



Eagle Lake Center

1008-1052 Eagle Lake Drive

Lawrenceburg, Kentucky 40342

Property Highlights

- +/-12,000 SF retail/office strip center
- Located just off US Highway 127 near McDonald's
- Suite 1012/1016: +/-2,000 SF former dentist office with modern, state of the art finishes; Includes many exam rooms, offices, conference room, reception area and breakroom
- Suite 1028/1032: +/-2,000 SF former daycare center with range and refrigerator
- Suite 1048: +/-2,000 SF; All glass storefront, previous church use
- Other retailers include Subway, Don Pedros Mexican Grill, Verona Pizza and Pasta House, Best Donuts and Bakery
- NNN's estimated to be \$1.50 PSF

Spaces

Rate

Size

Suite 1012/1016	\$9.95 SF/yr	2,000 SF
Suite 1028/1032	\$9.95 SF/yr	2,000 SF
Suite 1048	\$9.95 SF/yr	2,000 SF

For More Information

Jim Holbrook

Assistant Vice President

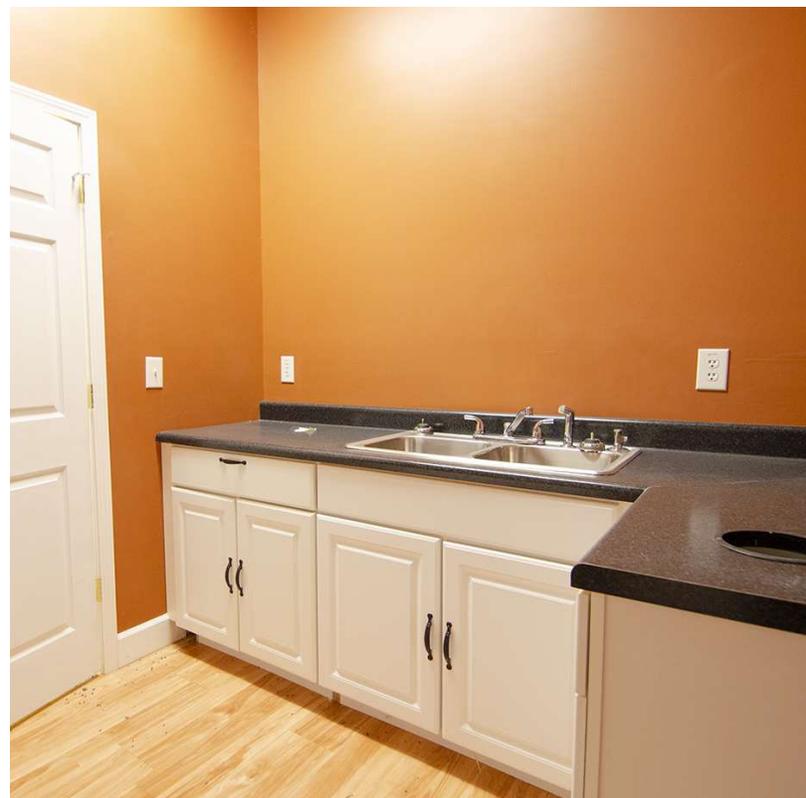
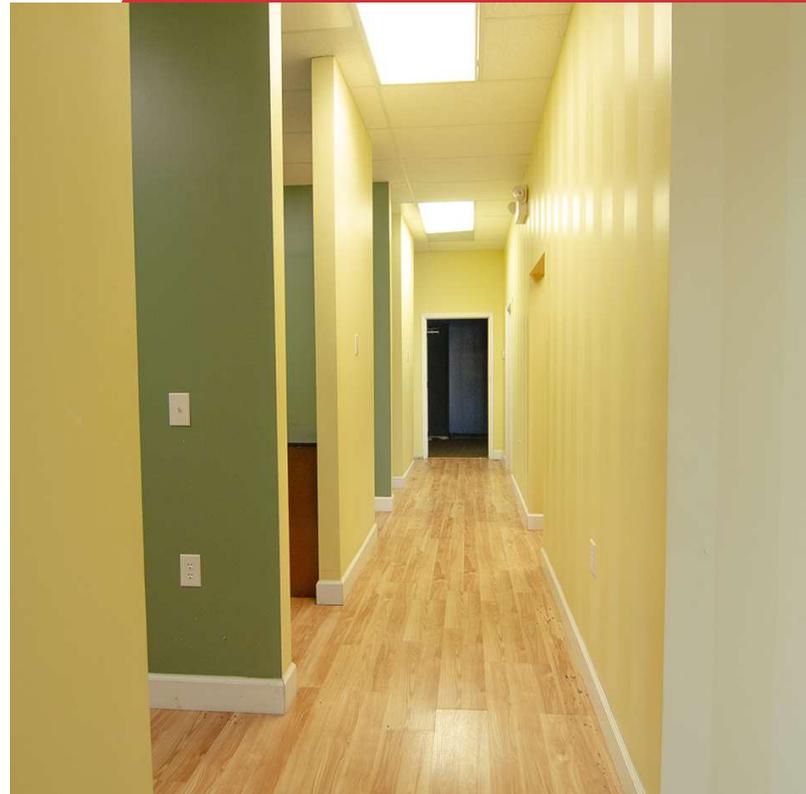
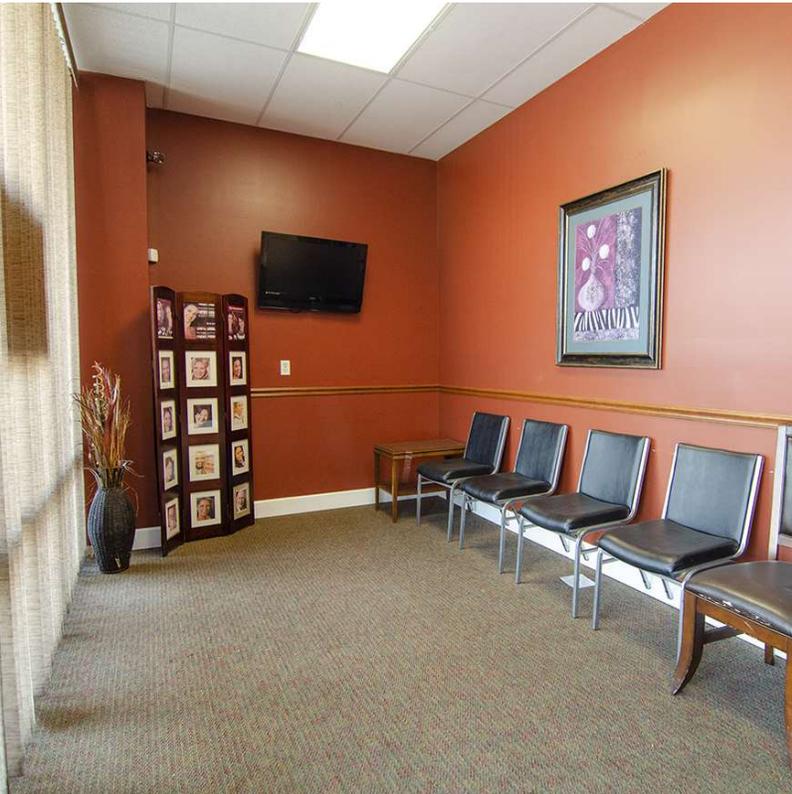
O: 859 422 4415

jholbrook@naisaac.com | KY #211630

For Lease

2,000 SF | \$9.95 SF/yr

Suite 1012/1016



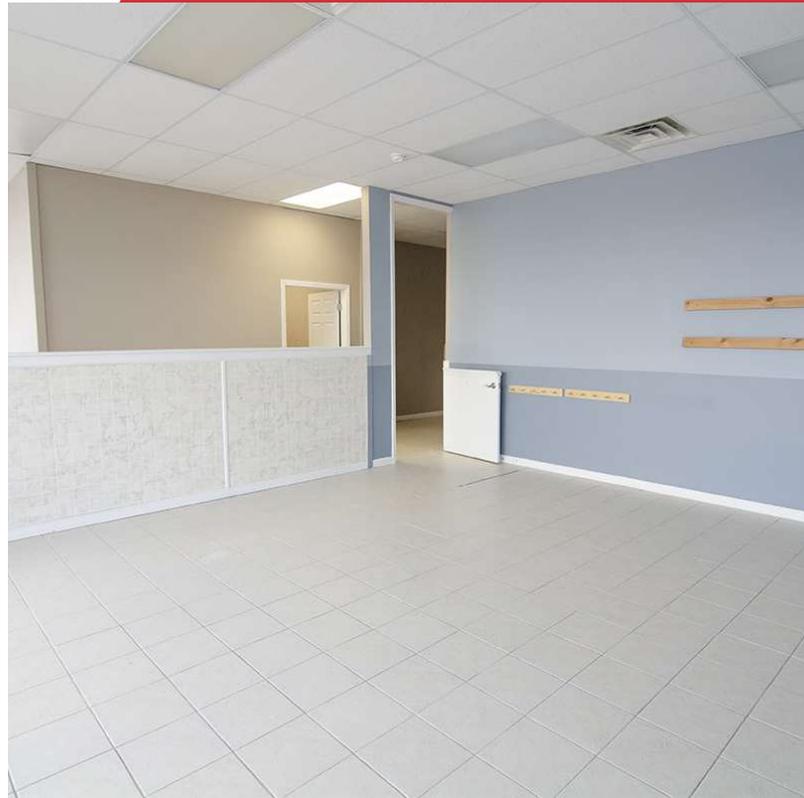
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For Lease

2,000 SF | \$9.95 SF/yr

Suite 1028/1032



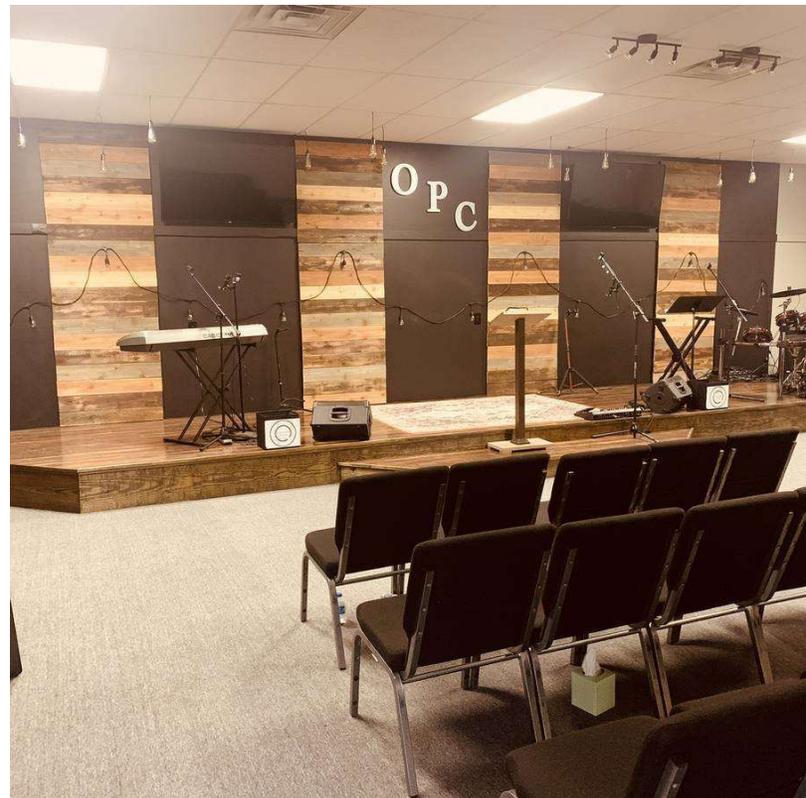
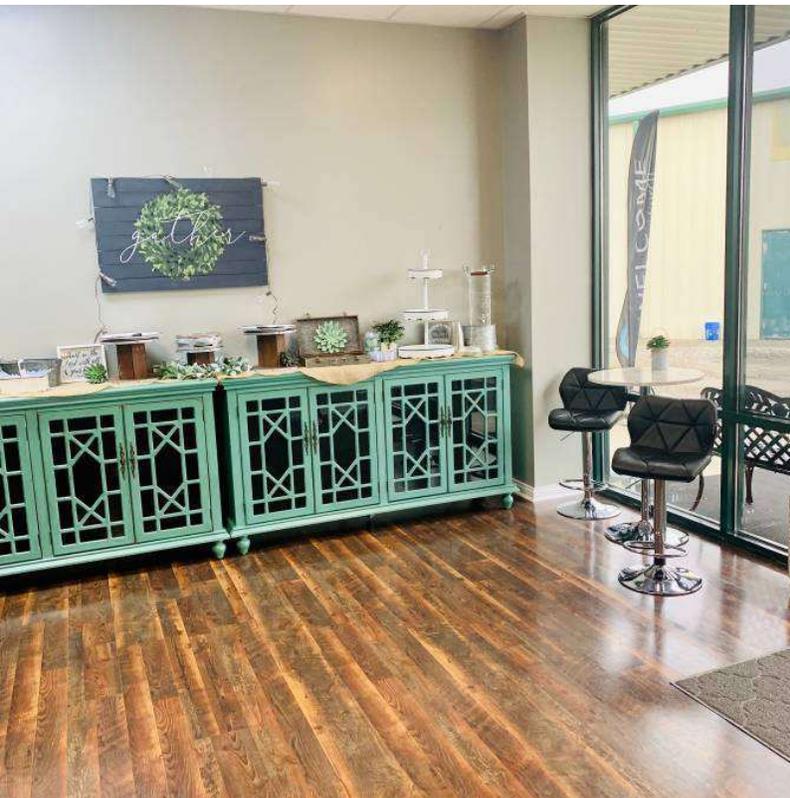
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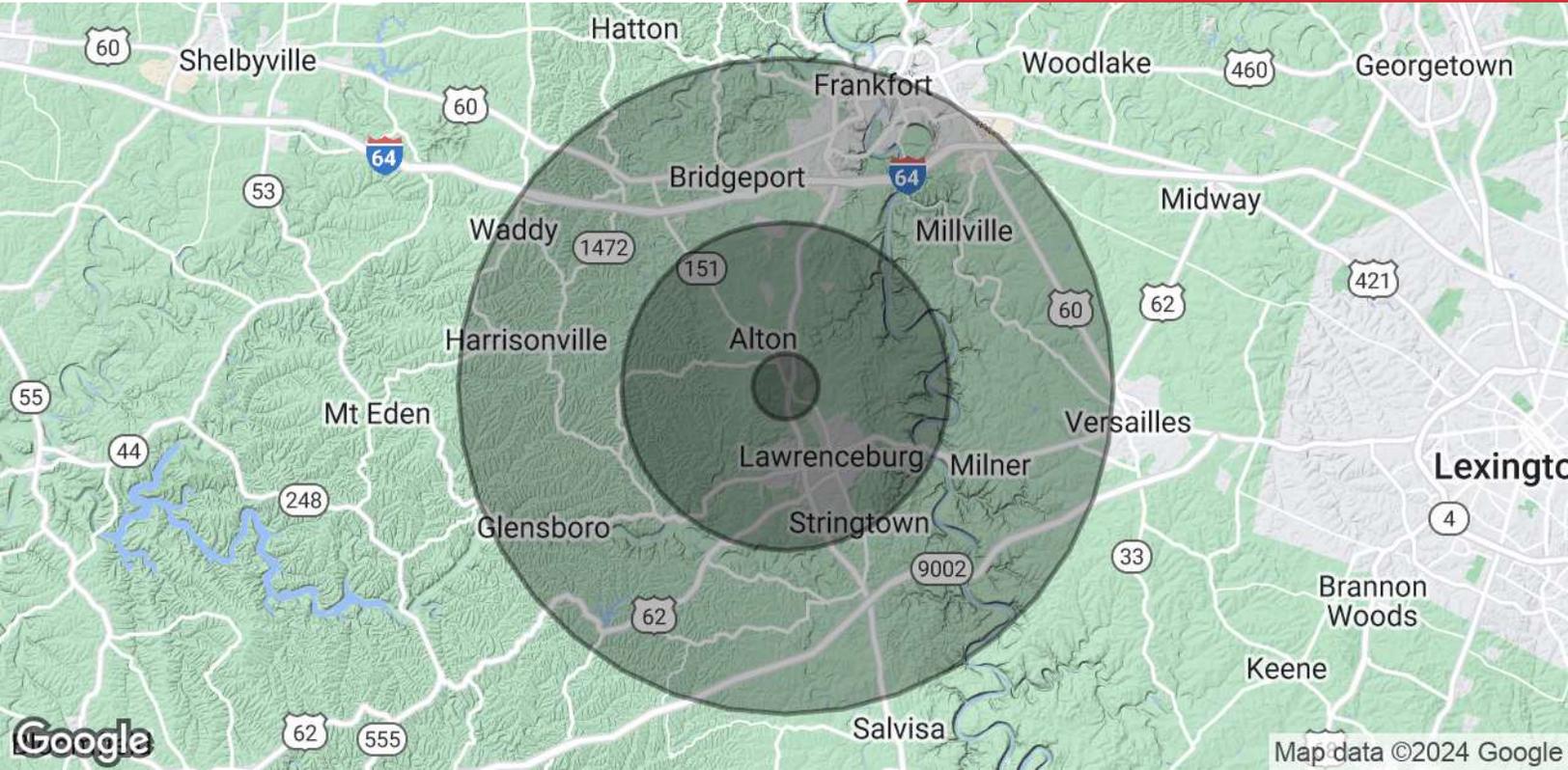
Suite 1048



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Population	1 Mile	5 Miles	10 Miles
Total Population	1,278	22,050	56,177
Average Age	33.0	37.4	37.9
Average Age (Male)	32.8	36.7	37.0
Average Age (Female)	33.9	38.5	39.0
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	473	8,497	22,690
# of Persons per HH	2.6	2.6	2.4
Average HH Income	\$89,643	\$73,167	\$73,860
Average House Value	\$140,136	\$148,435	\$160,412

* Demographic data derived from 2021 STDB