

**Russell Centre** Ashland, Kentucky 41101



**RD**  
MANAGEMENT LLC

**Ashland, Kentucky**  
**Russell Centre**



Demographics	3 mile	5 mile	10 mile
<b>Population</b>			
2023 (projection)	32,088	61,905	101,620
2018 (estimate)	33,135	63,761	104,334
2010 (census)	34,302	66,221	108,284
<b>Number of HH</b>			
2023 (projection)	14,419	26,916	43,585
2018 (estimate)	14,496	26,972	43,489
2010 (census)	14,509	27,074	43,585
<b>Average HH Income</b>			
2023 (projection)	\$74,246	\$78,302	\$84,305
2018 (estimate)	\$60,397	\$63,652	\$67,752
2010 (census)	\$46,501	\$49,815	\$49,515
<b>Median Age</b>			
2018 (estimate)	42.4	42.1	41.7
<b>Daytime Population</b>			
2018 (estimate)	40,060	60,708	89,705

**Location:**

Russell Centre is located in Boyd County at US Route 23 and Diederich Blvd. in Ashland, Kentucky 41101.

**Type:**

Community Power Center

**GLA:**

257,761 sf

**Parking:**

In excess of 1,560 cars

**Traffic:**

Two way average daily traffic 33,000 cars per day

**Now Available:**

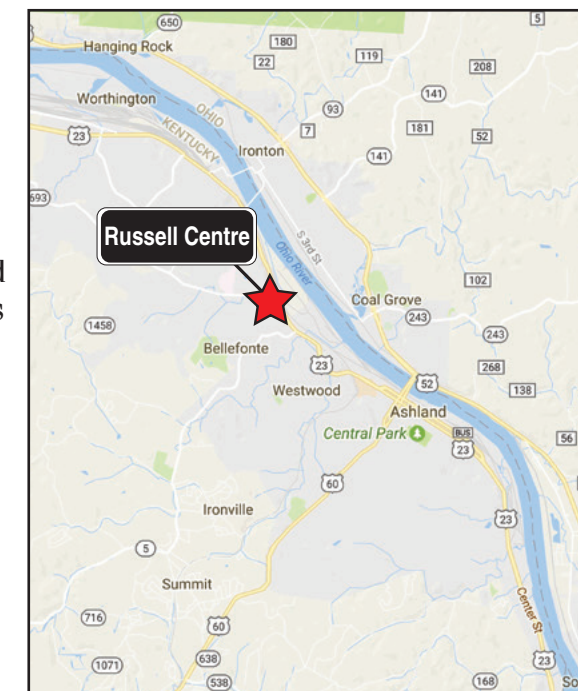
- Freestanding building available on hard corner, ideal for banks and restaurants
- Also available: In-line space and additional pad site

**Major Tenants:**

Lowe's 129,044 sf  
Kroger 57,590 sf  
Dollar Tree 9,975 sf

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810 Seventh Avenue, 10th floor  
New York, NY 10019



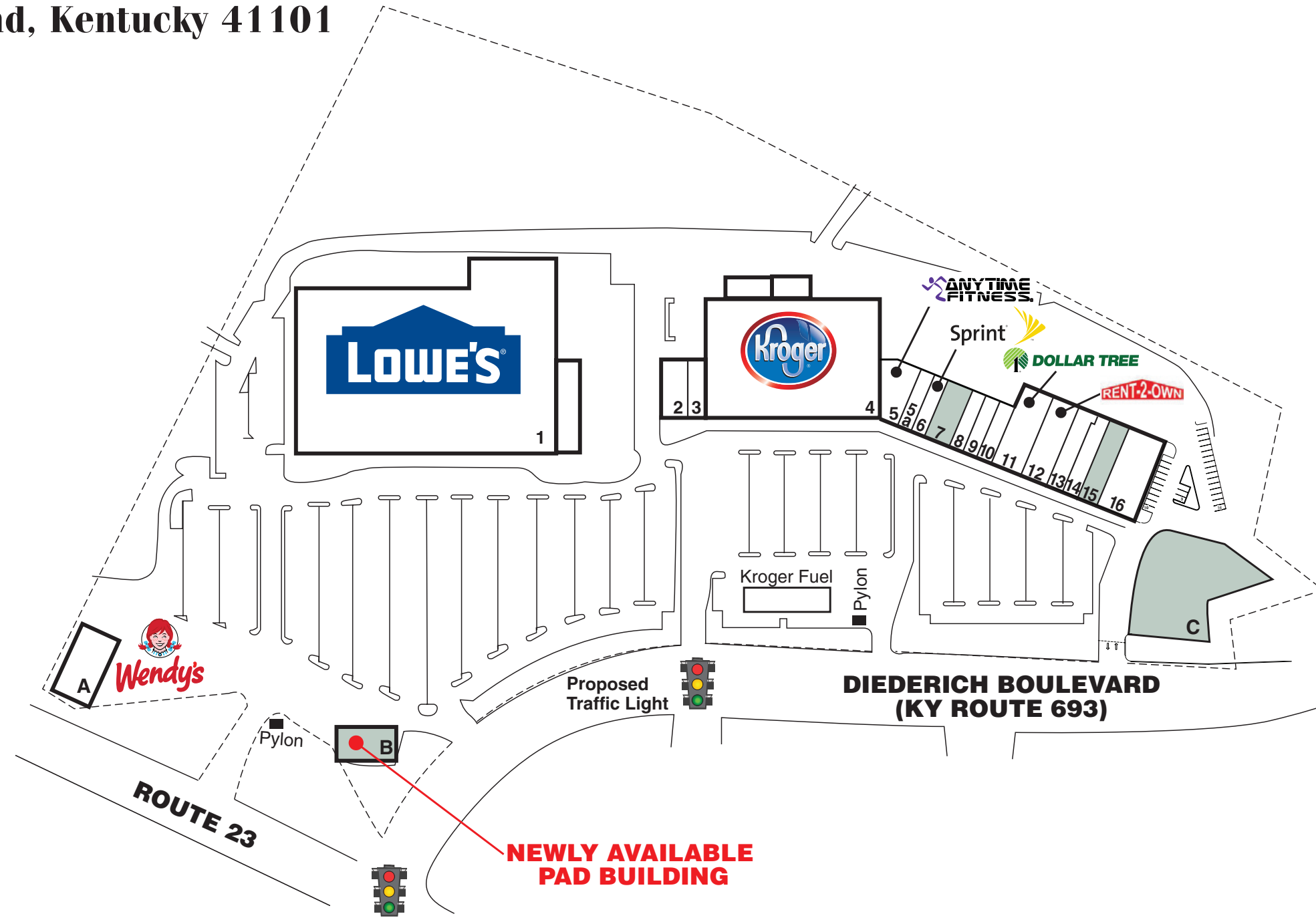
**RD Management LLC is ranked one of the Top 100 Retail Real Estate Owners in the U.S.**

Information furnished is from sources deemed reliable, but is not guaranteed by RD Management and is subject to change in price, corrections, errors and omissions, prior sales or withdrawal without notice.

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1. Lowe's	129,044 sf	10. First American Cash Advance	2,020 sf
2. Sun Tan City	4,500 sf	11. Dollar Tree	9,975 sf
3. El Colonial	2,733 sf	12. Rent 2 Own	5,400 sf
4. Kroger	57,590 sf	13. Sideburns Stadium Haircuts	2,147 sf
5. Anytime Fitness	6,787 sf	14. Yummy Wok	2,142 sf
5a. Nails Pro	1,713 sf	15. <b>Available</b> (28.87' x 120')	<b>3,465 sf</b>
6. Sprint	2,000 sf	16. King's Daughters Medical	7,920 sf
7. <b>Available</b> (45' x 100')	<b>4,500 sf</b>	A. Wendy's	3,200 sf
8. UPS Store	1,500 sf	B. <b>Available</b>	<b>3,000 sf</b>
9. Bellacino's	3,000 sf	C. <b>Available Outlot</b>	<b>.97 Acres</b>



**Newly Available Pad Building**

