

UP TO 4,889 SF AVAILABLE FOR LEASE

Cherokee Plaza Shopping Center

6433-6455 Taylor Mill Road

Independence, KY 41051

KEY HIGHLIGHTS

- Cherokee Plaza Shopping Center recently completed a major Facade modernization renovation in Spring 2024 (see Rendering Below).
- New Construction retail space available 4,889 SF (May be subdivided to Suit) equipped with 1,500 gallon grease trap (Fall 2024 delivery).
- New Construction double drive-thru 2,676 SF Freestanding Restaurant with covered Patio (Summer 2024 delivery).
- Excellent Co-Tenant Synergies with traffic generating Tenants: Family Dollar, Huntington Bank, Goodwill, Cherokee Drug Shoppe Pharmacy and Good Spirits Wine & Tobacco.
- Strong existing Tenant-base with average operating history in excess of 20 Years at the Shopping Center.
- Located at Intersection of Taylor Mill Road (KY-16) and Cox Road with combined traffic exceeding 30,599 daily traffic counts.
- Excellent Visibility and Access with multiple points of Ingress/Egress from Taylor Mill Road & Cox Road.
- Cherokee Plaza Shopping Center is the Destination Neighborhood Center for submarket and the only Anchored Center located within the trade-area.
- Significant population growth, new home development and household formation in the immediate submarket.
- Significant restaurant and consumer services demand with limited competition in submarket.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population (2023)	5,316	27,605	57,095
Households (2023)	1,788	9,434	20,250
Average HH Income (2023)	\$129,524	\$125,053	\$125,523



Site Plan

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Property Renderings

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Mid-Range Aerial

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