

RADCLIFF SQUARE

137-205 E. Lincoln Trail Blvd. | Radcliff, KY



 Dahlem

CONFIDENTIALITY AND DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Dahlem and it should not be made available to any other person or entity without the written consent of Dahlem.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Dahlem. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Dahlem has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Dahlem has not verified, and will not verify, any of the information contained herein, nor has Dahlem conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT DAHLEM FOR MORE DETAILS.**

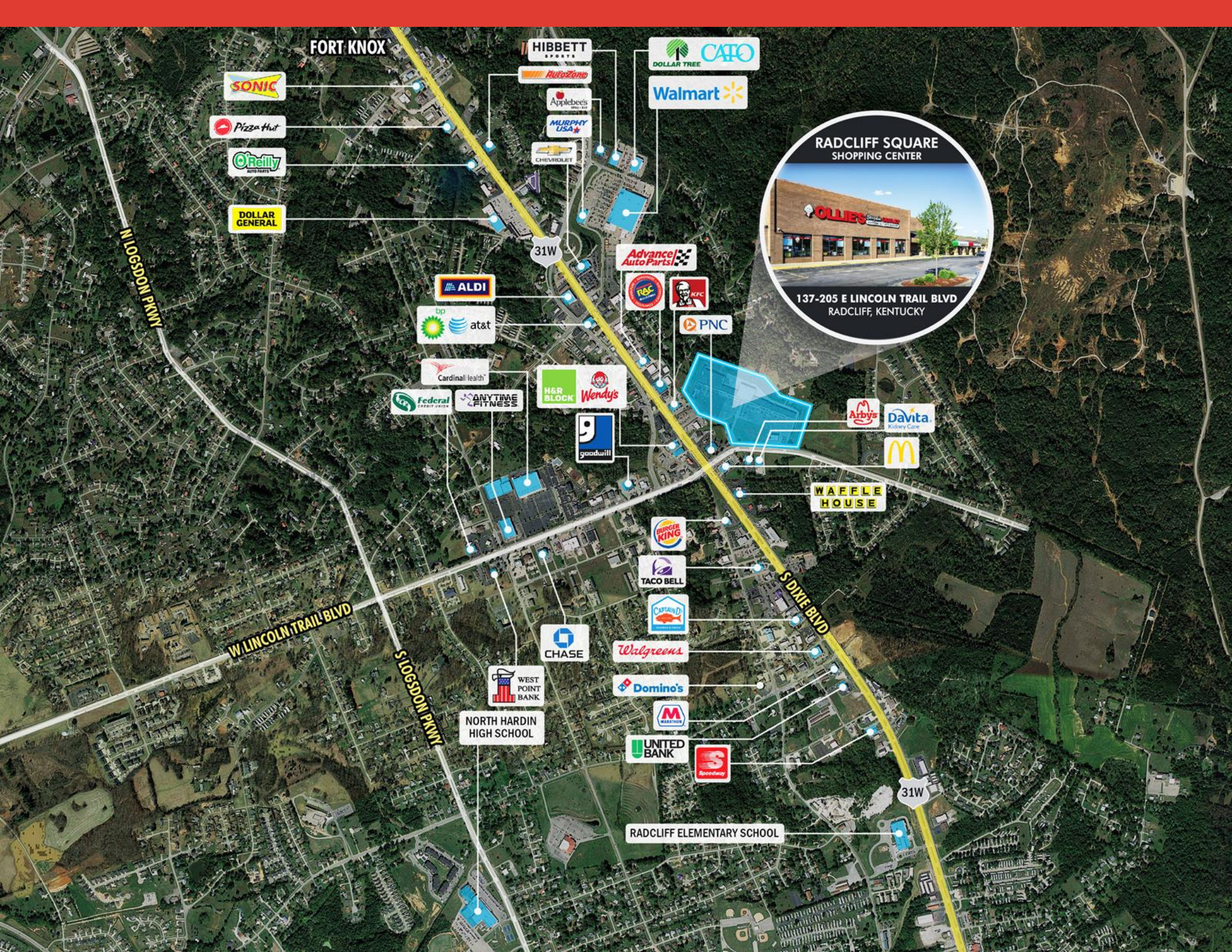
Copyright © 2020 CREOP, LLC. All Rights Reserved.

HIGHLIGHTS

- 4 Miles from Fort Knox
- Fort Knox - Home to Over 30 Commands and Daytime Population of Over 25,000 Soldiers, Family Members & Civilians
- Over 350,000 Annual Visitors to the General George Patton Museum of Leadership
- US 31W - Approx. 26,000 VPD



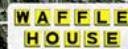
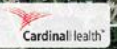
Suite	Square Feet	Lease Type	Notes
137	2,100	NNN	
143	980	NNN	
145-147	4,900	NNN	
153	4,800	NNN	Previous Restaurant
169	4,120	NNN	Previous Dental Office
173	980	NNN	
177	1,400	NNN	
181	3,500	NNN	
193	980	NNN	
199	1,400	NNN	



FORT KNOX



31W



NORTH HARDIN HIGH SCHOOL



RADCLIFF ELEMENTARY SCHOOL

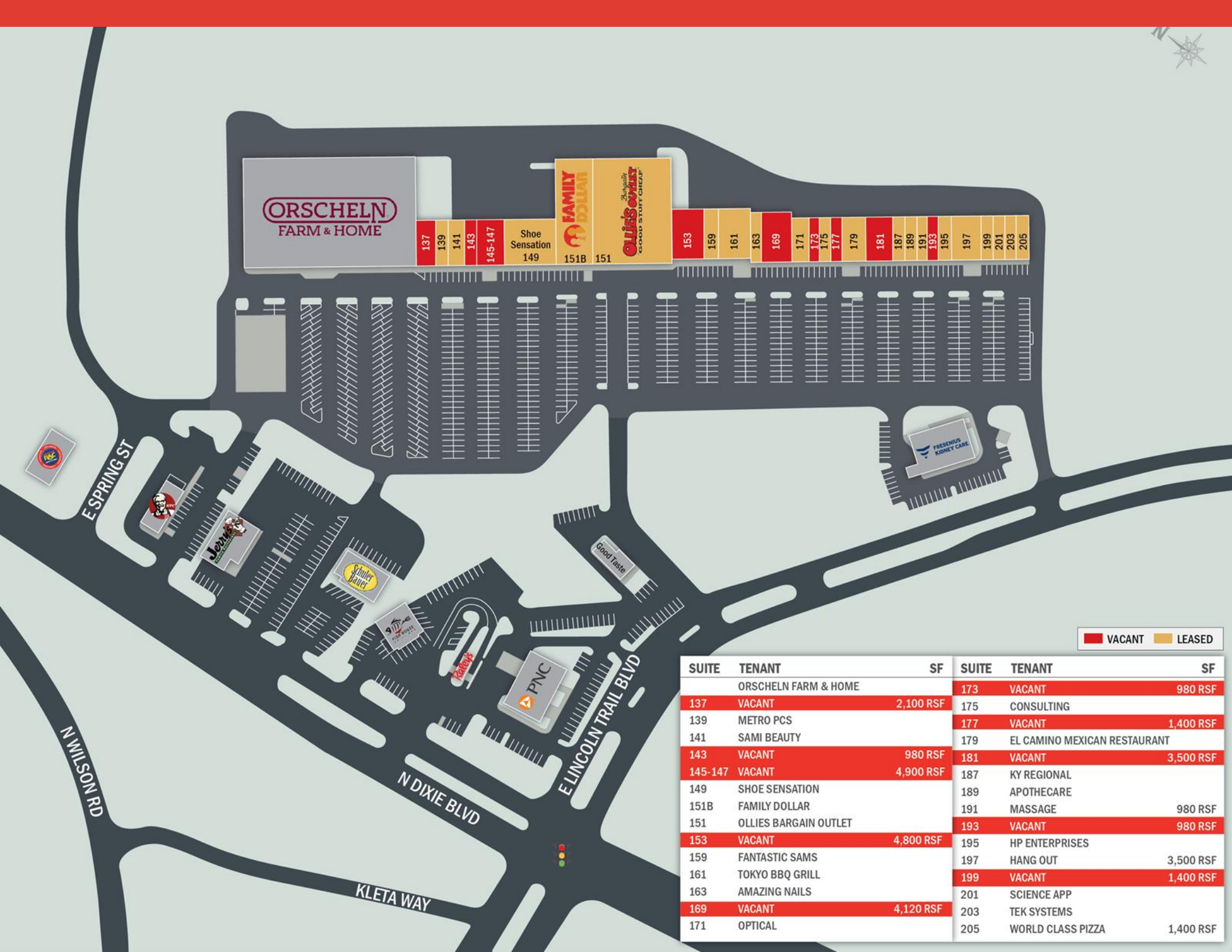
31W

W LOGSDON PKWY

W LINCOLN TRAIL BLVD

S LOGSDON PKWY

S DIXIE BLVD



■ VACANT ■ LEASED

SUITE	TENANT	SF	SUITE	TENANT	SF
	ORSHELN FARM & HOME		173	VACANT	980 RSF
137	VACANT	2,100 RSF	175	CONSULTING	
139	METRO PCS		177	VACANT	1,400 RSF
141	SAMI BEAUTY		179	EL CAMINO MEXICAN RESTAURANT	
143	VACANT	980 RSF	181	VACANT	3,500 RSF
145-147	VACANT	4,900 RSF	187	KY REGIONAL	
149	SHOE SENSATION		189	APOTHECARE	
151B	FAMILY DOLLAR		191	MASSAGE	980 RSF
151	OLLIES BARGAIN OUTLET		193	VACANT	980 RSF
153	VACANT	4,800 RSF	195	HP ENTERPRISES	
159	FANTASTIC SAMS		197	HANG OUT	3,500 RSF
161	TOKYO BBQ GRILL		199	VACANT	1,400 RSF
163	AMAZING NAILS		201	SCIENCE APP	
169	VACANT	4,120 RSF	203	TEK SYSTEMS	
171	OPTICAL		205	WORLD CLASS PIZZA	1,400 RSF

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,198	26,333	38,443
2010 Population	4,271	26,813	37,033
2019 Population	4,179	28,262	40,065
2024 Population	4,158	28,877	40,916
2019-2024: Population: Growth Rate	-0.50 %	2.15 %	2.10 %

2019 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	242	1,068	1,290
\$15,000-\$24,999	338	1,499	1,744
\$25,000-\$34,999	216	1,284	1,585
\$35,000-\$49,999	340	1,821	2,381
\$50,000-\$74,999	238	1,874	2,418
\$75,000-\$99,999	268	1,712	2,409
\$100,000-\$149,999	146	1,306	2,006
\$150,000-\$199,999	13	197	335
\$200,000 or greater	14	164	252
Median HH Income	\$38,751	\$47,711	\$51,498
Average HH Income	\$51,154	\$61,150	\$64,992

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,978	11,053	14,620
2010 Total Households	1,850	10,365	13,671
2019 Total Households	1,816	10,925	14,429
2024 Total Households	1,805	11,151	14,742
2019 Average Household Size	2.30	2.57	2.66
2000 Owner Occupied Housing	876	5,472	7,117
2000 Renter Occupied Housing	918	4,456	6,001
2019 Owner Occupied Housing	709	4,869	6,813
2019 Renter Occupied Housing	1,107	6,056	7,616
2019 Vacant Housing	212	1,123	1,578
2019 Total Housing	2,028	12,048	16,007
2024 Owner Occupied Housing	725	5,144	7,155
2024 Renter Occupied Housing	1,080	6,008	7,587
2024 Vacant Housing	251	1,326	1,834
2024 Total Housing	2,056	12,477	16,576
2019-2024: Households: Growth Rate	-0.60 %	2.05 %	2.15 %

Radcliff Square

ORSCHOLD
FARM & HOME

FAMILY
DOLLAR

OLLIES
Sneakers OUTLET

SNAP
FITNESS 24/7

SHOE
sensation

SAM
BEAUTY
SUPPLY

APOTHECARE
PHARMACY

Amazing
NAILS

SPRING IS HERE
NOW IN
FLOWERS
TOSETS

Exclusively Marketed by:

Charlie Dahlem
President

502.814.0290
charlie@dahlem.com

Wes Elmore
Leasing Agent

502.814.0291
wes@dahlem.com

 **Dahlem**

1531 Ormsby Station Court, Louisville, KY 40223

powered by CREOP