



BELLERIVE PLAZA | 170 BELLERIVE BLVD | NICHOLASVILLE, KY

SUITE	GLA SF	BASE RENT
132	1,200	\$20.00
150	1,500	\$20.00
152	2,075	\$18.00
154	1,200	\$14.00
156	1,200	\$14.00
158	1,500	\$14.00
160	1,500	\$14.00
162	1,500	\$14.00
164	1,500	\$14.00
178	4,800	\$16.00

POPULATION	1-MILE	3-MILE	5-MILE
2000 CENSUS	6,571	30,557	84,349
2010 CENSUS	7,309	37,065	93,207
2019 ESTIMATE	8,136	41,680	102,432
2024 PROJECTION	8,570	43,939	106,754

2019 EST. HH INCOME	1-MILE	3-MILE	5-MILE
2019 EST. AVG HH INCOME	149,771	122,353	96,627
2019 EST. MEDIAN HH INCOME	111,805	92,673	68,469

PROPERTY HIGHLIGHTS

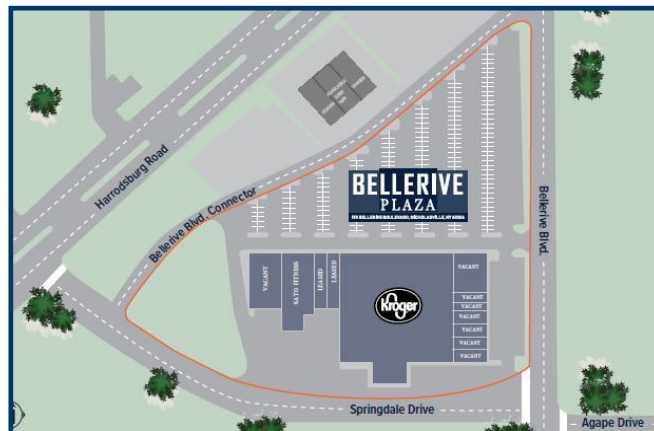
GROSS LEASEABLE AREA:
75,730 SF

PROPERTY TYPE:
RETAIL; GROCERY ANCHORED
SHOPPING CENTER

OCCUPANCY:
79.9%

OWNERSHIP:
FEE-SIMPLE

LOCATION:
170 BELLERIVE BLVD
NICHOLASVILLE, KY



KEY PROPERTY FEATURES:

- KROGER ANCHORED SHOPPING CENTER
- DENSE TRADE AREA WITH IDEAL DEMOGRAPHICS
- HIGH VISIBILITY AND EASE OF ACCESS TO PROPERTY
- PARTNER WITH LOCAL OWNERSHIP
- 5-YEAR LEASE TERM
- 2% ANNUAL RENT INCREASE
- PERSONAL OR CORPORATE GUARANTEE
- **CONTIGUOUS SPACE UP TO 10,000 S.F. AVAILABLE!!**



FOR MORE INFORMATION
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