

# PROSPECT POINT SHOPPING CENTER

9521-9561 US Highway 42 | Prospect, KY



 Dahlem

# THE SPACE

Location 9521-9561 US Highway 42, Prospect, KY, 40059

COUNTY Jefferson

Square Feet 1,034

Rent Per SF (Annual) \$18.00

Lease Type NNN

# HIGHLIGHTS

- Located at corner of US Highway 42 & River Road
- US Highway 42 - 28,700+ ADT
- Located in high-income area
- Easy access to I-265, I-71 & East End Bridge
- Signalized access from US Highway 42



## POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
96	3,063	12,923



## AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$212,808	\$158,855	\$179,573



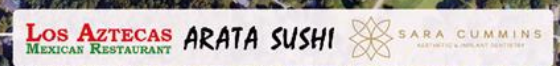
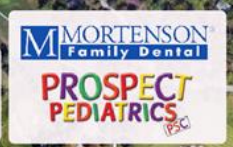
## NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
34	1,034	4,285





Hunting Creek  
Country Club



WATER WORKS CAR  
WASH OF PROSPECT

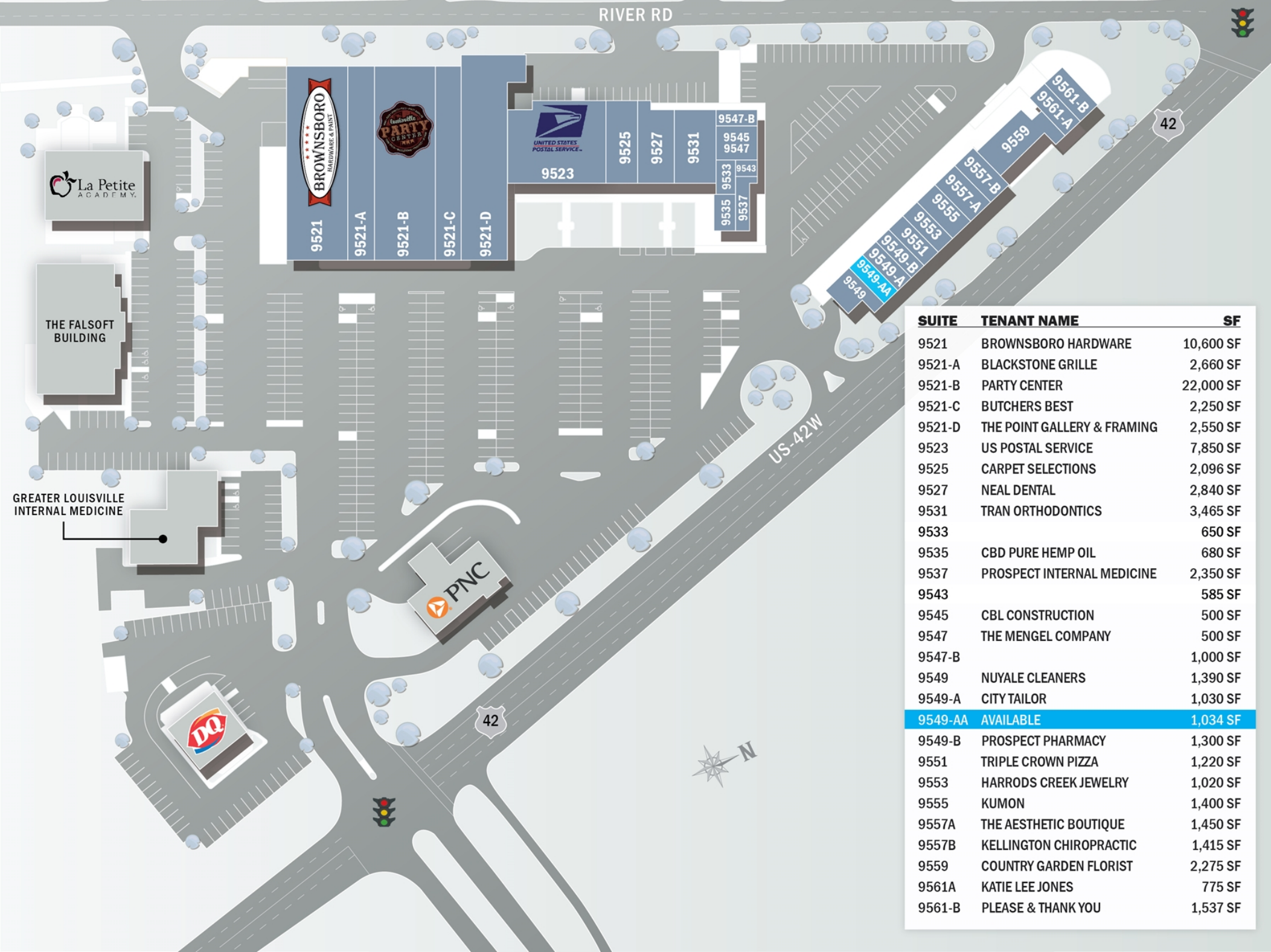


KIA SCHOOLS  
OF PROSPECT

ANCHORAGE MIDDLETOWN  
FIRE STATION 10

42





SUITE	TENANT NAME	SF
9521	BROWNSBORO HARDWARE	10,600 SF
9521-A	BLACKSTONE GRILLE	2,660 SF
9521-B	PARTY CENTER	22,000 SF
9521-C	BUTCHERS BEST	2,250 SF
9521-D	THE POINT GALLERY & FRAMING	2,550 SF
9523	US POSTAL SERVICE	7,850 SF
9525	CARPET SELECTIONS	2,096 SF
9527	NEAL DENTAL	2,840 SF
9531	TRAN ORTHODONTICS	3,465 SF
9533		650 SF
9535	CBD PURE HEMP OIL	680 SF
9537	PROSPECT INTERNAL MEDICINE	2,350 SF
9543		585 SF
9545	CBL CONSTRUCTION	500 SF
9547	THE MENGEL COMPANY	500 SF
9547-B		1,000 SF
9549	NUYALE CLEANERS	1,390 SF
9549-A	CITY TAILOR	1,030 SF
9549-AA	AVAILABLE	1,034 SF
9549-B	PROSPECT PHARMACY	1,300 SF
9551	TRIPLE CROWN PIZZA	1,220 SF
9553	HARRODS CREEK JEWELRY	1,020 SF
9555	KUMON	1,400 SF
9557A	THE AESTHETIC BOUTIQUE	1,450 SF
9557B	KELLINGTON CHIROPRACTIC	1,415 SF
9559	COUNTRY GARDEN FLORIST	2,275 SF
9561A	KATIE LEE JONES	775 SF
9561-B	PLEASE & THANK YOU	1,537 SF

# Prospect Point Shopping Center

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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.

*Exclusively Marketed by:*

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