



## Magnolia Center

101 & 105 Magnolia Drive  
Georgetown, Kentucky 40324

### Property Highlights

- +/-13,446 SF retail center situated just off I-75 at Exit 126
- Fully leased
- High traffic retail area in front of Lowe's on Connector Road
- Close to new residential development and Toyota Motor Manufacturing
- Area retailers include Walmart, Kohl's, McDonald's, Maurices, Game Stop and more.
- Rental Rate: \$20.00 PSF NNN
- NNN's estimated to be \$3.94 PSF

Spaces      Lease Rate      Space Size

### For More Information

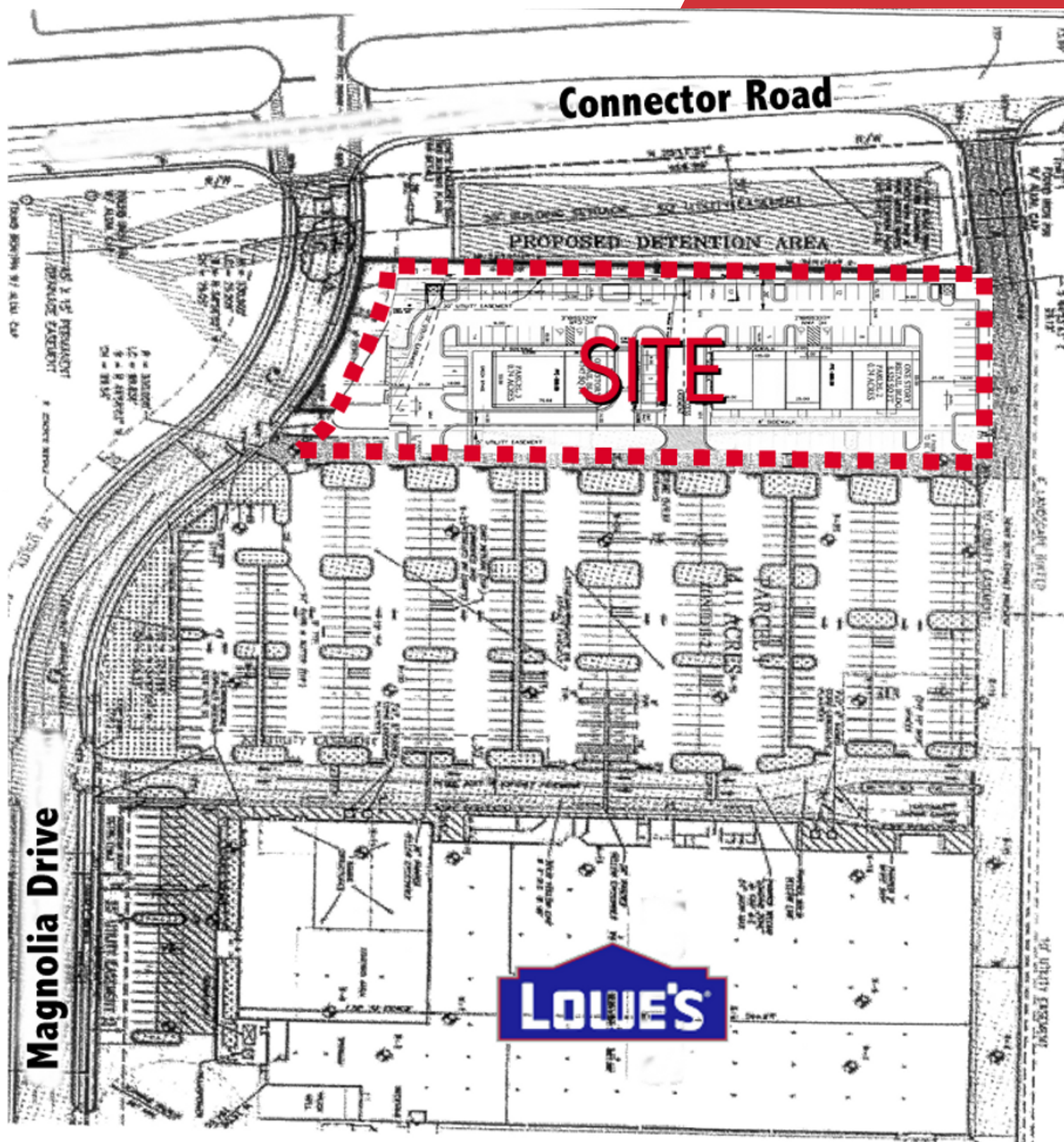
**Chad Voelkert**

Vice President

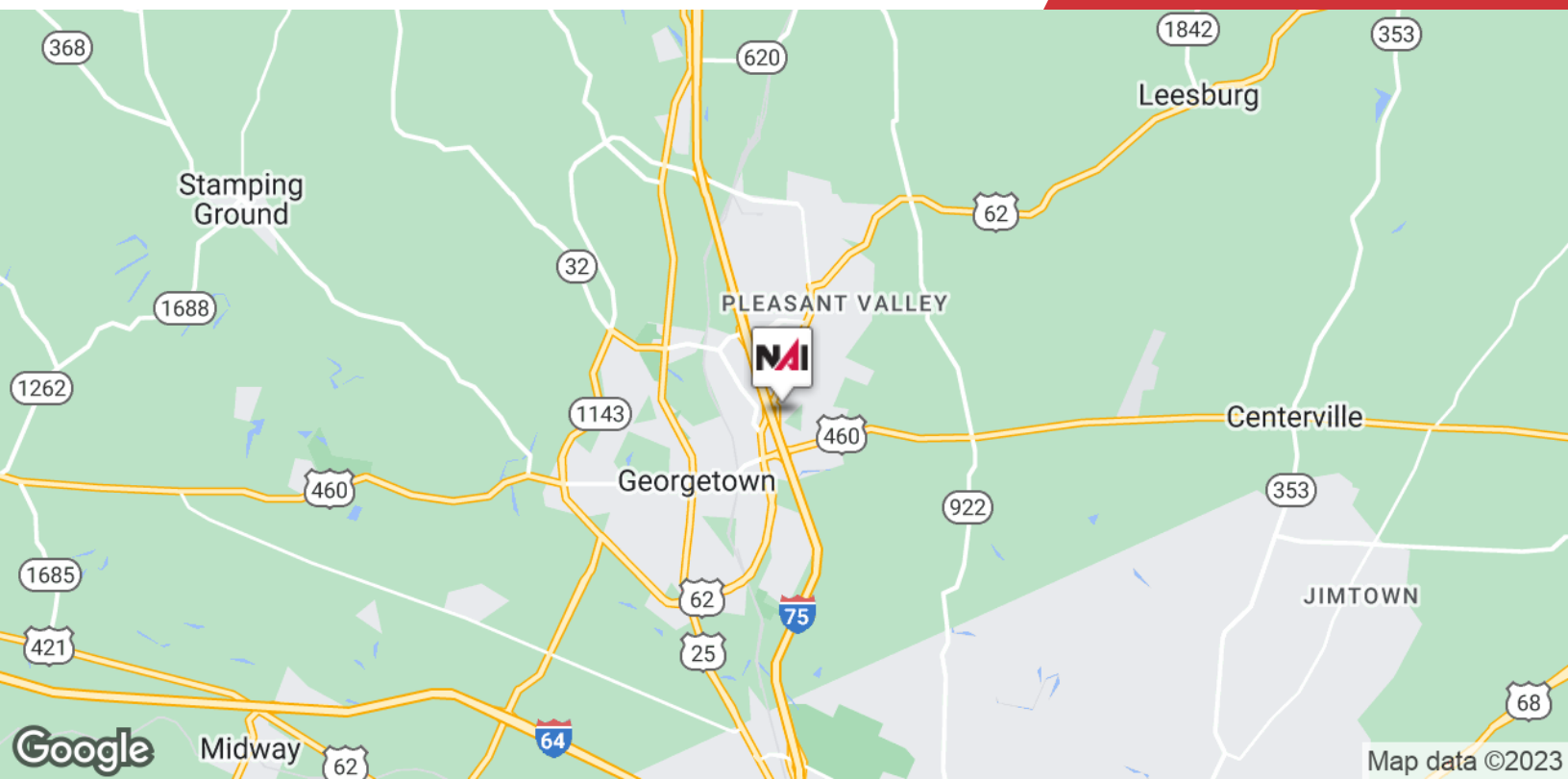
O: 859 422 4408

cvoelkert@naiisaac.com | KY #205597





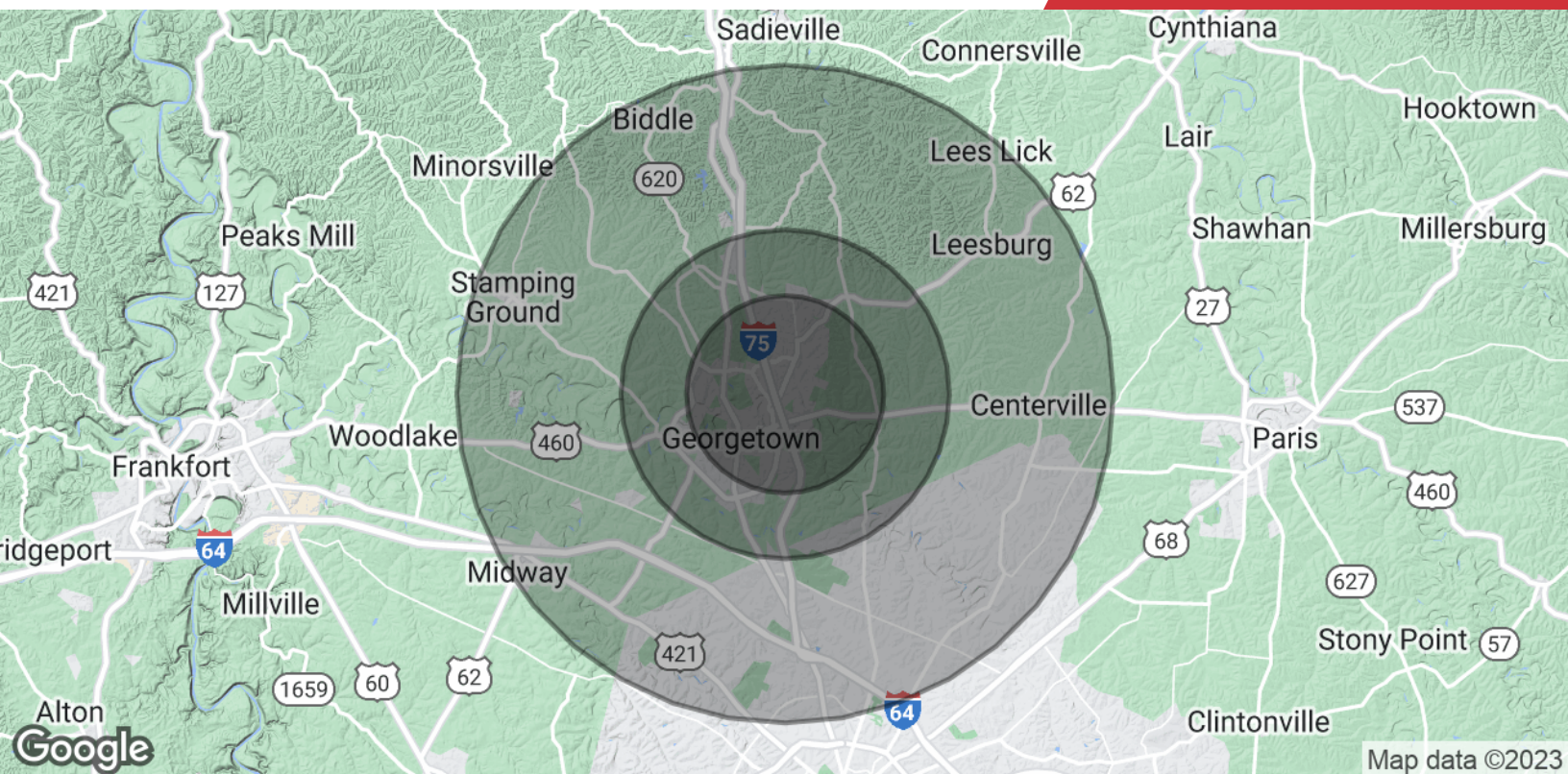




NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500  
Lexington, KY 40503  
859 224 2000 tel  
[naiisaac.com](http://naiisaac.com)





## Population

	3 Miles	5 Miles	10 Miles
<b>Total Population</b>	27,832	38,896	71,271
<b>Average Age</b>	31.2	32.0	34.3
<b>Average Age (Male)</b>	31.2	32.1	33.9
<b>Average Age (Female)</b>	32.4	32.7	35.1

## Households & Income

	3 Miles	5 Miles	10 Miles
<b>Total Households</b>	10,240	14,325	25,609
<b># of Persons per HH</b>	2.6	2.6	2.6
<b>Average HH Income</b>	\$68,104	\$70,815	\$76,849
<b>Average House Value</b>	\$158,250	\$163,518	\$194,838

\* Demographic data derived from 2021 STDB