



FOR LEASE | RETAIL

AUDUBON VILLAGE SHOPPING CENTER

2480 US Hwy 41, Henderson, KY 42420



LEASE OVERVIEW

AVAILABLE SF: 1,100 - 30,892 SF

LEASE RATE: Negotiable

LOT SIZE: 16.06 Acres [Approx.]

BUILDING SIZE: 120,959 SF [Approx.]

ZONING: Highway Commercial

MARKET: Evansville Henderson MSA

SUB MARKET: Henderson

TRAFFIC COUNT: 36,969

PROPERTY DESCRIPTION

Now leasing! Henderson's well located shopping center now under new ownership. Anchored by Ruler Foods [Kroger] and Columbia Sportswear [Employee Store], Audubon Village shopping center is located in the middle of the commercial district along US Highway 41, which connects Indiana with western Kentucky and carries I-69 traffic through Henderson with 36,969 cars passing in front of Audubon daily.

This well-established shopping district has seen an increase in new activity in the last year including the construction of two fully leased strip centers hosting tenants Starbucks, Sleep Outfitters, Verizon, Cricket Wireless, and Edward Jones. A recently renovated Burger King location will be opening adjacent to the shopping center. Also adjacent to Audubon Village, Fast Pace Urgent Care just completed construction and Wings Etc. is under construction. Both DaVita Dialysis and Columbia Sportswear were added as tenants in the center in 2017.

PROPERTY HIGHLIGHTS

- Great visibility with enhanced signage opportunities
- Stoplight access; traffic expected to increase along I-69 route
- Variety of suite sizes available



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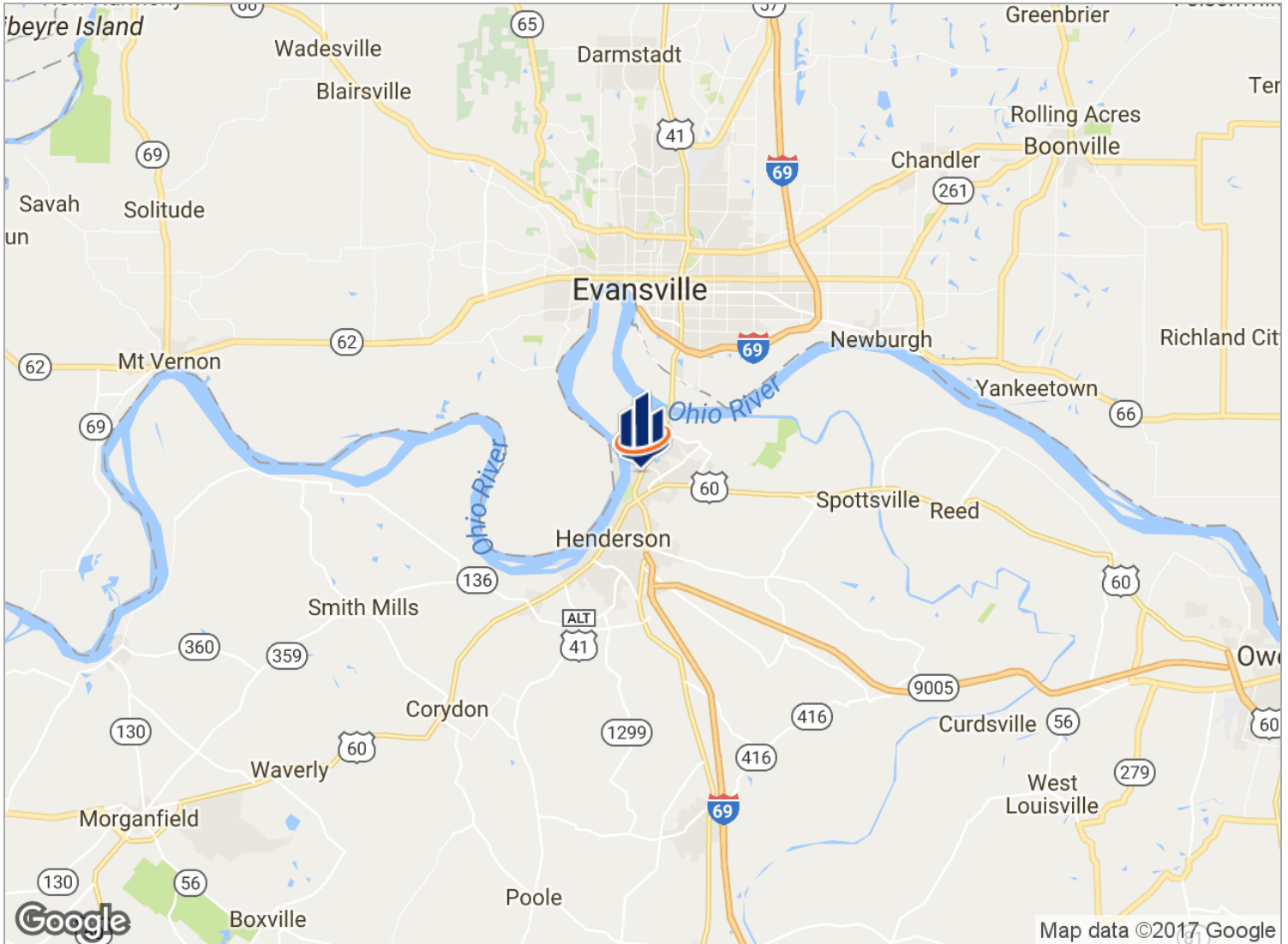
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LOCATION DESCRIPTION

Located on the highly trafficked US Hwy 41 in Henderson, KY, this area is a clearly defined subset of the Evansville/Henderson MSA, separated from the rest of the MSA by the Ohio River. Henderson [City] is the county seat and largest city in Henderson County. The next nearest shopping destinations are 30 miles to the east in Owensboro, KY, and 9 miles to the north in Evansville, IN.

I-69 traffic currently runs through Henderson along US Highway 41. This interstate is being completed in sections and runs from the Canadian border near Port Huron, MI, to the border with Mexico in Texas. A majority of the Indiana and Kentucky sections have been completed, and in 2016, the states agreed to work together on design plans for a \$1B bridge over the Ohio River to handle future traffic.



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Site Plan



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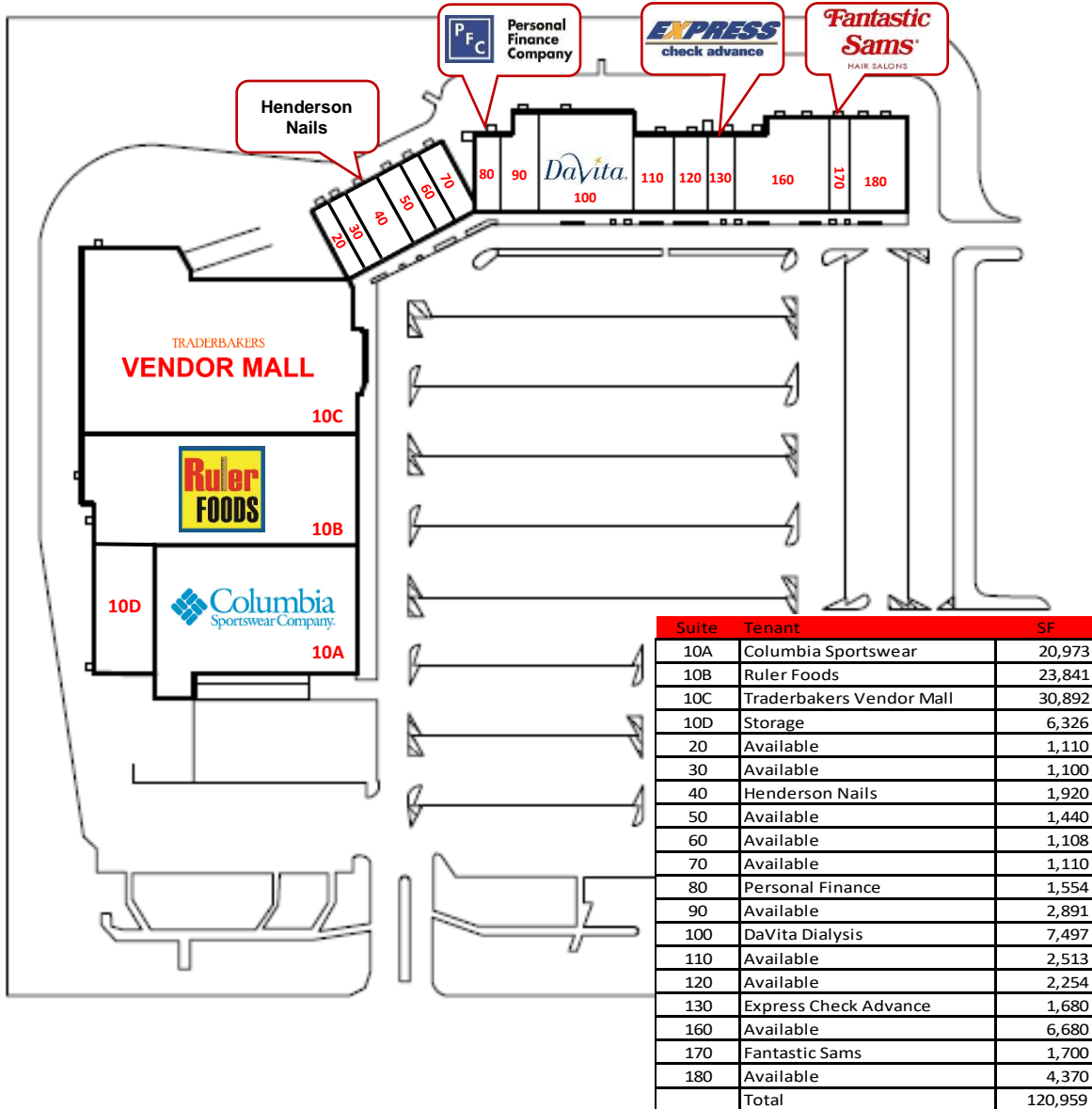
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This Site Plan is solely for the purpose of describing the Shopping Center and no representation, warranty, or covenant is to be implied by any information shown on this Site Plan. The sizes reflected are not to scale and the configuration and occupancy of the Shopping Center are subject to change.



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Retailer Map



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