

For Lease

Festival Plaza



106 Shane Drive
Glasgow, Barren County, Kentucky, 42141

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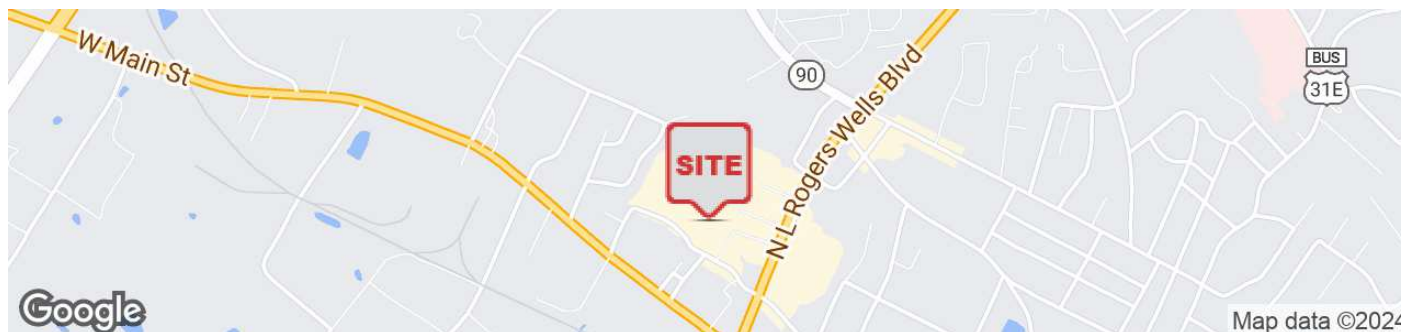
Executive Summary



Property Details

Center Size	42,000 SF
Anchors	Hibbett Sports, Shoe Sensation & Factory Connection --
Suite 102	+/-9,900 SF - PENDING
Rental Rate	\$6.00 PSF NNN

Location Map



Demographics

Total Households:
Total Population:
Average HH Income:
Median HH Income:

	3 Miles	5 Miles	10 Miles
Total Households:	6,788	8,808	15,444
Total Population:	16,188	21,427	38,451
Average HH Income:	\$45,101	\$48,596	\$52,369
Median HH Income:	\$31,681	\$36,414	\$38,781



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Complete Highlights

PROPERTY HIGHLIGHTS

- +/-42,000 SF retail shopping center adjacent to Barren River Plaza (the largest shopping center in Glasgow)
- Anchored by Hibbett Sports, Factory Connection and Shoe Sensation
- Located within Barren River Plaza is a +/-230,000 SF state of the art, TJ Samson Community Hospital Health Pavilion with an average of 25,000 patient visits per month
- Nearby retailers include Burke's Outlet, Gordmans, Ruler Foods, JoAnn Fabrics, Lowe's and more
- Ample parking
- Average daily traffic count of +/-18,392 ('21) on Highway 31 Bypass
- Freestanding pole sign available on Highway 31 Bypass
- Rental Rate: \$6.00 psf NNN



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Property Description

PROPERTY OVERVIEW

Glasgow, Barren County, Kentucky is in south-central Kentucky, about 90 miles southeast of Louisville and 90 miles northeast of Nashville.

Mammoth Cave National Park includes the world's longest cave, with more than 300 miles of mapped passageways and attracts some 2 million visitors annually. The caves were first explored by Indians thousands of years ago. Mammoth Cave National Park also includes 30 miles of rugged trails, 52,000 acres of hardwood forests, camping, canoeing, fishing, and picnicking.

Barren River Lake Resort Park, located on U.S. Highway 31E, includes 51 lake view rooms, 22 cottages, an 18 hole golf course, a full-service marina, horseback riding, bike trails, tennis courts, and a campground. The 10,000-acre lake includes a public sand beach.

Lease Rate: Negotiable



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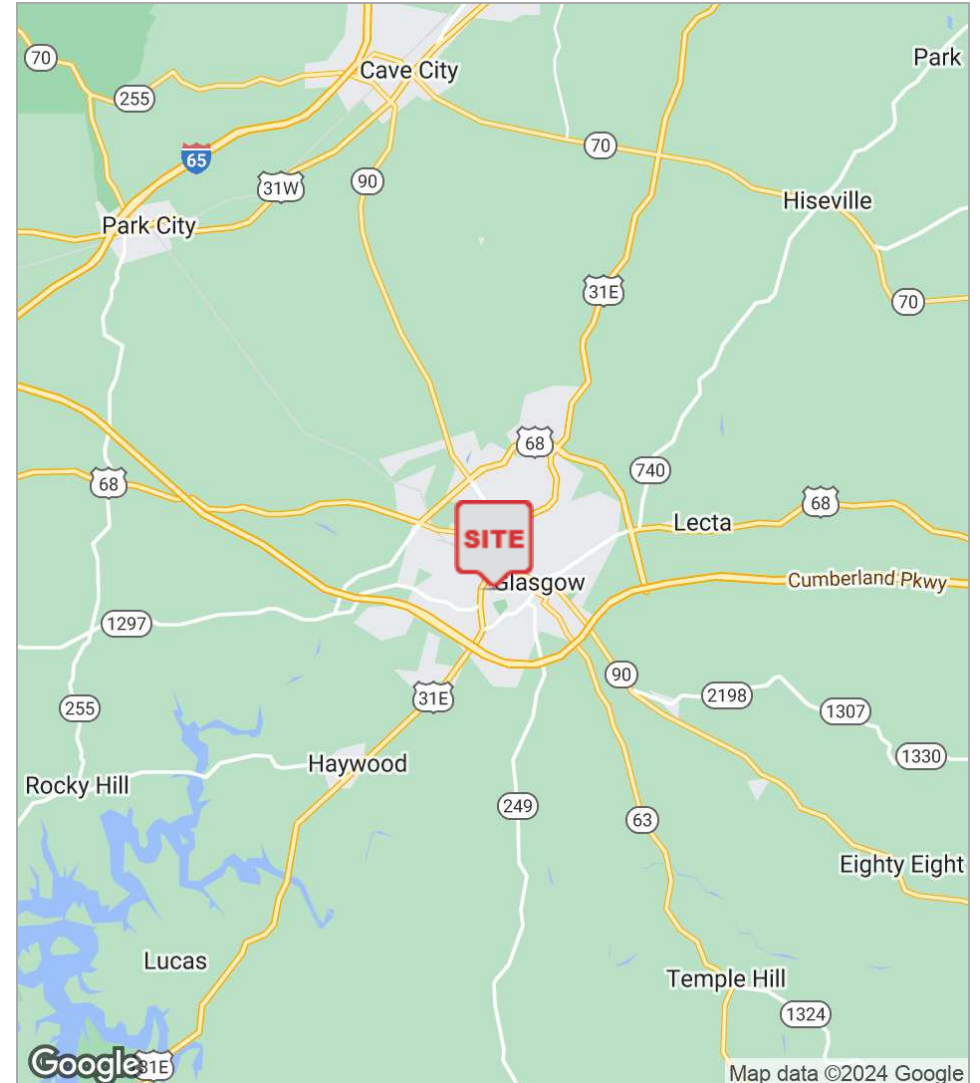
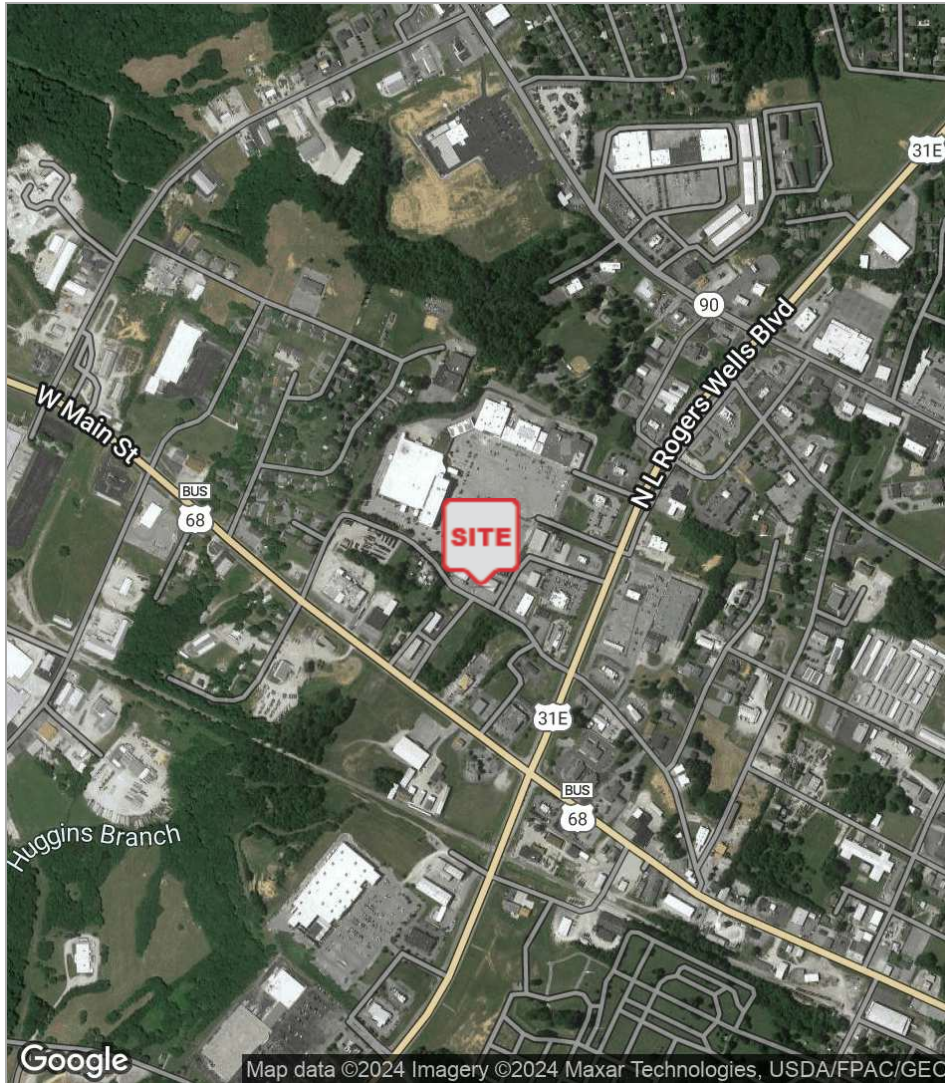
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Location Maps



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Additional Photos



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Aerial Photographs



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Aerial Map



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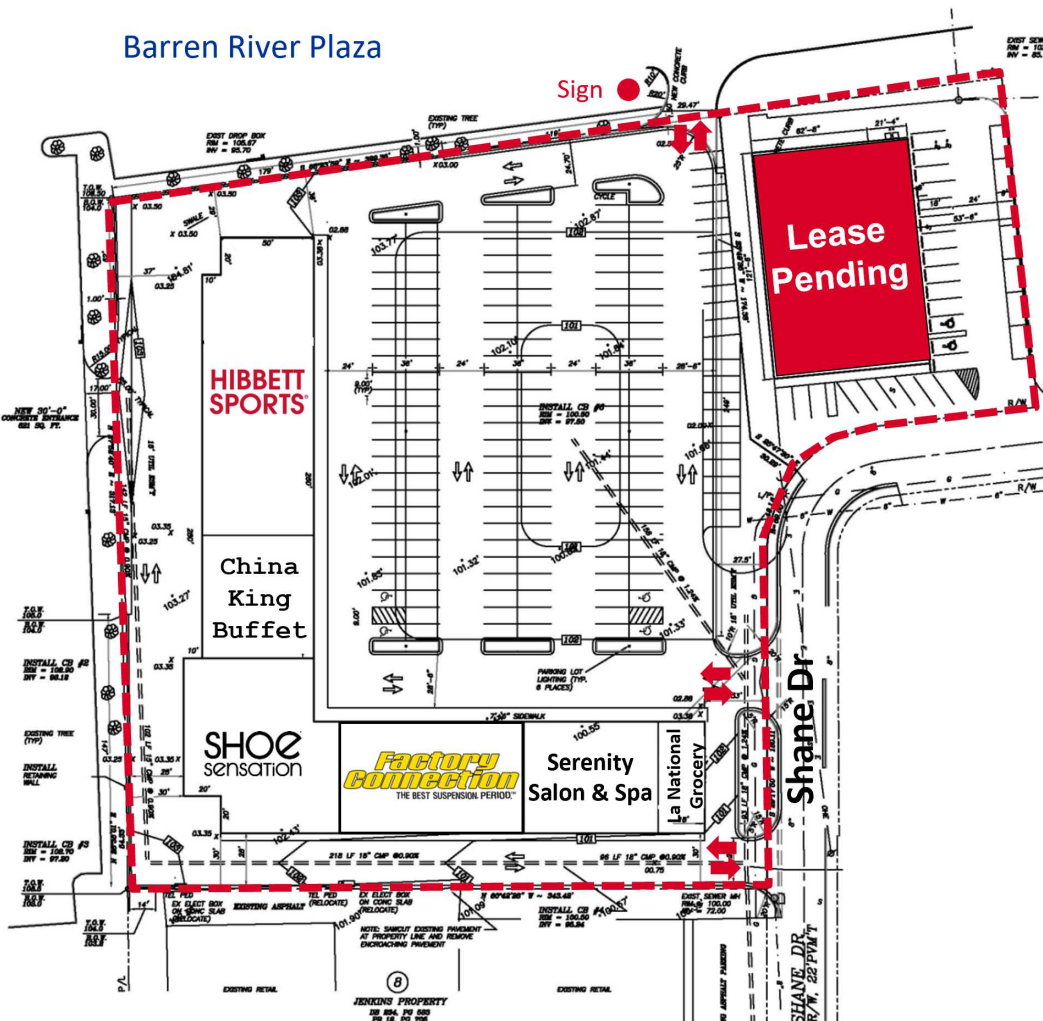
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Tenant Roster

Barren River Plaza



SPACE	TENANT	SIZE (SF)
1	Hibbett Sports	9,400
2	China King Buffet	3,960
3	Shoe Sensation	6,700
4/5	Factory Connection	5,940
6	Serenity Salon & Spa	4,321
7	La National Grocery	1,500
102	PENDING	10,200



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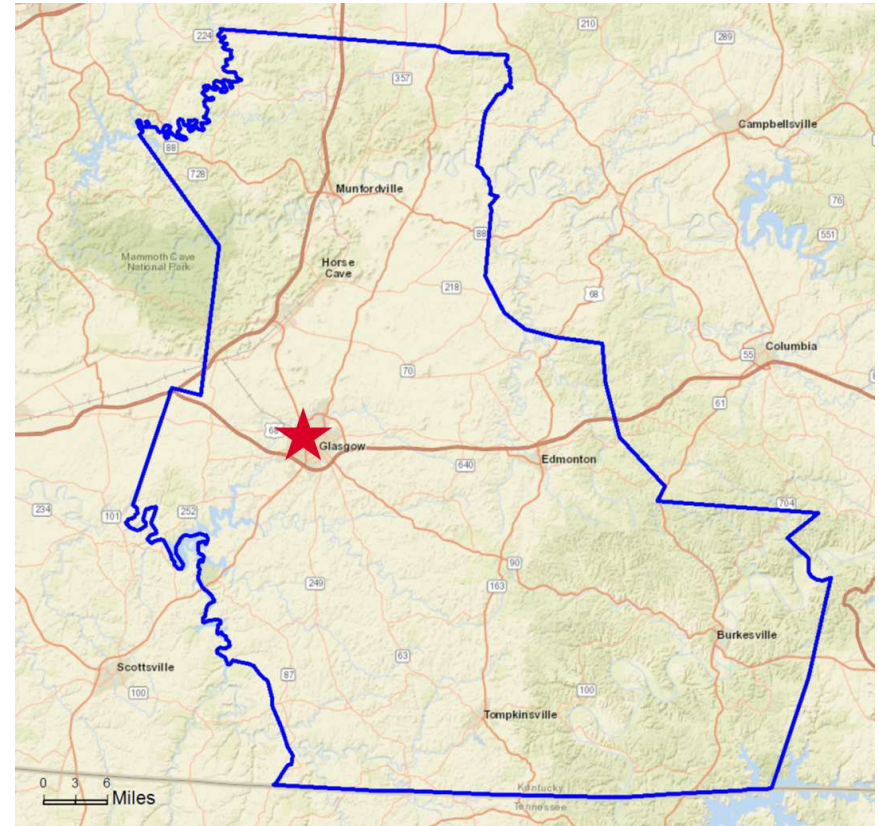
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Demographics Map

Primary Trade Area Profile (Barren, Cumberland, Hart, Metcalfe & Monroe)

TOTAL POPULATION	91,732
TOTAL HOUSEHOLDS	36,828
AVERAGE HH INCOME	\$51,224
MEDIAN HH INCOME	\$38,207
PER CAPITA INCOME	\$20,585



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Demographic Report



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Demographic and Income Profile

Glasgow Trade Area
Barren, Cumberland, Hart, Metcalfe & Monroe Counties, KY
Geography: County

Prepared by NAI Isaac

Summary	Census 2010	2019	2024		
Population	88,290	91,732	93,301		
Households	35,543	36,828	37,419		
Families	24,360	24,839	25,106		
Average Household Size	2.45	2.46	2.46		
Owner Occupied Housing Units	25,448	25,399	26,024		
Renter Occupied Housing Units	10,095	11,429	11,395		
Median Age	40.5	42.5	43.8		
Trends: 2019 - 2024 Annual Rate	Area	State	National		
Population	0.34%	0.51%	0.77%		
Households	0.32%	0.50%	0.75%		
Families	0.21%	0.38%	0.68%		
Owner HHs	0.49%	0.69%	0.92%		
Median Household Income	1.55%	2.16%	2.70%		
Households by Income	2019		2024		
	Number	Percent	Number	Percent	
	<\$15,000	7,399	20.1%	6,781	18.1%
	\$15,000 - \$24,999	5,081	13.8%	4,735	12.7%
	\$25,000 - \$34,999	4,065	11.0%	3,819	10.2%
	\$35,000 - \$49,999	6,595	17.9%	6,668	17.8%
	\$50,000 - \$74,999	6,189	16.8%	6,498	17.4%
	\$75,000 - \$99,999	3,574	9.7%	4,028	10.8%
	\$100,000 - \$149,999	2,846	7.7%	3,531	9.4%
	\$150,000 - \$199,999	569	1.5%	773	2.1%
\$200,000+	510	1.4%	586	1.6%	



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Demographic
Report

Median Household Income	\$38,207		\$41,260				
Average Household Income	\$51,224		\$57,403				
Per Capita Income	\$20,585		\$23,042				
Population by Age	Census 2010		2019		2024		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	5,663	6.4%	5,316	5.8%	5,252	5.6%
	5 - 9	5,804	6.6%	5,564	6.1%	5,450	5.8%
	10 - 14	5,977	6.8%	5,669	6.2%	5,914	6.3%
	15 - 19	6,012	6.8%	5,061	5.5%	5,533	5.9%
	20 - 24	4,685	5.3%	4,811	5.2%	4,368	4.7%
	25 - 34	9,951	11.3%	11,387	12.4%	10,317	11.1%
	35 - 44	11,396	12.9%	10,663	11.6%	11,171	12.0%
	45 - 54	13,414	15.2%	12,077	13.2%	11,417	12.2%
	55 - 64	11,342	12.8%	13,458	14.7%	13,389	14.4%
	65 - 74	7,914	9.0%	10,385	11.3%	11,603	12.4%
	75 - 84	4,506	5.1%	5,356	5.8%	6,673	7.2%
85+	1,626	1.8%	1,985	2.2%	2,214	2.4%	
Race and Ethnicity	Census 2010		2019		2024		
	Number	Percent	Number	Percent	Number	Percent	
	White Alone	82,648	93.6%	84,716	92.4%	85,571	91.7%
	Black Alone	3,078	3.5%	3,334	3.6%	3,422	3.7%
	American Indian Alone	154	0.2%	217	0.2%	245	0.3%
	Asian Alone	250	0.3%	527	0.6%	672	0.7%
	Pacific Islander Alone	35	0.0%	39	0.0%	41	0.0%
	Some Other Race Alone	895	1.0%	1,219	1.3%	1,398	1.5%
	Two or More Races	1,230	1.4%	1,680	1.8%	1,952	2.1%
	Hispanic Origin (Any Race)	1,838	2.1%	2,508	2.7%	2,890	3.1%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

December 12, 2019