



# RURAL KING OUTLOT OPPORTUNITY

## Madisonville, Kentucky



### HIGHLIGHTS

- Located in front of a successful Rural King store and across the street from Market Place Grocery Store and Dollar Tree
- Area retailers and restaurants include King's Great Buys Plus, AutoZone, O'Reilly Auto Parts, Dollar General, Sonic, Burger King, and Dairy Queen
- Positioned along South Main Street with 470 feet of frontage available
- Over 140,000 people within 30 miles
- Signalized access from main road with over 15,000 vehicles passing the site daily
- **AVAILABLE:** 3.5 AC (divisible)

### DEMOGRAPHICS

POPULATION	5 MILE	10 MILE	15 MILE	20 MILE	30 MILE
2026 Projection	25,033	37,402	51,488	74,967	143,386
2021 Estimate	24,975	37,236	51,327	75,033	143,071
INCOME	5 MILE	10 MILE	15 MILE	20 MILE	30 MILE
2021 Average	\$58,718	\$60,043	\$58,228	\$57,441	\$59,182
2021 Median	\$46,097	\$47,190	\$45,241	\$44,329	\$44,943
DAYTIME POPULATION	5 MILE	10 MILE	15 MILE	20 MILE	30 MILE
2021 Employees	12,957	15,215	17,486	22,678	40,473

### LEASING INFORMATION

www.goodmanrealestate.com  
216.381.8200

#### CLEVELAND

THE OFFICES OF LEGACY VILLAGE  
25333 CEDAR ROAD, SUITE 305  
CLEVELAND, OH 44124

#### COLUMBUS

389 E. LIVINGSTON AVENUE  
COLUMBUS, OHIO 43215

#### ALEX JUSTICE

alex@goodmanrealestate.com

#### MAGGIE JONES

maggie@goodmanrealestate.com

in conjunction with State of Kentucky licensed broker

#### RICHARD EDELMAN

Goodman Real Estate Services Group LLC



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