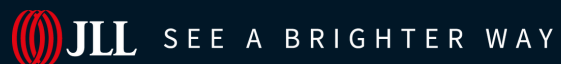




For lease

2421 South KY 53, LaGrange, Kentucky 40031
7,600 SF retail/office available

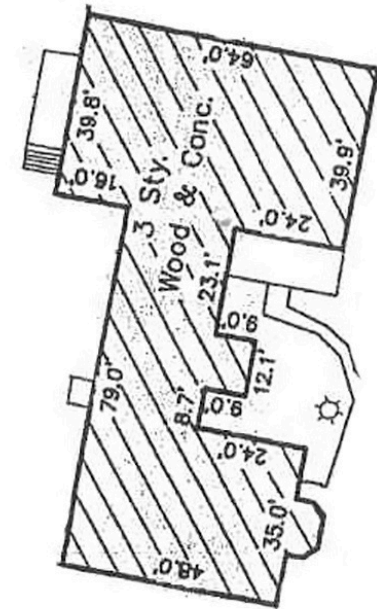


Stephen C. Lannert, SIOR, CCIM, GRI
Executive Vice President
steve.lannert@jll.com
+1 502 394 2508

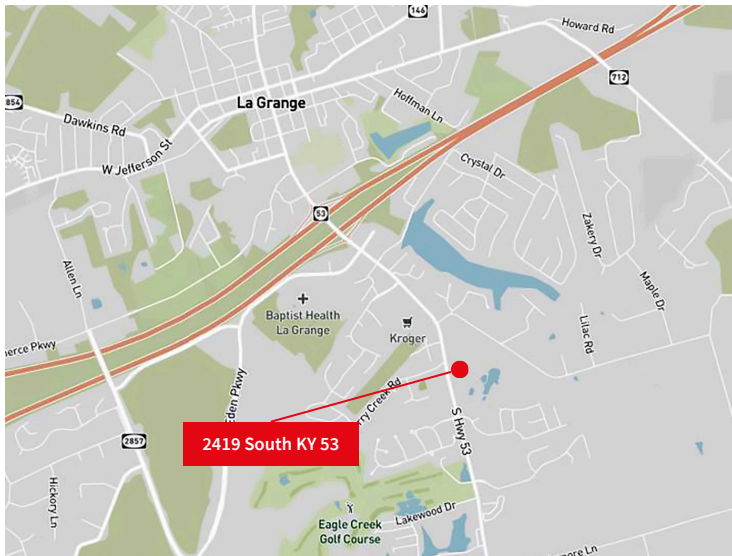
Property specifications and demographics

Specifications

- 7,600 SF retail space
- 500 SF office
- Two restrooms
- One dock door
- One step van door
- 100 amps; 110 volt, 1 phase electric
- 3/4" water line; 12" main
- 1/2" medium pressure gas line; 1" main
- 8" sewer main nearby
- Wood construction
- C-1 zoning
- Fluorescent lighting
- 8' - 12' clear height
- Dimensions vary
- 100 parking spaces
- Located near Interstate 71 Exit 22
- Near several retailers and service amenities including Marathon, PNC Bank, McDonald's, Cracker Barrel, KFC, Taco Bell, Kroger, and Baptist Hospital
- Near Historic Downtown LaGrange



Location



Demographics (based on 2023 statistics)

Not to scale

Total population				Total households				
2-miles	5-miles	10-miles	2-miles	5-miles	10-miles	2-miles	5-miles	10-miles
9,789	29,102	61,982	3,677	9,104	20,904			
Average household income				Median age				
2-miles	5-miles	10-miles	2-miles	5-miles	10-miles	2-miles	5-miles	10-miles
\$86,792	\$110,611	\$127,635	37.4	39.8	41.4			
Total daytime employees				Total consumer spending				
2-miles	5-miles	10-miles	2-miles	5-miles	10-miles	2-miles	5-miles	10-miles
2,356	10,510	18,229	\$82,256,109	\$251,939,560	\$665,573,892			