



Columbia
Sportswear Company
EMPLOYEE STORE

Ryler
FOODS
by Kroger



FOR LEASE

Audubon Village

2480 US HIGHWAY 41 N
Henderson, KY 42420

1,100 - 6,070 SF
AVAILABLE

10
SPACES

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Spigel Properties
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**SPIGEL
PROPERTIES**

INVESTMENTS • REAL ESTATE

Property Overview

21,444 SF AVAILABLE SF	Negotiable ASKING RATE	10 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
41,400 TRAFFIC COUNT (VPD)				

EXECUTIVE SUMMARY

- This 120,959 SqFt square foot retail center offers investors and tenants a turnkey opportunity in the heart of Henderson.
- 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	12.2 mi
Owensboro-Daviess County Regional Airport	23.7 mi
Vanderburgh Airport Authority	12.3 mi



HIGHWAYS

US Highway 41	0.2 mi
US 41	0.7 mi
KY 414	1.5 mi
KY 3690	1.7 mi

Space Available

#20

NEGOTIABLE

SF AVAILABLE

1,110 SF

TERM

Negotiable

TYPE

NNN

USE

Retail

#30

NEGOTIABLE

SF AVAILABLE

1,100 SF

TERM

Negotiable

TYPE

NNN

USE

Retail

#70

NEGOTIABLE

SF AVAILABLE

1,110 SF

TERM

Negotiable

TYPE

NNN

USE

Retail

#120

NEGOTIABLE

SF AVAILABLE

2,254 SF

TERM

Negotiable

TYPE

NNN

USE

Retail

#130

NEGOTIABLE

SF AVAILABLE

1,680 SF

TERM

Negotiable

TYPE

NNN

USE

Retail

#140

NEGOTIABLE

SF AVAILABLE

1,634 SF

TERM

Negotiable

TYPE

NNN

USE

Retail

#150

NEGOTIABLE

SF AVAILABLE

1,566 SF

TERM

Negotiable

TYPE

NNN

USE

Retail

#160

NEGOTIABLE

SF AVAILABLE

3,480 SF

TERM

Negotiable

TYPE

NNN

USE

Retail

Space Available (continued)

#170 - 180

NEGOTIABLE

SF AVAILABLE

6,070 SF

TYPE

NNN

TERM

Negotiable

USE

Retail

#50

NEGOTIABLE

SF AVAILABLE

1,440 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	5,460	Population	16,341	Population	30,110
Median HH Income	\$49,286	Median HH Income	\$53,003	Median HH Income	\$57,457
Households	2,564	Households	7,398	Households	12,922

Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,579	16,660	30,191
2010 Population	5,877	17,186	31,526
2026 Population	5,460	16,341	30,110
2031 Population	5,368	16,225	29,847
2026–2031 Growth Rate	–0.34 %	–0.14 %	–0.18 %
2026 Daytime Population	5,710	20,269	31,632

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	2,485	7,290	12,704	less than \$15,000	465	1,225	1,719
2010 Total Households	2,646	7,444	13,133	\$15,000–\$24,999	218	662	1,183
2026 Total Households	2,564	7,398	12,922	\$25,000–\$34,999	257	644	1,120
2031 Total Households	2,543	7,400	12,900	\$35,000–\$49,999	359	1,012	1,782
2026 Avg. Household Size	2.09	2.16	2.25	\$50,000–\$74,999	454	1,213	2,054
2026 Owner Occupied Housing	1,293	3,822	7,182	\$75,000–\$99,999	234	749	1,352
2031 Owner Occupied Housing	1,286	3,830	7,190	\$100,000–\$149,999	371	1,024	2,103
2026 Renter Occupied Housing	1,271	3,576	5,740	\$150,000–\$199,999	147	520	1,040
2031 Renter Occupied Housing	1,257	3,570	5,711	\$200,000 or greater	60	349	568
2026 Vacant Housing	258	820	1,430	Median HH Income	\$49,286	\$53,003	\$57,457
2026 Total Housing	2,822	8,218	14,352	Average HH Income	\$66,006	\$75,139	\$77,807



Source: ESRI / ArcGIS Business Analyst

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PRESENTED BY



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