

Shops at Eddyville

A 163,000 SF center in the heart of Kentucky's popular Western Waterland Resort area, home to Kentucky Lake, Lake Barkley and the Land Between the Lakes. The town was listed as the second fastest growing area in Kentucky in 1997 based on tourism.

Offering a wealth of recreational opportunities, the area attracts over 7 million visitors annually, including golfers, boaters, campers, hikers, fisherman, hunters, sports enthusiasts...

And SHOPPERS! In 2005 they spent over \$385,000,000!

Perfect for antiques, tourism-oriented retail, restaurant, supermarket, classrooms, conference space, government office, financial services, climate-controlled storage, and more!



- The ONLY shopping center in a 30 mile radius.
- Over 95,000 VPD (I-24 & W.K. Parkway).
- Better than competitive lease rates.
- Access off two major interstate highways I-24 & Western Kentucky Parkway
- Units from 850 to 7,500 S.F., ready for immediate occupancy.



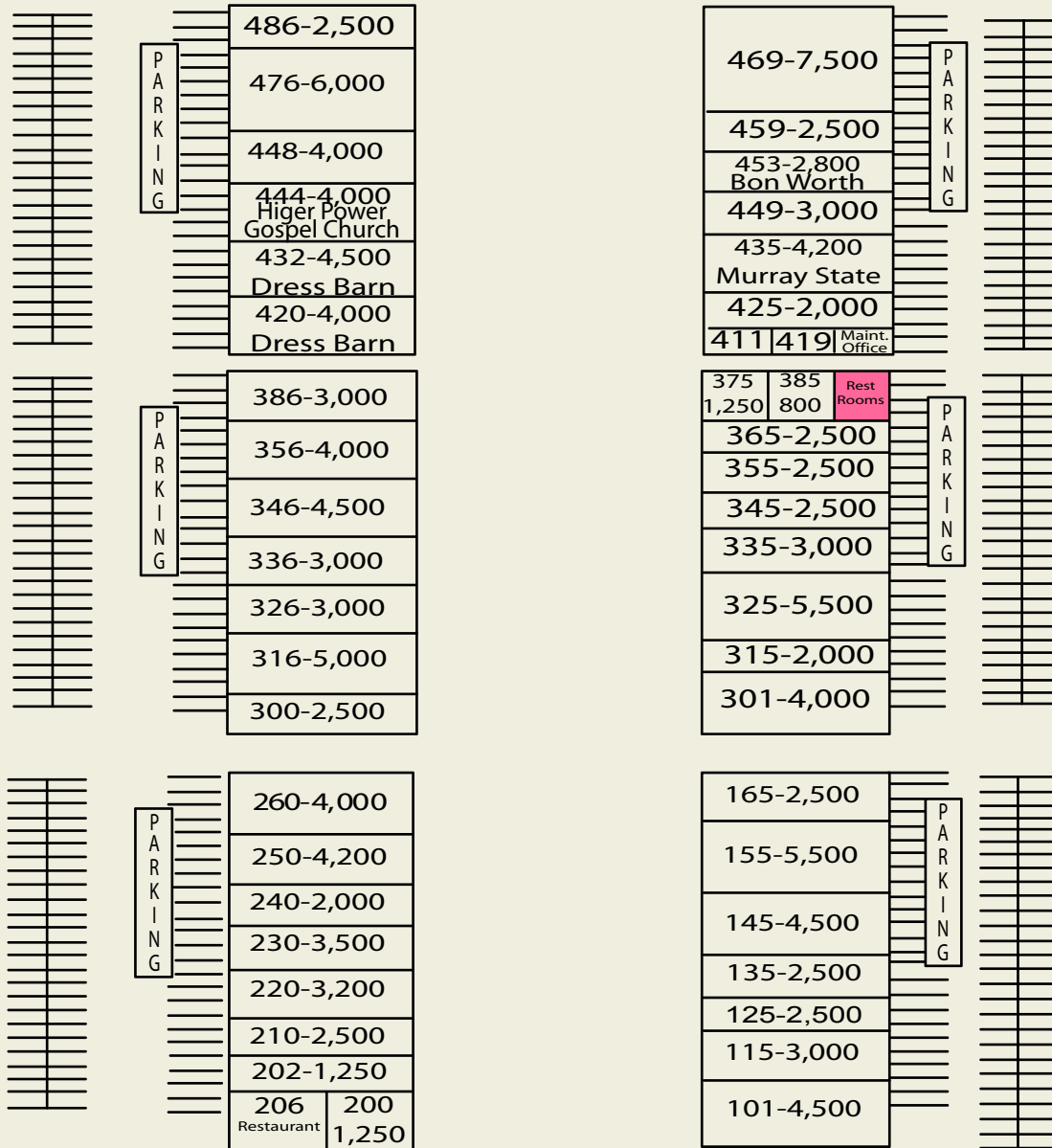
MAJOR CITIES

- Clarksville, TN (64 Miles south)
- Evansville, IN (80 Miles north)
- Nashville, TN (103 Miles southeast)
- Louisville, KY (180 Miles northeast)
- St. Louis, MO (208 Miles northwest)

Eddyville Demographics	10 Mile Radius
Population	11,674
Households	4,548
Avg HH Income	\$49,228

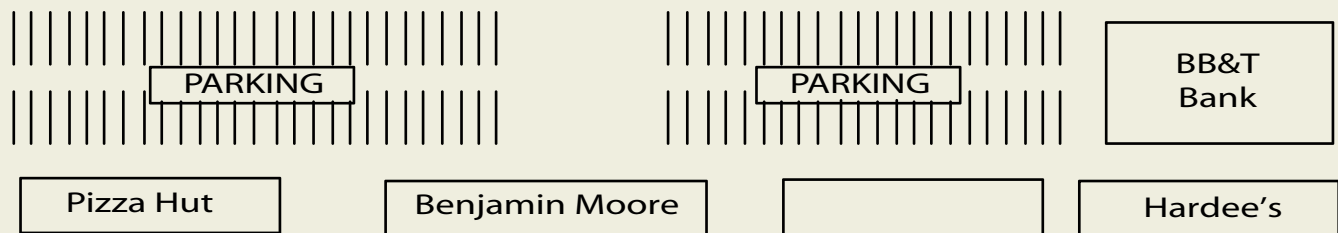
Shops at Eddyville

550 - 6,500



Sub
Way

Walnut
Bowl
5,250



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