025 Vacant Housing	235	752	1,342	Median HH Income	<b>\$47,232</b>	<b>\$50,010</b>	<b>\$54,360</b>
2025 Total Housing	2,834	8,048	14,079	Average HH Income	<b>\$62,641</b>	<b>\$69,731</b>	<b>\$73,385</b>



Source: ESRI / ArcGIS Business Analyst

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KY, 42420

PRESENTED BY



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