

UNION PROMENADE - RESTAURANT

9232 Us Highway 42, Union, KY 41091



PROPERTY DESCRIPTION

Restaurant Space for Lease in the Union Promenade - Gateway Building. 102 Seats inside and 48 Seats on the Patio! Turnkey Restaurant. Union Promenade anchor tenants include: Children's Hospital, 5/3rd, McAlisters, Chick Fil A, Penn Station, Taco Mama and Teriyaki Madness.

PROPERTY HIGHLIGHTS

- High visibility location on US Highway 42
- Ample parking for customers and employees
- Modern architecture and attractive curb appeal
- Versatile layout to accommodate diverse tenant needs
- Proximity to major roadways for easy accessibility
- Well-maintained grounds and exterior
- Strong commercial potential and market demand
- Dynamic and growing market in Union, KY

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	3,475 SF
Lot Size:	77,439 SF
Building Size:	11,444 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	226	809	2,731
Total Population	602	2,173	7,225
Average HH Income	\$128,838	\$131,910	\$126,476

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

T.J. SCHUTTE JR

Principal Broker, KW Commercial
O: 859.468.6799
tjschuttejr@kw.com
KY #304174

KW COMMERCIAL
7210 Turfway Road
Florence, KY 41042

RETAIL FOR LEASE

UNION PROMENADE - RESTAURANT

9232 Us Highway 42, Union, KY 41091



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

T.J. SCHUTTE JR

Principal Broker, KW Commercial

O: 859.468.6799

tjschuttejr@kw.com

KY #304174

KW COMMERCIAL

7210 Turfway Road
Florence, KY 41042

Each Office Independently Owned and Operated kwcommercialagent.com

RETAIL FOR LEASE



UNION PROMENADE - RESTAURANT

9232 Us Highway 42, Union, KY 41091



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

T.J. SCHUTTE JR

Principal Broker, KW Commercial

O: 859.468.6799

tjschuttejr@kw.com

KY #304174

KW COMMERCIAL

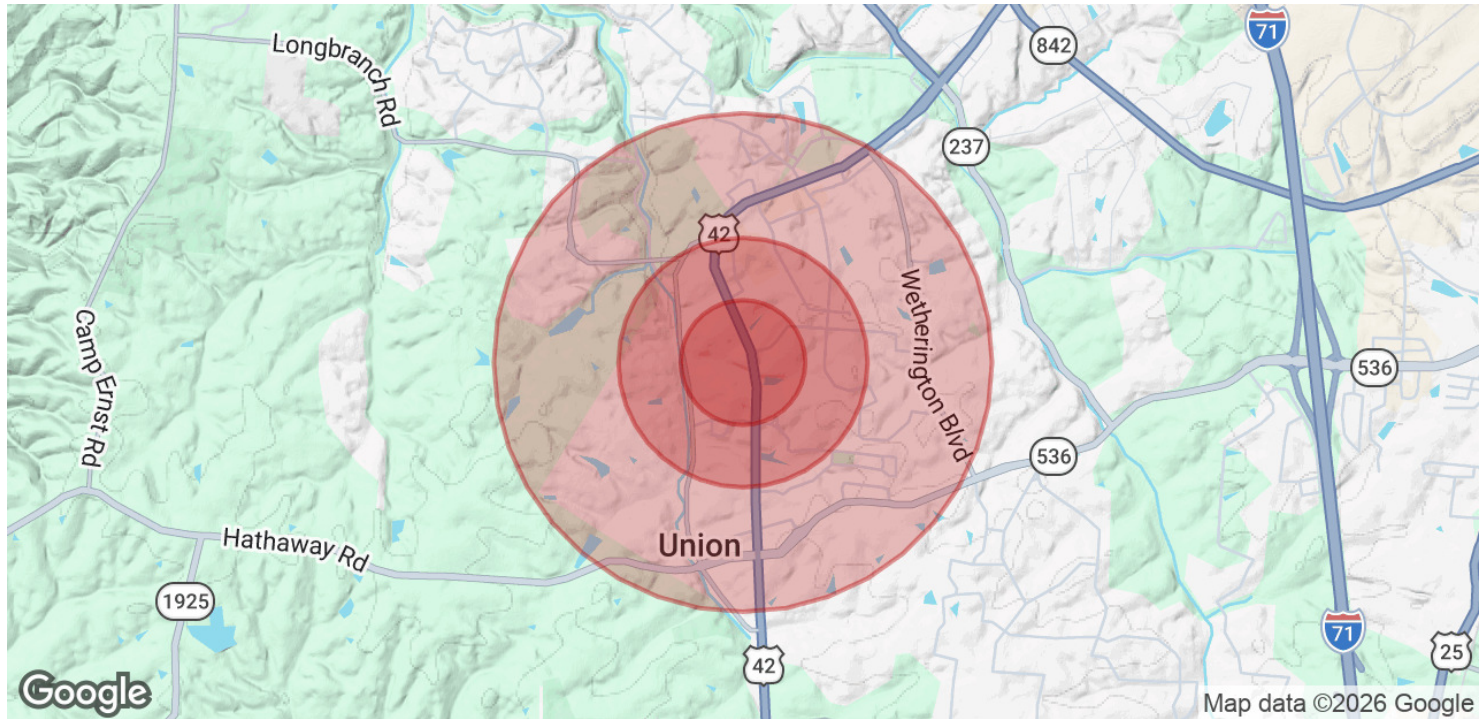
7210 Turfway Road

Florence, KY 41042

Each Office Independently Owned and Operated kwcommercialagent.com

UNION PROMENADE - RESTAURANT

9232 Us Highway 42, Union, KY 41091



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	602	2,173	7,225
Average Age	49.4	46.3	46.2
Average Age (Male)	43.4	41.4	39.9
Average Age (Female)	52.4	49.8	48.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	226	809	2,731
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$128,838	\$131,910	\$126,476
Average House Value	\$332,017	\$333,458	\$292,714

2023 American Community Survey (ACS)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

T.J. SCHUTTE JR

Principal Broker, KW Commercial

O: 859.468.6799

tjschuttejr@kw.com

KY #304174

KW COMMERCIAL

7210 Turfway Road
Florence, KY 41042