



FOR LEASE

Audubon Village

**2480 US HIGHWAY 41 N
HENDERSON, KY 42420**

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.



Building SqFt	120,959 SqFt
Lot Size (acres)	8.31
Parcel ID	65B-57
Zoning Type	Commercial
County	Henderson
Frontage	922.00 Ft
Coordinates	37.870319,-87.568370

- ❖ Located on US Highway 41 N Henderson, KY, a major thoroughfare and premier location in the sub-market with 41,506 VPD
- ❖ Anchored by Columbia Sportswear and Ruler Foods
- ❖ Signalized intersection
- ❖ Ample parking and well lit
- ❖ Pad site opportunities available
- ❖ Four ingress & egress points

**SPIGEL
PROPERTIES**

INVESTMENTS • REAL ESTATE

70 N.E. LOOP 410, SUITE 185
SAN ANTONIO, TEXAS 78216



TORI MATHEWS
Asset Manager

Direct: 210-801-8514
tori@spigelproperties.com

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#20	Retail	Negotiable	NNN	1,100 SF	Negotiable
#30	Retail	Negotiable	NNN	1,100 SF	Negotiable
#70	Retail	Negotiable	NNN	1,110 SF	Negotiable
#120	Retail	Negotiable	NNN	2,254 SF	Negotiable
#130	Retail	Negotiable	NNN	1,680 SF	Negotiable
#140	Retail	Negotiable	NNN	1,634 SF	Negotiable
#150	Retail	Negotiable	NNN	1,566 SF	Negotiable
#160	Retail	Negotiable	NNN	3,480 SF	Negotiable
#170-180	Retail	Negotiable	NNN	6,070 SF	Negotiable
Pad	Retail	Negotiable	Ground	1.00 AC	Negotiable
Pad	Retail	Negotiable	Ground	1.20 AC	Negotiable

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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,452	16,492	30,193
2010 Population	5,745	16,992	31,526
2022 Population	5,521	16,281	30,355
2027 Population	5,443	16,184	29,985
2022-2027 Growth Rate	-0.28 %	-0.12 %	-0.24 %
2022 Daytime Population	5,375	20,008	31,564

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	307	1,218	1,847
\$15000-24999	231	684	1,283
\$25000-34999	310	770	1,480
\$35000-49999	382	994	1,705
\$50000-74999	629	1,414	2,412
\$75000-99999	260	841	1,643
\$100000-149999	306	888	1,570
\$150000-199999	82	297	492
\$200000 or greater	60	177	420
Median HH Income	\$ 51,319	\$ 49,507	\$ 50,760
Average HH Income	\$ 67,382	\$ 67,066	\$ 70,421

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	2,443	7,228	12,706
2010 Total Households	2,602	7,367	13,133
2022 Total Households	2,567	7,284	12,853
2027 Total Households	2,538	7,260	12,729
2022 Average Household Size	2.11	2.18	2.28
2022 Owner Occupied Housing	1,227	3,649	7,000
2027 Owner Occupied Housing	1,246	3,723	7,064
2022 Renter Occupied Housing	1,340	3,635	5,853
2027 Renter Occupied Housing	1,292	3,537	5,665
2022 Vacant Housing	229	721	1,291
2022 Total Housing	2,796	8,005	14,144



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ABOUT HENDERSON

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



CITY OF HENDERSON

COUNTY HENDERSON

AREA

POPULATION

POPULATION	27,981
ESTIMATE (2022)	27,697
DENSITY	1,736.66 SQ MI

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