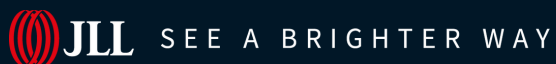




For lease

2425 South KY 53, LaGrange, Kentucky 40031
4,238 SF retail/office space available

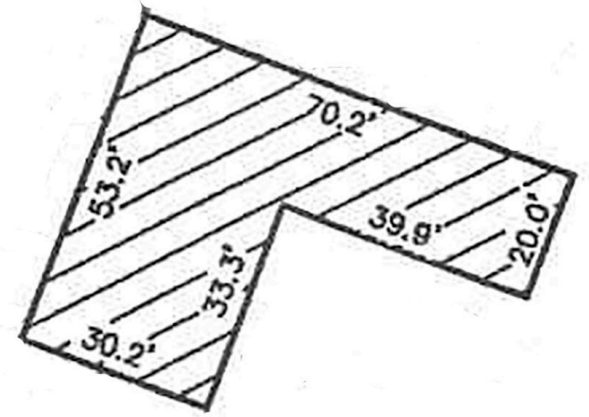


Stephen C. Lannert, SIOR, CCIM, GRI
Executive Vice President
steve.lannert@jll.com
+1 502 394 2508

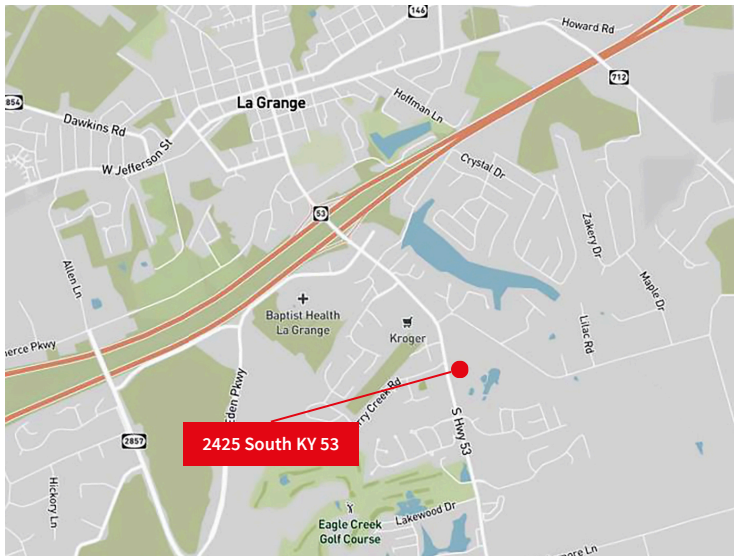
Property specifications and demographics

Specifications

- 4,238 SF retail space
- 1,590 SF on the main floor
- 2,292 SF on the lower level
- 356 SF on the upper level
- 100 amps; 110 volt, 1 phase electric
- 3/4" water line; 12" main
- One kitchen and two restrooms
- 1/2" medium pressure gas line; 1" main
- 8" sewer main nearby
- Wood construction
- C-1 zoning
- Fluorescent lighting
- 10' - 12' clear height
- Dimensions vary
- 100 parking spaces
- Located near Exit 22 on Interstate 71
- Near several retailers and service amenities including Marathon, PNC Bank, McDonald's, Cracker Barrel, KFC, Taco Bell, Kroger, and Baptist Hospital
- Near Historic Downtown LaGrange



Location



Demographics (based on 2023 statistics)

Not to scale

Total population

2-miles	5-miles	10-miles
9,789	29,102	61,982

Total households

2-miles	5-miles	10-miles
3,677	9,104	20,904

Average household income

2-miles	5-miles	10-miles
\$86,792	\$110,611	\$127,635

Median age

2-miles	5-miles	10-miles
37.4	39.8	41.4

Total daytime employees

2-miles	5-miles	10-miles
2,356	10,510	18,229

Total consumer spending

2-miles	5-miles	10-miles
\$82,256,109	\$251,939,560	\$665,573,892