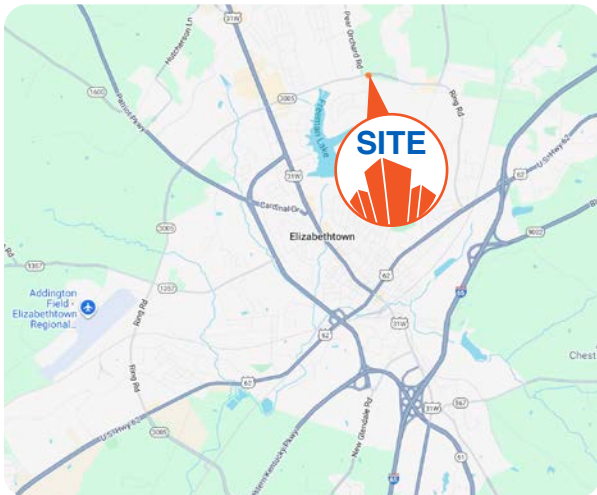




## GROUND LEASE AVAILABLE

2101 Ring Road | Elizabethtown, KY 42701



### LEASE RATE: SEE AGENT 4.19± ACRES AVAILABLE

- **Prime Location:** Directly across from the future 55,325 SF Publix supermarket (Coming Soon) & adjacent to proposed VA Clinic
- **High Visibility & Access:** Excellent frontage on Ring Road with multiple access points
- **Surrounding Growth:** Strong retail corridor with national and regional tenants nearby
- **Proximity:** Easy access to I-65 and US Hwy 62, serving Elizabethtown and the surrounding region
- **Zoning: C-1 Commercial** – ideal for retail, restaurant, medical, or service-oriented development

JUSTIN BAKER  
PHIL RADCLIFF

JBAKER@TRIOCPG.COM  
PRADCLIFF@TRIOCPG.COM

(502) 454-0911  
(502) 386 5446

# AERIAL

**BEST BUY** **ULTA** **FIVE BELOW** **Kirklands**  
Great Clips **SHOE CARNIVAL** **TJ-MAXX** **ROSS**  
**RED LUBBER** **Champs** **LANE BRYANT** **OLD NAVY**  
**BARNES & NOBLE** **Michaels** **PETSMART**

**Kroger** **crumbl** **crumbs**  
**JOANN** **benefit** **RBC**  
**PET SUPPLIES PLUS** **SALLY BEAUTY**

**Bob Evans** **Wendy's** **RAZOR'S** **RAZOR'S**  
**McDonald's** **bealls** **FINISH LINE** **Bath & Body Works**  
**claire's** **SHOE DEPT. ENCORE** **JCPenney** **belk**  
**AMERICAN EAGLE** **rue21** **VICTORIA'S SECRET** **Hardee's**

**sam's club** **PLANNED PROGRESS**  
**Walgreens**  
**TACO BELL** **Subway**

**HOBBY LOBBY** **WILD WINGS**  
**SUPERCUTS** **TRACTOR SUPPLY CO.**  
**Academy** **WALMART**

**tropical CAFE** **SportClips** **DO**  
**Staples** **PAPA MURPHY'S** **at home**

**DOLLAR TREE** **Pizza Hut**  
**xfinity** **popshelf**  
**Clare's Gardens** **red mango**

**Walmart** **Lowe's**  
**FIVE GUYS** **verizon** **Valvoline**  
**CAROL'S** **O'Charley's** **SUBWAY**  
**MURPHY USA** **COST CUTTERS** **WOODFOREST**

**target** **Culver's**  
**DISCOUNT TIRE** **Starbucks**  
**CVS pharmacy**

**HARBOR FREIGHT**  
**sleep number** **MATRESS FIRM** **Little Caesars**  
**DOLLAR GENERAL** **FIREHOUSE SUBS** **ALDI**

34,441 ADT

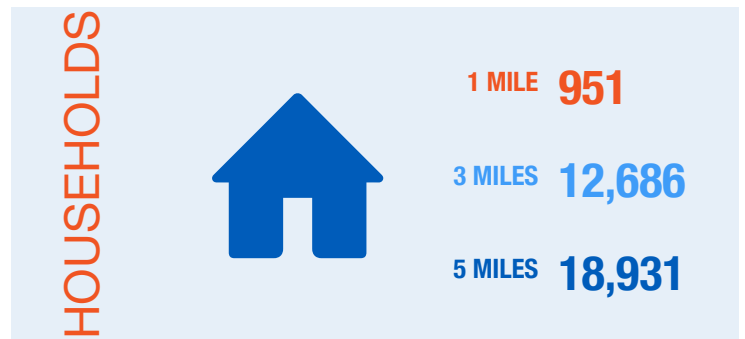
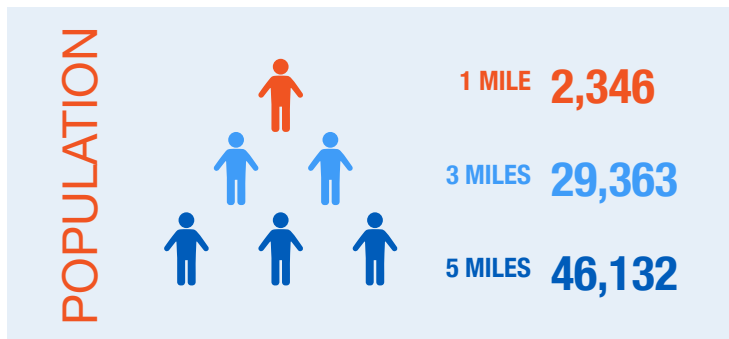
22,696 ADT



**Publix.**  
53,325 SF Publix  
Coming Soon

**VA** U.S. Department of Veterans Affairs  
Proposed VA Clinic  
Construction in Winter 2025

# DEMOGRAPHICS



## AVERAGE HOUSEHOLD INCOME



## TRAFFIC COUNTS

