

Mall Park Center

Home Depot

REGIONAL MALL

Kroger

1824-1998 North Dixie Hwy
Elizabethtown, KY 42701

MALL PARK CENTER

NEW ACCESS ROAD

Best Buy

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ROBBINS PROPERTIES

LEASING • PROPERTY MANAGEMENT • INVESTMENT SALES

THE SPACE

Location	1824-1998 North Dixie Hwy, Elizabethtown, KY, 42701
COUNTY	Hardin
Cross Street	Wise Lane
Traffic Count	27000
Square Feet	10010
Annual Rent PSF	\$14.00
Lease Type	NNN

Notes Formerly occupied by The Gap Outlet

HIGHLIGHTS

- Excellent Access at signalized intersection
- Anchored by TJ Maxx, Ross Dress for Less, Shoe Carnival, Old Navy, PetSmart, Barnes & Noble, Michaels, Bed Bath & Beyond
- A+ location near other national retailers, restaurants
- Growing population - Ford build new factory employing 5,000
- Current vacancy of 10,010 SF is 55' wide by 184' deep



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
4,246	27,035	48,386



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$74,169	\$80,496	\$74,968



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
1,742	11,170	19,395

PROPERTY FEATURES

CURRENT OCCUPANCY	95.00 %
TOTAL TENANTS	16
BUILDING SF	203,010
GLA (SF)	203,010
LAND SF	1,001,923
LAND ACRES	23.01
YEAR BUILT	2000-2002
BUILDING CLASS	A
LOCATION CLASS	A
NUMBER OF STORIES	1
NUMBER OF PARKING SPACES	1034
PARKING RATIO	5.09/1000
CORNER LOCATION	Yes
NUMBER OF INGRESSES	5
NUMBER OF EGRESSES	5

NEIGHBORING PROPERTIES

NORTH	Commerical
SOUTH	Commerical
EAST	Commerical & Residential
WEST	Residential

MECHANICAL

HVAC	Yes
FIRE SPRINKLERS	Yes
ELECTRICAL / POWER	Yes
LIGHTING	Yes

TENANT INFORMATION

MAJOR TENANT/S	TJ Maxx, Ross Dress for Less, Shoe Carnival, Old Navy, PetSmart, Barnes & Noble, Michaels, Bed Bath & Beyond
LEASE TYPE	NNN



Location

- Elizabethtown Kentucky is located about 45 miles south of Louisville, KY and is benefited by having major highways I-65, Bluegrass Pkwy, Western Kentucky Pkwy enhancing access. Therefore, it serves as a regional retail hub for the population located up to a distance of 30 miles.

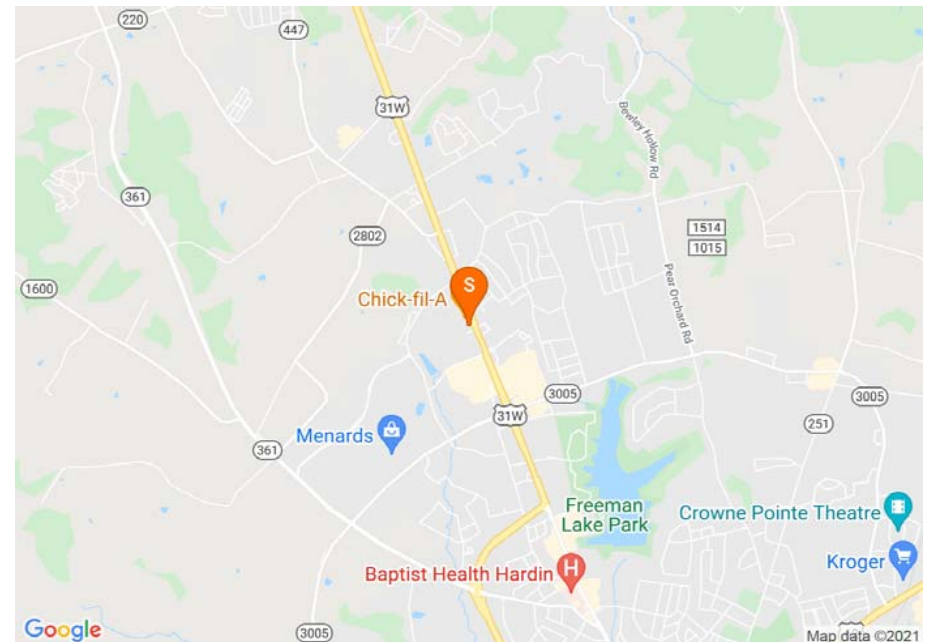
Fort Knox is a United State Army installation located just north which encompasses over 109,000 acres and employees thousands of personnel.

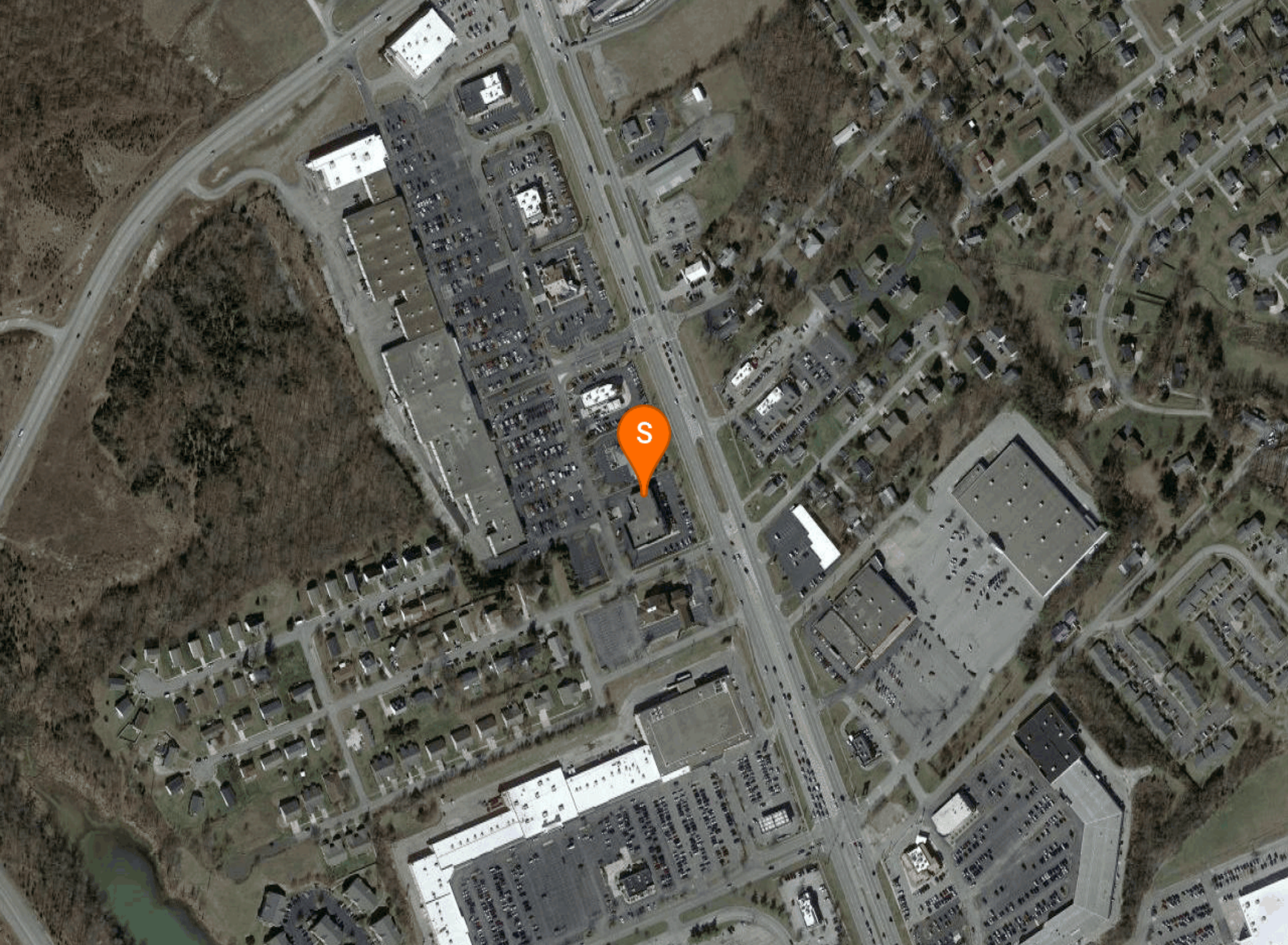
In September 2021, Ford announced that they will construct an new battery factory near Elizabethtown to employ 5,000.

Locator Map



Regional Map







POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,614	19,723	35,379
2010 Population	3,125	23,833	43,400
2021 Population	4,246	27,035	48,386
2026 Population	4,442	27,745	49,566
2021 African American	465	2,912	6,144
2021 American Indian	9	81	149
2021 Asian	145	859	1,384
2021 Hispanic	250	1,509	2,685
2021 Other Race	87	487	826
2021 White	3,376	21,525	37,653
2021 Multiracial	147	1,069	2,051
2021-2026: Population: Growth Rate	4.55 %	2.60 %	2.40 %
2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	138	888	1,638
\$15,000-\$24,999	202	1,033	1,832
\$25,000-\$34,999	167	974	1,843
\$35,000-\$49,999	250	1,903	3,335
\$50,000-\$74,999	299	2,121	3,782
\$75,000-\$99,999	156	1,170	2,116
\$100,000-\$149,999	430	1,964	3,258
\$150,000-\$199,999	45	465	758
\$200,000 or greater	56	652	833
Median HH Income	\$57,429	\$57,059	\$55,041
Average HH Income	\$74,169	\$80,496	\$74,968

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,032	8,538	15,161
2010 Total Households	1,263	9,866	17,361
2021 Total Households	1,742	11,170	19,395
2026 Total Households	1,832	11,496	19,914
2021 Average Household Size	2.34	2.38	2.46
2000 Owner Occupied Housing	745	5,310	9,420
2000 Renter Occupied Housing	227	2,670	4,626
2021 Owner Occupied Housing	989	6,095	11,097
2021 Renter Occupied Housing	753	5,075	8,298
2021 Vacant Housing	89	627	1,285
2021 Total Housing	1,831	11,797	20,680
2026 Owner Occupied Housing	1,060	6,461	11,681
2026 Renter Occupied Housing	772	5,035	8,232
2026 Vacant Housing	120	829	1,635
2026 Total Housing	1,952	12,325	21,549
2021-2026: Households: Growth Rate	5.05 %	2.90 %	2.65 %



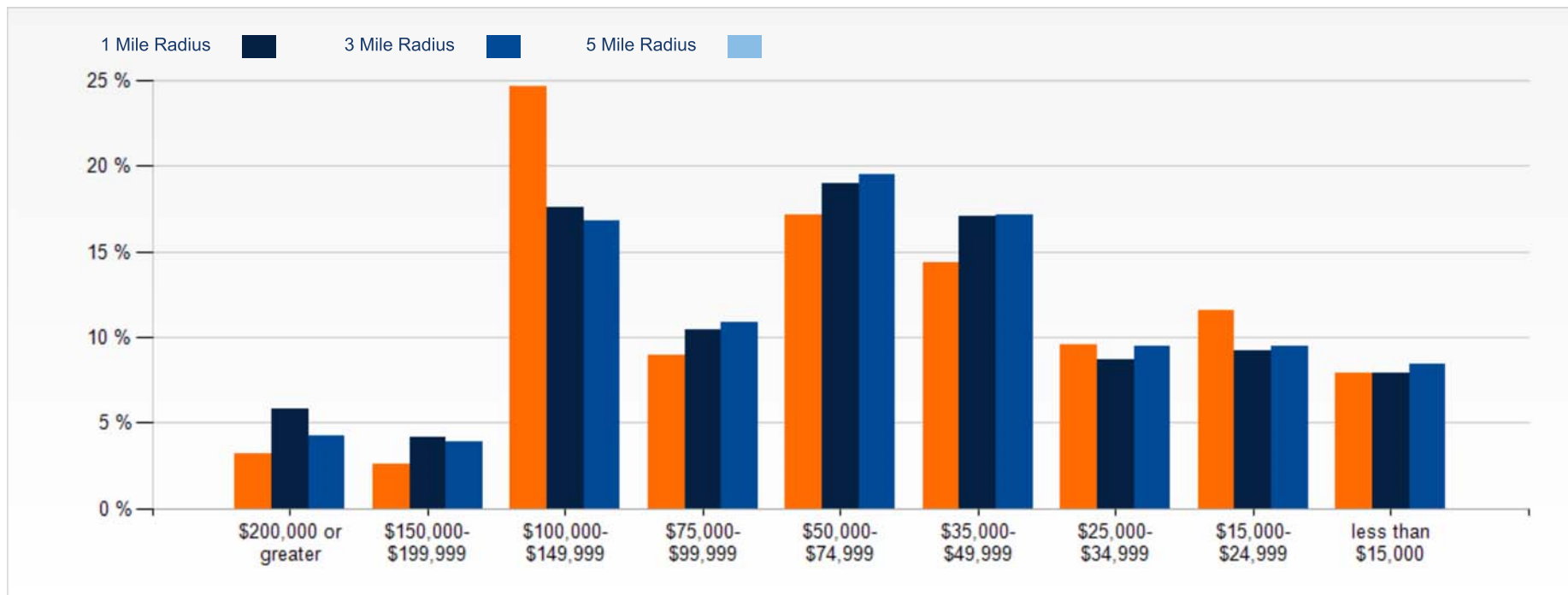
2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	255	1,921	3,466
2021 Population Age 35-39	276	1,904	3,382
2021 Population Age 40-44	262	1,579	2,833
2021 Population Age 45-49	258	1,589	2,864
2021 Population Age 50-54	285	1,663	2,973
2021 Population Age 55-59	278	1,812	3,321
2021 Population Age 60-64	317	1,833	3,153
2021 Population Age 65-69	269	1,543	2,612
2021 Population Age 70-74	212	1,251	2,066
2021 Population Age 75-79	158	833	1,343
2021 Population Age 80-84	117	595	937
2021 Population Age 85+	161	715	1,058
2021 Population Age 18+	3,341	20,973	37,078
2021 Median Age	44	40	39

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$57,495	\$56,221	\$54,168
Average Household Income 25-34	\$74,452	\$81,254	\$74,434
Median Household Income 35-44	\$71,731	\$66,939	\$63,710
Average Household Income 35-44	\$82,719	\$91,969	\$84,056
Median Household Income 45-54	\$70,320	\$71,459	\$67,622
Average Household Income 45-54	\$84,479	\$92,368	\$85,903
Median Household Income 55-64	\$71,588	\$66,417	\$61,689
Average Household Income 55-64	\$79,973	\$86,240	\$80,223
Median Household Income 65-74	\$54,968	\$55,140	\$52,540
Average Household Income 65-74	\$71,627	\$74,699	\$70,233
Average Household Income 75+	\$49,814	\$55,793	\$52,356

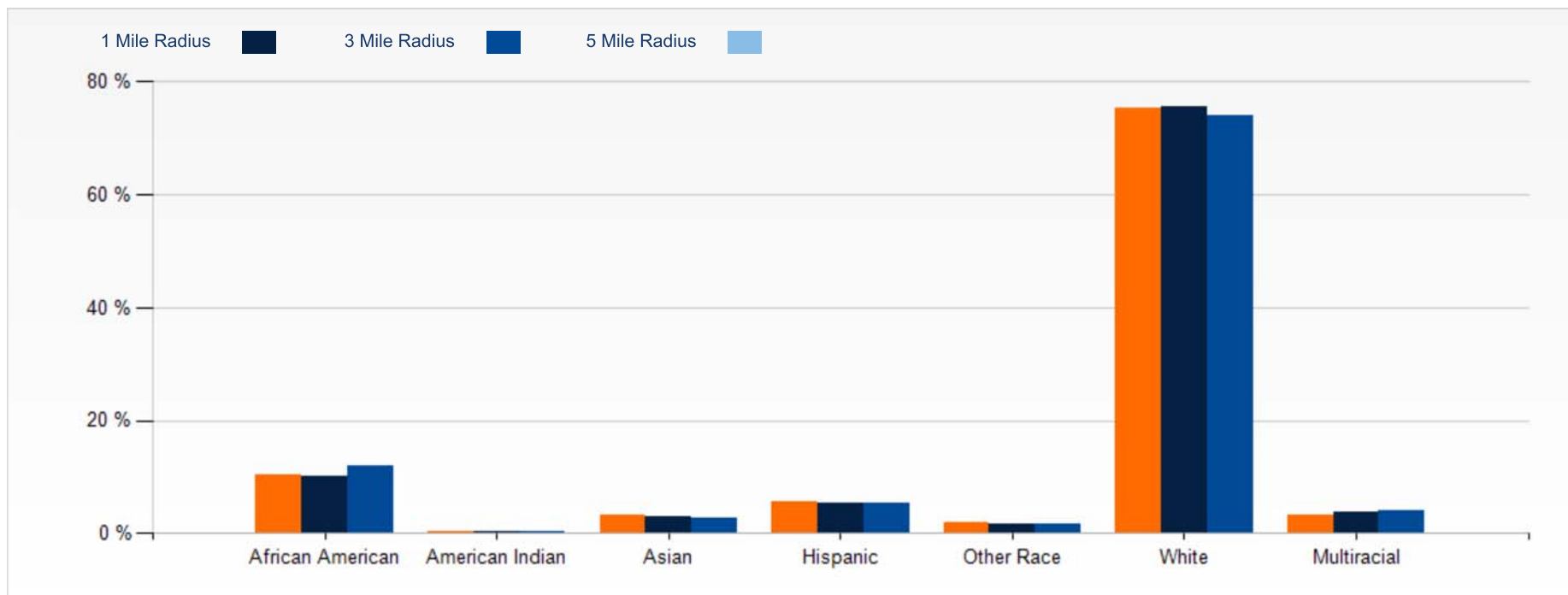
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	264	1,858	3,484
2026 Population Age 35-39	299	1,995	3,546
2026 Population Age 40-44	289	1,889	3,342
2026 Population Age 45-49	302	1,630	2,866
2026 Population Age 50-54	254	1,528	2,760
2026 Population Age 55-59	285	1,616	2,881
2026 Population Age 60-64	285	1,740	3,137
2026 Population Age 65-69	298	1,711	2,912
2026 Population Age 70-74	258	1,415	2,356
2026 Population Age 75-79	195	1,099	1,789
2026 Population Age 80-84	127	657	1,049
2026 Population Age 85+	167	748	1,119
2026 Population Age 18+	3,489	21,449	37,879
2026 Median Age	44	40	39

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$61,418	\$63,161	\$59,935
Average Household Income 25-34	\$79,813	\$90,301	\$82,405
Median Household Income 35-44	\$86,680	\$76,044	\$70,895
Average Household Income 35-44	\$90,888	\$100,956	\$92,333
Median Household Income 45-54	\$80,692	\$78,310	\$75,324
Average Household Income 45-54	\$93,493	\$100,948	\$94,437
Median Household Income 55-64	\$82,749	\$75,716	\$68,950
Average Household Income 55-64	\$88,947	\$96,032	\$89,342
Median Household Income 65-74	\$57,745	\$59,483	\$56,897
Average Household Income 65-74	\$80,023	\$84,542	\$79,732
Average Household Income 75+	\$55,183	\$65,060	\$60,666

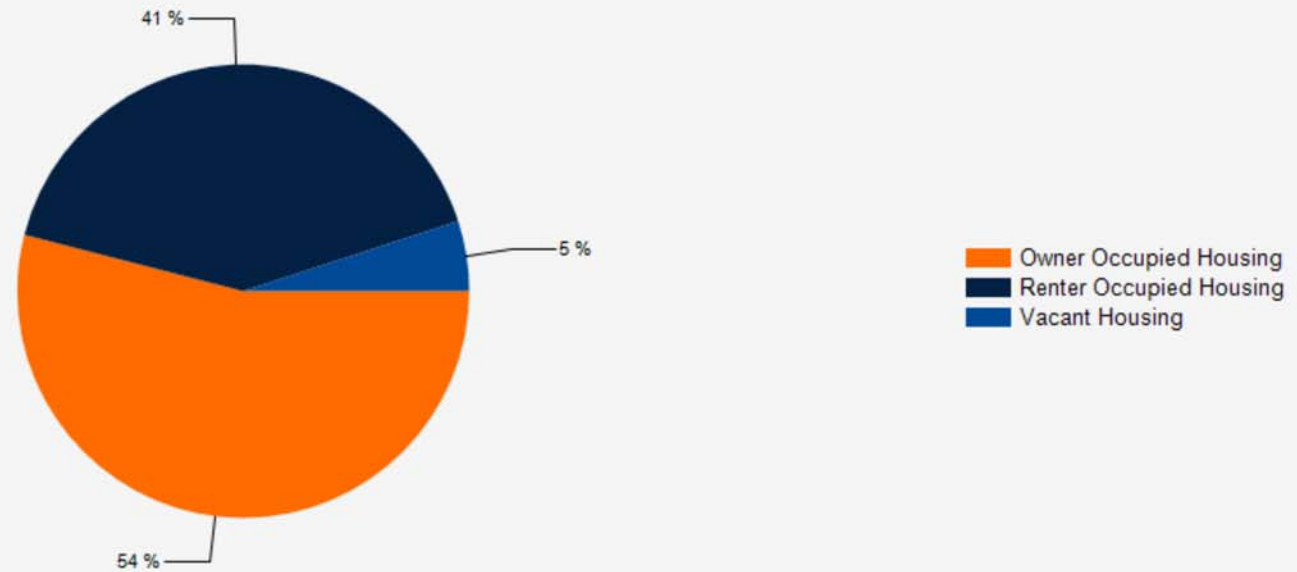
2021 Household Income



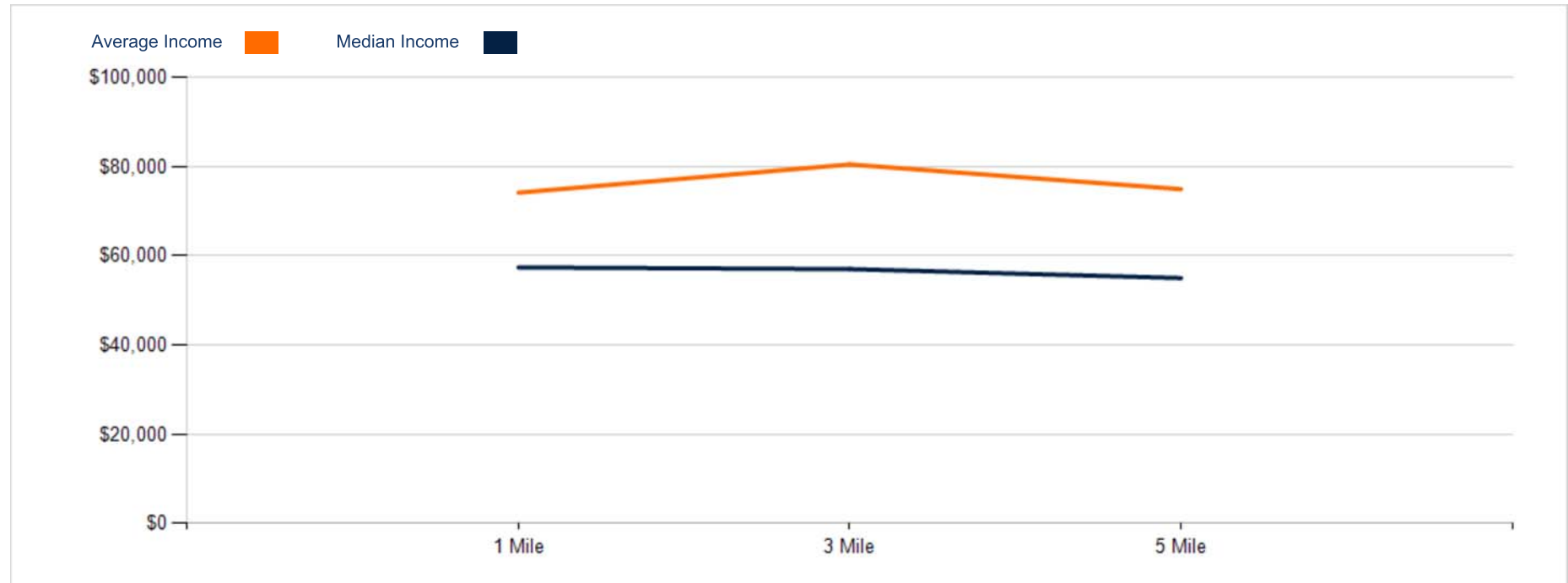
2021 Population by Race



2021 Household Occupancy - 1 Mile Radius



2021 Household Income Average and Median



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Exclusively Marketed by:

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