

VILLAGE CENTER MALL

400 VILLAGE CENTER ROAD, HARLAN, KY 40831

FOR LEASE



LOCATION DESCRIPTION

Dominant retail destination in Harlan County on highest traffic corridors in the trade area.

PROPERTY HIGHLIGHTS

- Total GLA approx: 300,000 SF
- Regional draw in Southeastern Kentucky with excellent visibility
- Strong traffic at US-421 with ADT of 15,822
- Co-tenants: Dollar Tree, Dollar General, MCHC Healthcare, El Charrito, and Harlan Co. Rec & Wellness Center
- Area tenants: Walmart, CVS, Tractor Supply, Family Dollar, Food City, Hibbett, and CATO



DEMOGRAPHICS 5 MILES 10 MILES 20 MILES

	5 MILES	10 MILES	20 MILES
Population	9,932	20,057	50,435
Households	4,325	8,249	20,525
Avg HH Income (\$)	56,672	54,474	54,804



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SUITE	TENANT NAME	SPACE SIZE
1	Harlan Co. Rec & Wellness Center	58,066 SF
2	Available	2,420 SF
3	Available	3,550 SF
4	Available	4,787 SF
5	Value Depot	50,000 SF
6	Merle Norman	1,621 SF
7	Available	1,621 SF
8	Social Security Administration	3,600 SF
9	LUXE Beauty Bar	1,600 SF
10	Available	2,000 SF
11	Available	3,691 SF
12	Jewelcraft Jewelers	1,775 SF
13	PBJ Monogramming	800 SF
14	Subway	1,000 SF
15	Available	13,456 SF

SUITE	TENANT NAME	SPACE SIZE
16	Available	30,000 SF
17	Available	5,000 SF
18	Dollar Tree	7,500 SF
19	Hearthside Bank	5,000 SF
20	Available	1,500 SF
21	Monticello Bank	2,000 SF
23	Fresenius Medical	2,000 SF
24	El Charrito	3,149 SF
25	Available	13,052 SF
26	MCHC Healthcare	15,000 SF
27	Available	27,054 SF
28	Dollar General	10,258 SF
29	Available	7,957 SF
30	Goodwill	9,684 SF
31	Orion Ecommerce	1,249 SF



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