

For Sublease  
**Freestanding  
Restaurant**



**597 S Dixie Boulevard**  
**Radcliff, Hardin County, Kentucky, 40160**

**NAI**isaac

For More Information:

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# Freestanding Restaurant

## Executive Summary



### Property Details

<b>Building Size</b>	3,886 SF
<b>Lease Rate</b>	NEGOTIABLE
<b>Lot Size</b>	1.52 Acres
<b>Year Built</b>	2017
<b>Zoning</b>	B-3, Highway Service District

### Location Map



### Demographics

**Total Households:**

**Total Population:**

**Average HH Income:**

**Median HH Income:**

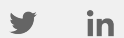
	1 Mile	5 Miles	10 Miles
Total Households:	2,266	14,809	31,908
Total Population:	5,340	39,744	86,348
Average HH Income:	\$49,167	\$66,078	\$69,526
Median HH Income:	\$36,689	\$52,208	\$52,774



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## Complete Highlights

### Property Highlights

- Sublease available for immediate occupancy
- +/-3,886 SF freestanding restaurant situated on +/-1.52 AC; Adjacent to Walgreens and Captain D's
- All kitchen equipment, walk-in cooler, freezer and dining room package in place
- Built in 2017 with 49 parking spaces and pole sign available
- Existing lease expires 10/31/32
- Traffic count of +/-27,701 ('18) on South Dixie Boulevard in front of the site
- Area retailers include Walmart, Dollar General, Ollie's, Freddy's Steakhburgers, Taco Bell, Burger King, McDonald's and more
- Radcliff is adjacent to U.S. Army Base, Fort Knox and is included in the Elizabethtown–Fort Knox Metropolitan Area
- Fort Knox Military Reservation, the sixth largest urban community in KY, is +2 miles north of the site and a population of over 40,000 soldiers, family members and civilian employees
- Rental Rate: Negotiable

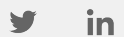
### Fort Knox News



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## Additional Photographs



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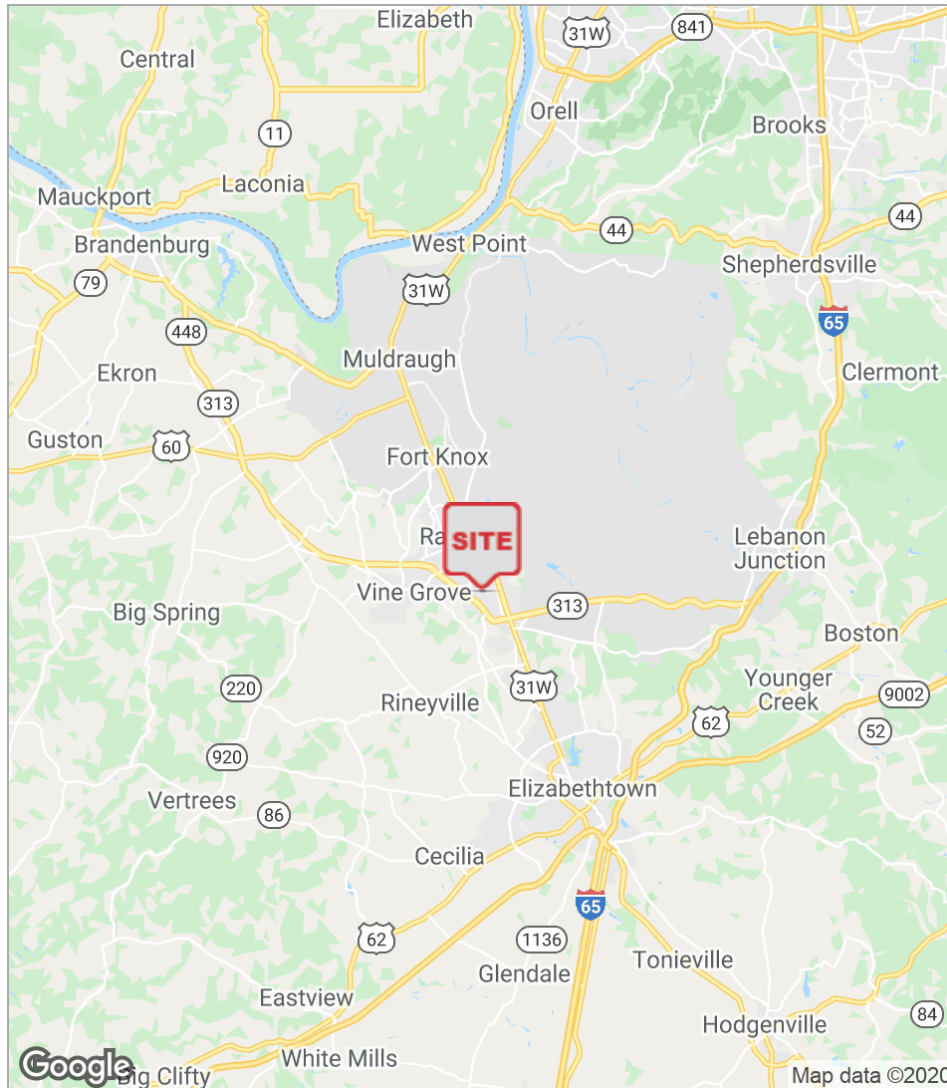




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## Location Maps



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## Aerial Photograph



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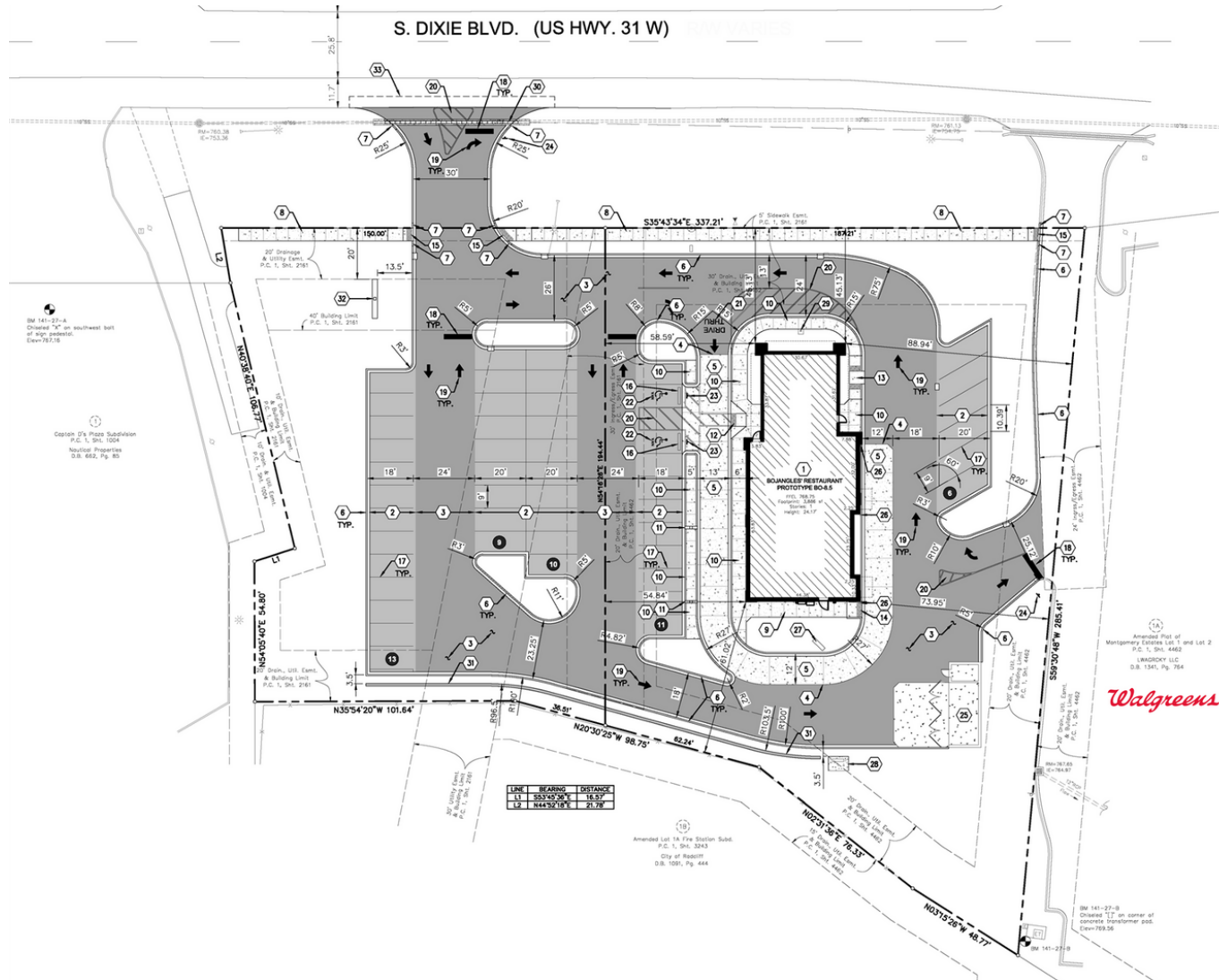
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## Site Plan



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# Floor Plans





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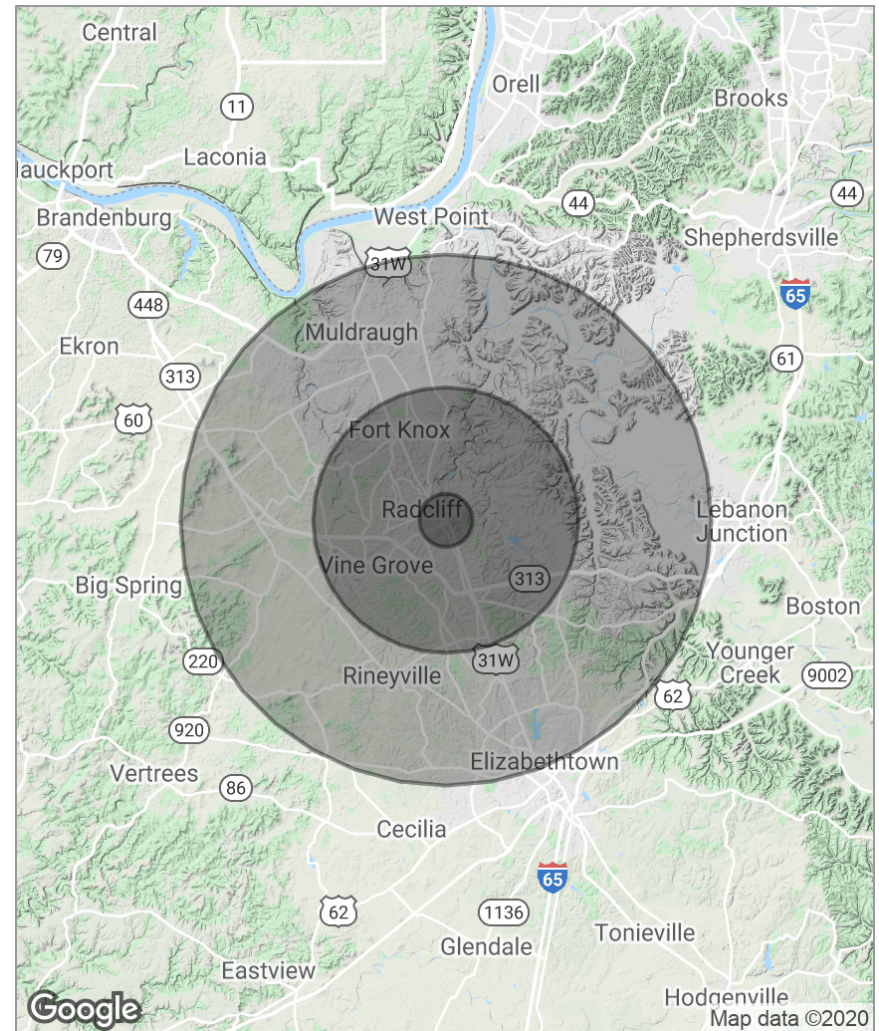
# Freestanding Restaurant

## Demographics Map

Population	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	5,340	39,744	86,348
MEDIAN AGE	40.3	38.0	38.2
MEDIAN AGE (MALE)	39.5	37.2	37.5
MEDIAN AGE (FEMALE)	41.6	39.4	39.6

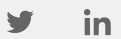
Households & Income	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	2,266	14,809	31,908
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$49,167	\$66,078	\$69,526
AVERAGE HOUSE VALUE	\$140,484	\$150,071	\$168,617



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