

For Sublease  
**Walmart Outlot/  
Freestanding Building**



**REDUCED RENTAL RATE!**

**501 Joseph Drive**  
Harrodsburg, Mercer County, KY, 40330

For More Information:

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# Property Description

## PROPERTY OVERVIEW

NAI Isaac is pleased to present this sublease opportunity in Harrodsburg, Kentucky. The building consists of +/-6,894 SF situated on +/-0.967 AC with excellent visibility and frontage on South College Street with plenty of parking. The property is situated in front of Walmart and adjacent to a Save-A-Lot anchored center.

## LOCATION OVERVIEW

Harrodsburg is located in the heart of Bluegrass Region, Kentucky's oldest town offers an appealing mix of history, architecture and culture. Mercer County is nestled among breathtaking palisades and gently rolling countryside laden with historic stone fences and manicured horse farms. Harrodsburg is conveniently located 29 miles southwest of Lexington and 79 miles southeast of Louisville.

**Lease Rate: \$7.00 SF/Yr (NNN) Reduced!**



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# Executive Summary

## PROPERTY HIGHLIGHTS

- Walmart Outlot at signalized intersection
- +/-6,894 SF freestanding building on +/-0.967 AC for sublease
- Existing lease expires 10/31/2028
- Building consists of concrete steel, brick construction, 80' x 80' open space, adjoining storage 15' x 33' room with an 8' x 9' drive-in door
- Excellent visibility and frontage on South College Street
- Situated at the corner of South College Street & Joseph Drive in front of Walmart and adjacent to Save-A-Lot and Goodwill anchored center
- Pole signage available at signalized entrance to Walmart
- Other Area retailers include Dollar Tree, Newby Furniture, AT&T, O'Reilly Auto Parts and more
- Average daily traffic count of +/-9,284 ('16) vehicles per day in front of the site
- Rental Rate: \$7.00 PSF NNN REDUCED!



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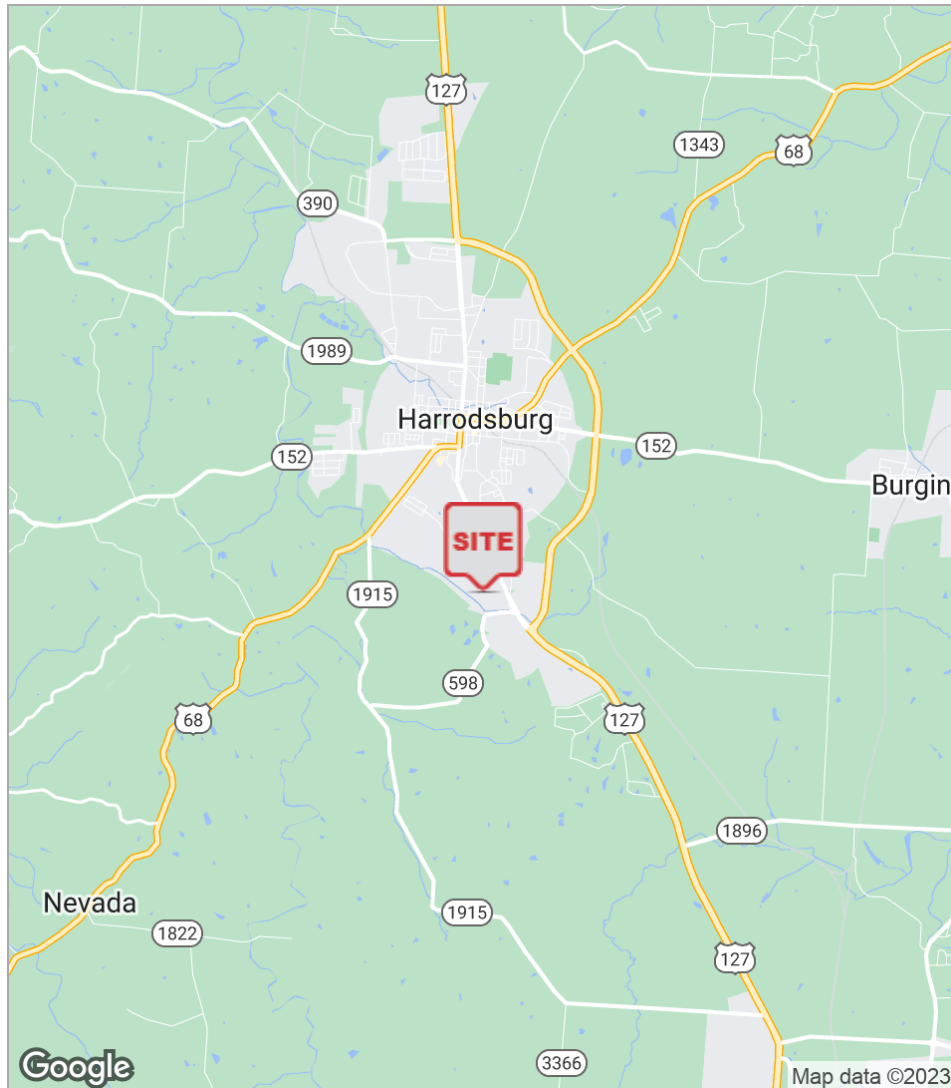
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## Location **Maps**



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# Retailer Map



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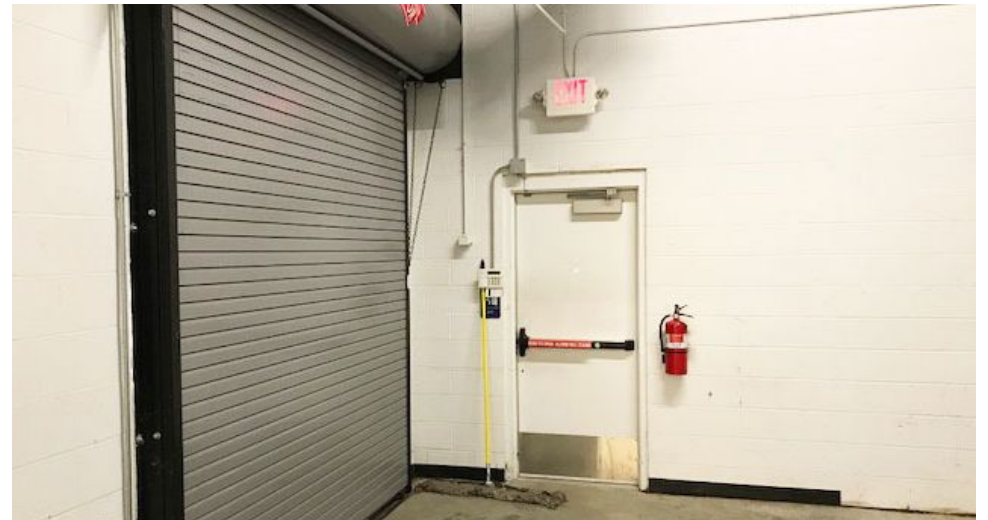
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## Additional **Photos**



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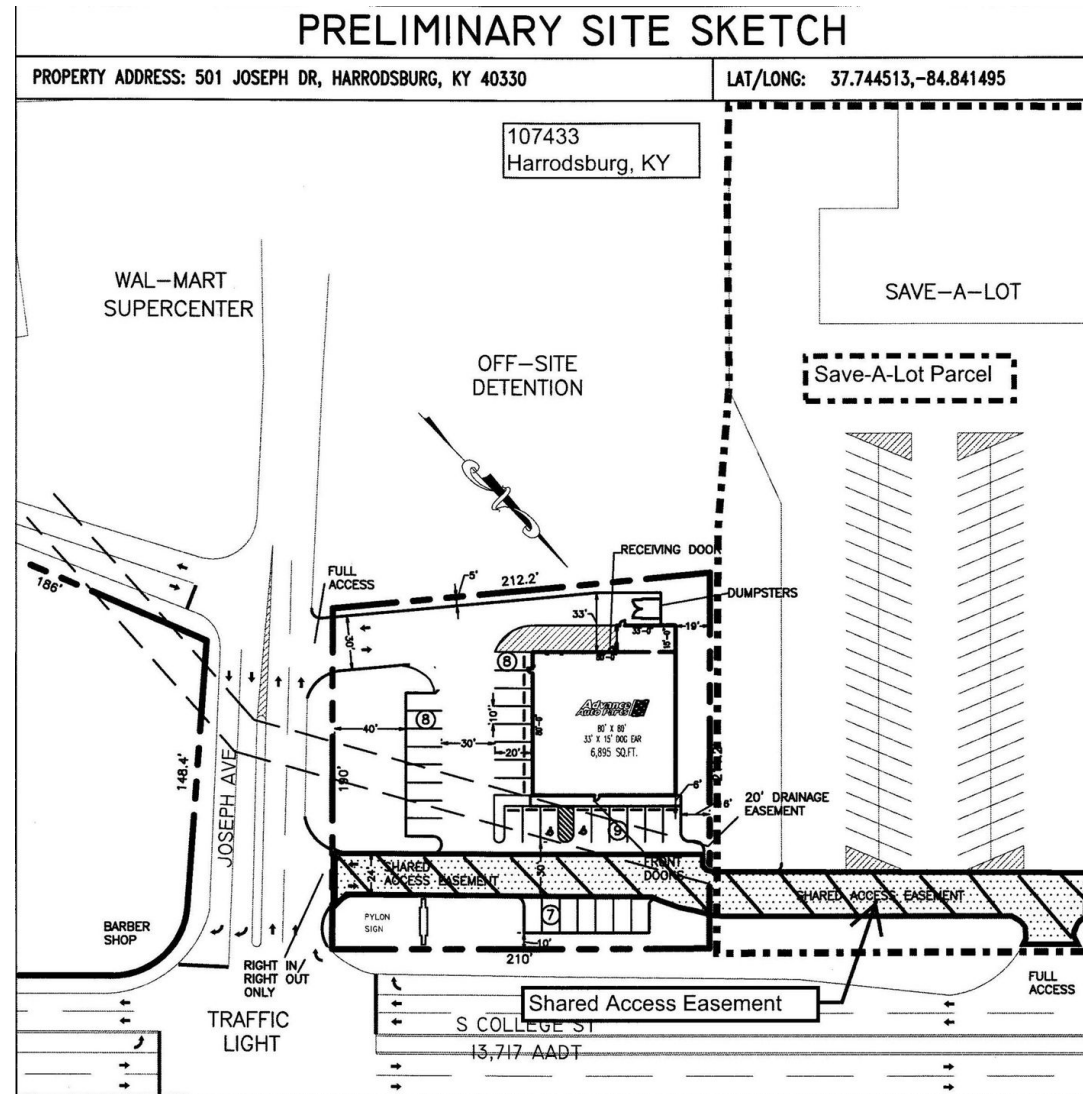
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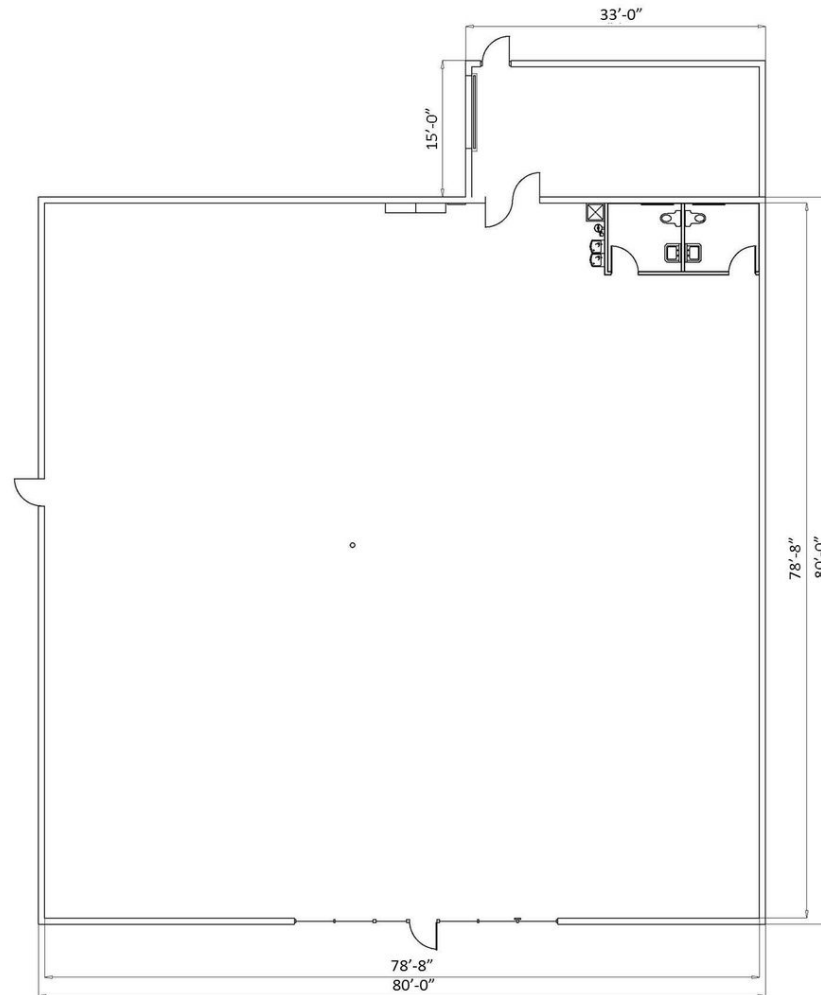
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# Site Plan



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# Floor Plans



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# Demographics Map

| Population          | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------------|-----------|-----------|-----------|
| TOTAL POPULATION    | 2,088     | 10,196    | 13,828    |
| MEDIAN AGE          | 43.7      | 42.6      | 42.3      |
| MEDIAN AGE (MALE)   | 41.1      | 40.1      | 40.1      |
| MEDIAN AGE (FEMALE) | 45.1      | 44.0      | 43.7      |
| Households & Income | 1 Mile    | 3 Miles   | 5 Miles   |
| TOTAL HOUSEHOLDS    | 928       | 4,337     | 5,710     |
| # OF PERSONS PER HH | 2.4       | 2.4       | 2.4       |
| AVERAGE HH INCOME   | \$54,789  | \$51,350  | \$55,037  |
| AVERAGE HOUSE VALUE | \$152,194 | \$152,173 | \$169,342 |
| Race                | 1 Mile    | 3 Miles   | 5 Miles   |
| % WHITE             | 20.9%     | 38.2%     | 74.0%     |
| % BLACK             | 0.6%      | 1.7%      | 3.8%      |
| % ASIAN             | 0.0%      | 0.1%      | 0.4%      |
| % HAWAIIAN          | 0.0%      | 0.0%      | 0.0%      |
| % INDIAN            | 0.0%      | 0.1%      | 0.2%      |
| % OTHER             | 0.0%      | 0.0%      | 0.5%      |
| Ethnicity           | 1 Mile    | 3 Miles   | 5 Miles   |
| % HISPANIC          | 0.3%      | 0.8%      | 2.1%      |

