



MEDICAL OFFICE IN NEW HAVEN, KY

323 CENTER STREET | NEW HAVEN, KY 40051

3,020 SF OF OFFICE SPACE



WILL DUNCAN

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TODD WHITCHURCH

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This information has been obtained from reliable sources. Broker has no reason to doubt its accuracy but it may contain errors or omissions. Broker makes no representation, warranties or guarantees with respect to this information and Buyer should review all of it.

PROPERTY INFORMATION

323 CENTER STREET

Property Description:

Single-story brick medical office building located in the heart of New Haven, KY. This well-maintained property offers excellent visibility, easy ingress and egress, and abundant parking directly at the door. The space is move-in ready and thoughtfully configured for medical use, featuring seven exam rooms, four private offices, and two labs. Its functional layout and convenient location make it an ideal opportunity for healthcare professionals seeking a turnkey facility.



Lease Rate:	\$16.00 PSF
Property Size:	3,020 SF
Property Type:	Office
Zoning:	P-1
Lease Type:	NNN
Lease Term:	3-5 Years
Building Class:	B
Nearest Highway:	31E
Signage:	Yes
Parking Type:	Surface
Number of Floors:	1
County:	Nelson

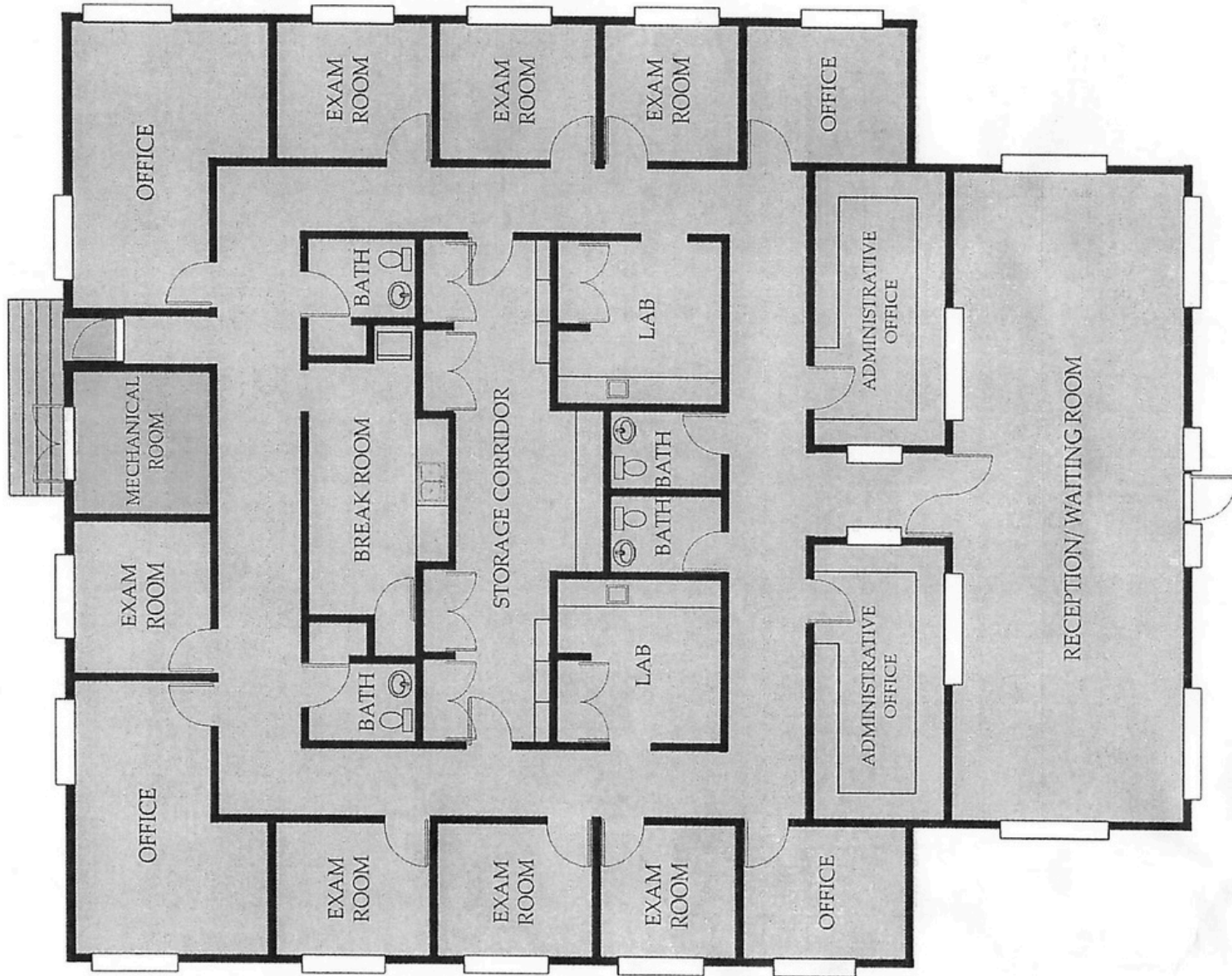


150 Thierman Lane
Louisville, KY 40207
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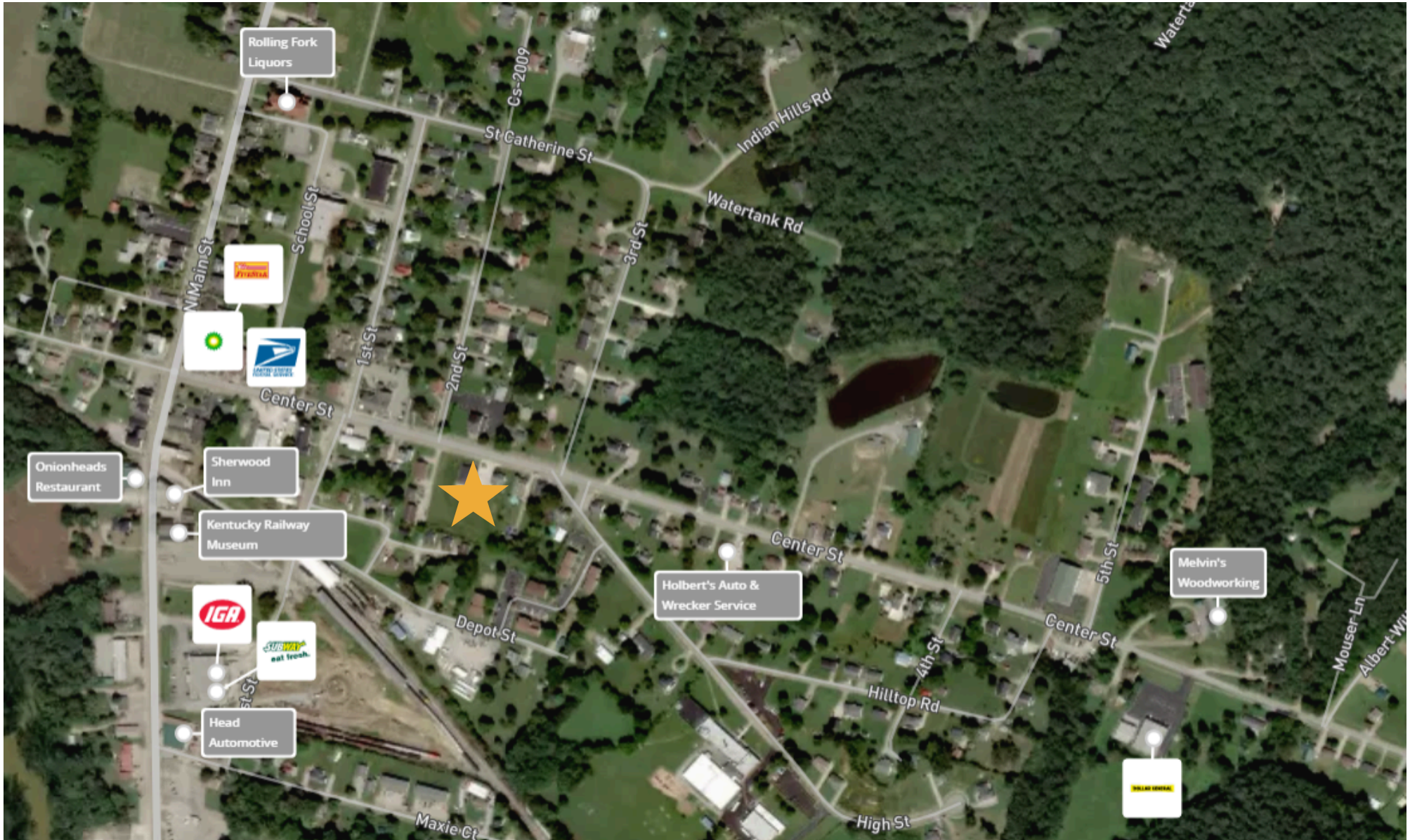
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FLOOR PLAN
323 CENTER STREET



NEARBY RETAIL

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LOCATION

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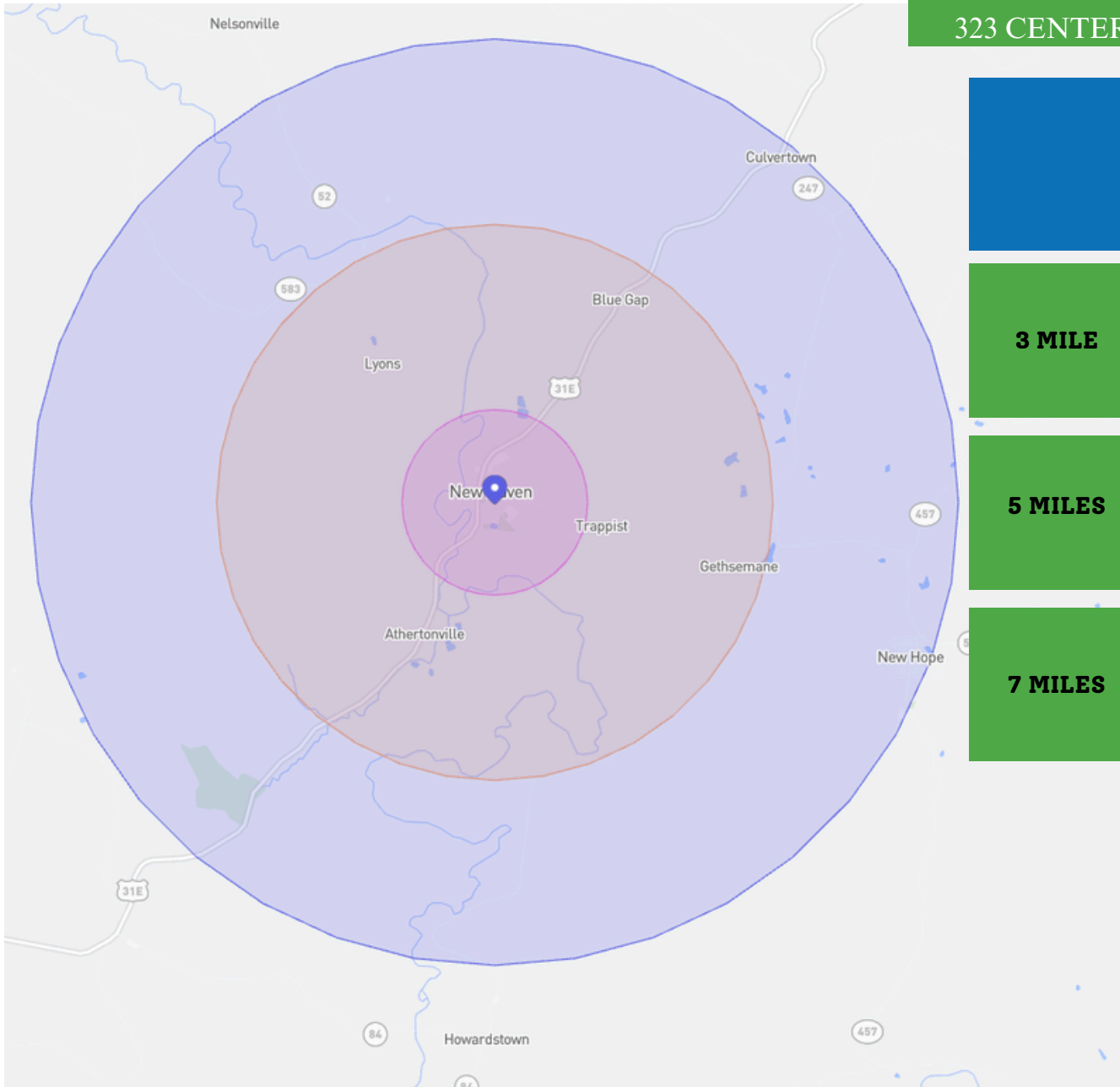
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ADDITIONAL PICTURES
323 CENTER STREET



DEMOGRAPHICS

323 CENTER STREET



		 Total Population	 Total Families	 Total Households	 Average Household Income
3 MILE	2023	1,511	432	573	\$85,893
	2019	1,265	332	576	\$63,350
5 MILES	2023	5,753	1,592	2,120	\$81,781
	2019	6,324	1,700	2,522	\$64,953
7 MILES	2023	6,340	1,760	2,377	\$79,722
	2019	6,958	1,921	2,806	\$63,708

*INFORMATION IS SOURCED FROM PLACER AI



95% EMPLOYMENT RATE
(WITHIN 5 MILES)



12.8% HAVE A COLLEGE DEGREE
(WITHIN 5 MILES)



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