

WALTON TOWNE CENTER

625 Chestnut Drive | Walton, KY
FOR LEASE



 Dahlem

THE SPACE

Location	625 Chestnut Drive Walton, KY 41094
Square Feet	2,788
Annual Rent PSF	\$24.00
Lease Type	NNN

Notes Available October 1, 2024

HIGHLIGHTS

- Kroger Marketplace Anchored Center
- Continued Population Growth in Boone County
- Surrounded by Large Industrial Parks
- Recent Construction of New Elderly Community and Condominiums



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
2,465	8,677	22,191

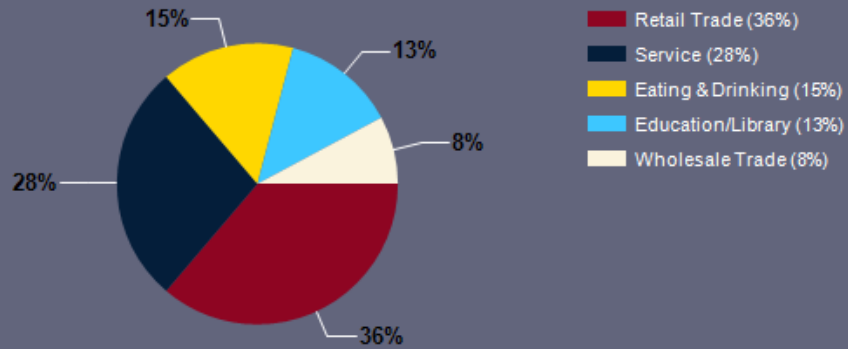
AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$96,084	\$102,260	\$109,453

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
970	2,970	7,918

Major Industries by Employee Count



Largest Employers

Commonwealth Inc.

Kroger Marketplace

Bob Sumerel Tire

Boone County Public Library

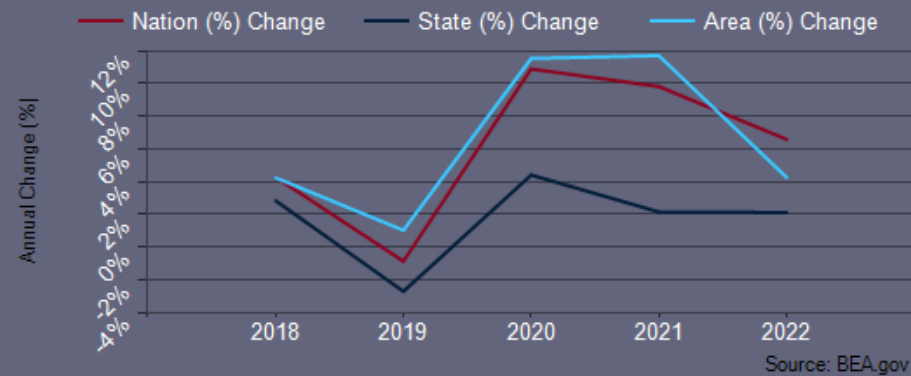
Boone Steel Corp

Bluegrass Urgent Care

Bonar Marine

Boral Bricks Direct

Boone County GDP Trend





OUR LADY OF THE SACRED ACADEMY



TACO BELL



WALTON VERONA HIGH SCHOOL



TRUIST



16

125 New Condominiums



KOHL'S

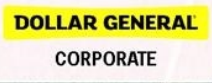
WALTON TOWNE CENTER



BAILEY JAYNES BAKERY & CAFE



MARY GRUBBS HWY



SUBJECT PROPERTY
625 CHESTNUT DR
WALTON, KY

114	 Wine & Spirits	108	 EAGLE FINANCIAL SERVICES, INC.
112	 Pizza-Hut.	106	 Bluegrass Urgent Care
111	China Moon	105	AVAILABLE
110	 AT&T	104	 SUBWAY®
109	Tropical Tan	101	 El Toro

SUITE	TENANT	SF
114	Kroger Liquor	5,000
112	Pizza Hut	1,409
111	China Moon	1,400
110	AT&T	1,394
109	Tropical Tan	1,394
108	Eagle Finance	1,394
106	Bluegrass Urgent Care	2,787
105	AVAILABLE	2,788
104	Subway	1,400
101	El Toro Bravo	4,218



Walton Towne Center

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The information contained herein is not a substitute for a thorough due diligence investigation. Dahlem Realty Company 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.

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