

3658 State Route 1414 | Hartford, KY 42347 > **For Lease** | \$4,250.00 per month (NNN)**OFFERING SUMMARY**

Sale Price:	\$375,000
Lease Rate:	\$4,250.00 per month (NNN)
Building Size:	15,000 SF
Available SF:	15,000 SF
Lot Size:	4 Acres
Year Built:	2000

PROPERTY OVERVIEW

Minimum of a five (5) year lease for \$4,250 per month NNN. Three months Lease non refundable deposit with first month of lease included.

LOCATION OVERVIEW

Located in Ohio County just minutes from highway 231, and 30 minutes from Owensboro, KY. This location is approx. 20 minutes from I-65 Hartford, Ky exit. Also, 20 minutes from Western Kentucky Parkway access. Situated ideally for a business looking to cover Western Kentucky areas of Paducah, Madisonville, Henderson, Bowling Green and Owensboro.

PROPERTY HIGHLIGHTS

- 15,000 sq. ft. warehouse
- NNN
- 5 year minimum with renewal options



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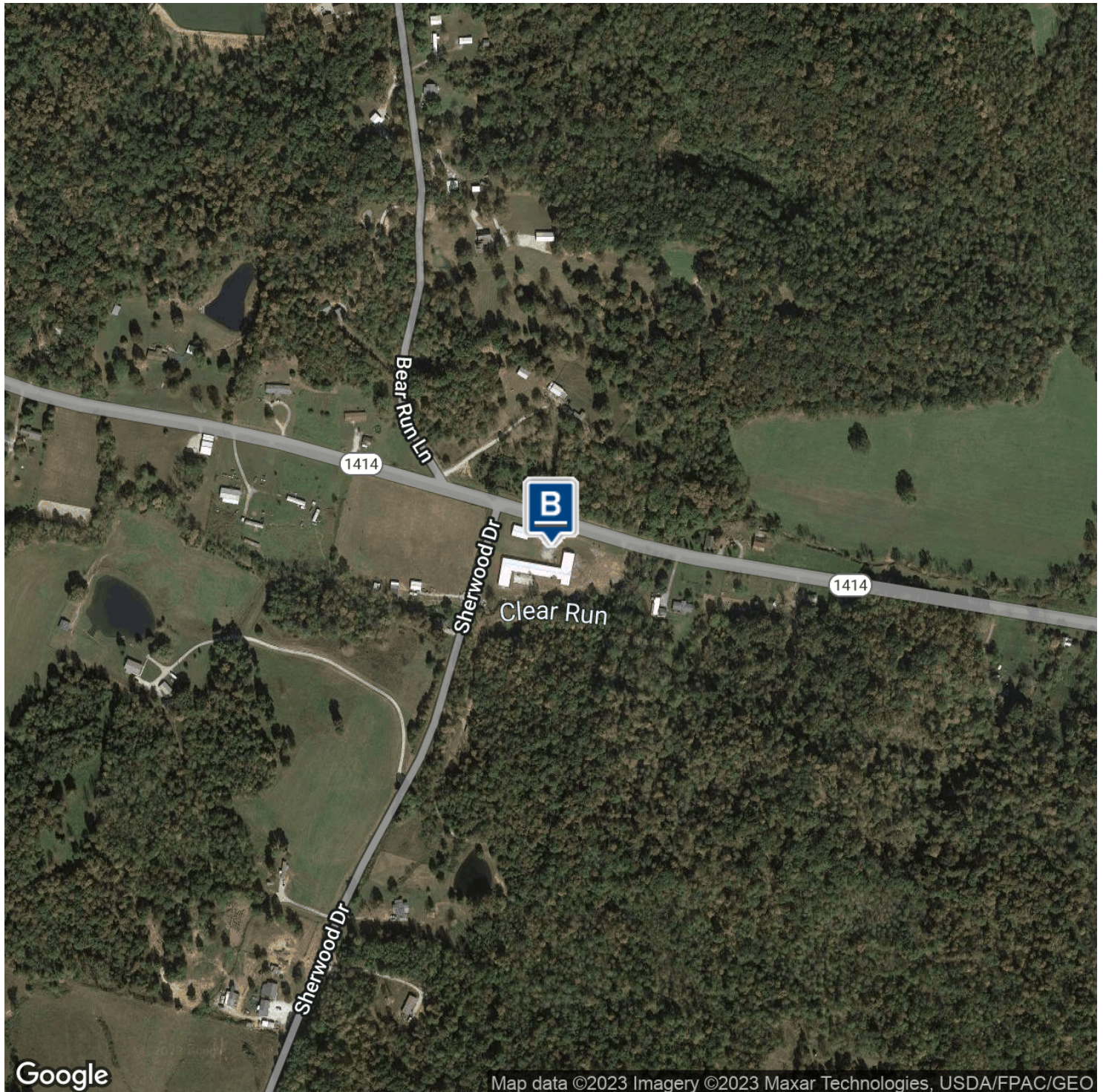
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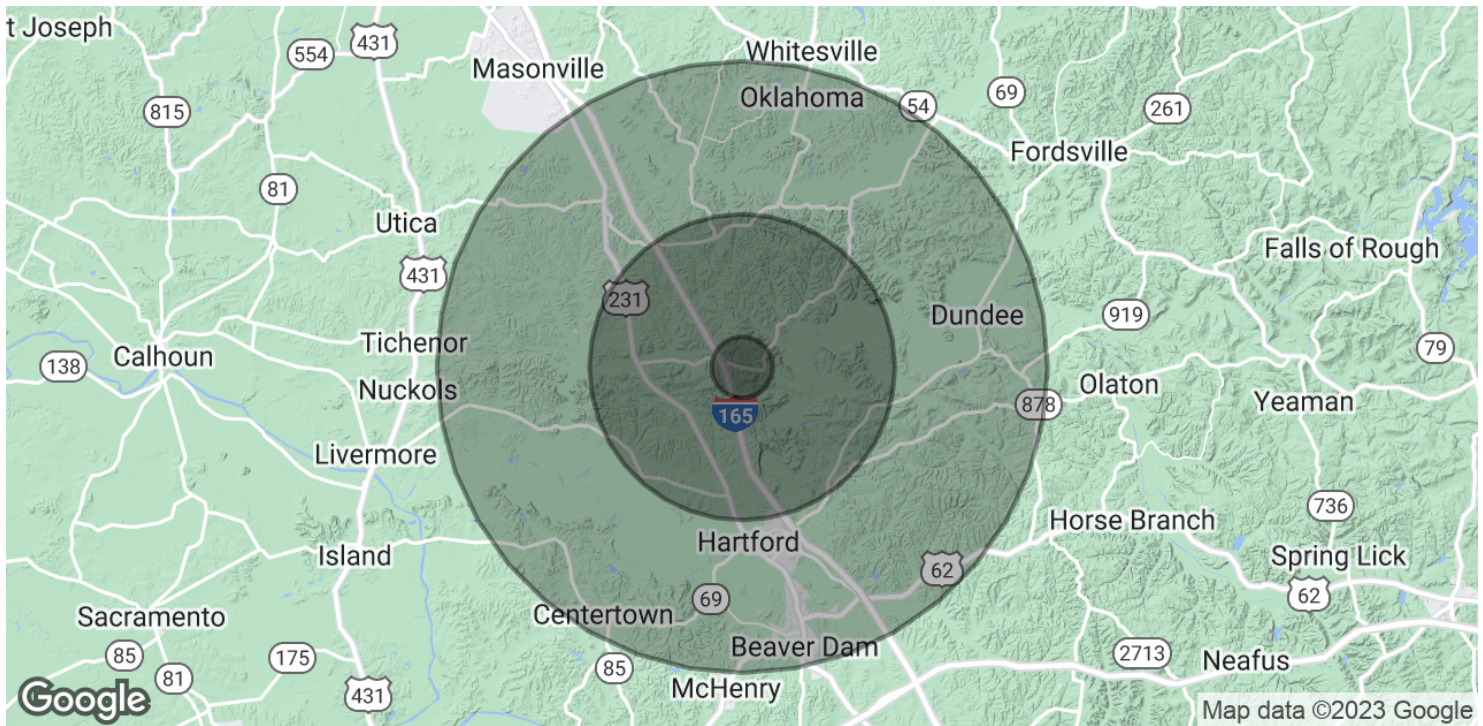


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3658 State Route 1414 | Hartford, KY 42347  **For Lease** | \$4,250.00 per month (NNN)**POPULATION**

	1 MILE	5 MILES	10 MILES
Total Population	127	3,340	14,598
Average age	40.9	40.2	39.0
Average age (Male)	41.6	40.2	37.7
Average age (Female)	40.2	40.1	39.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	47	1,222	5,188
# of persons per HH	2.7	2.7	2.8
Average HH income	\$48,313	\$47,755	\$50,884
Average house value	\$113,725	\$112,654	\$114,471

* Demographic data derived from 2020 ACS - US Census



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