

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

alexandria@goodmanrealestate.com

in conjunction with State of Kentucky licensed broker

RICHARD EDELMAN

Goodman Real Estate Services Group LLC



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