

Russell Centre Ashland, Kentucky 41101



RD
MANAGEMENT LLC

Ashland, Kentucky
Russell Centre



Location:

Russell Centre is located in Boyd County at US Route 23 and Diederich Blvd. in Ashland, Kentucky 41101.

Type:

Community Power Center

GLA:

252,627 sf

Parking:

In excess of 1,560 cars

Traffic:

Two way average daily traffic 33,000 cars per day

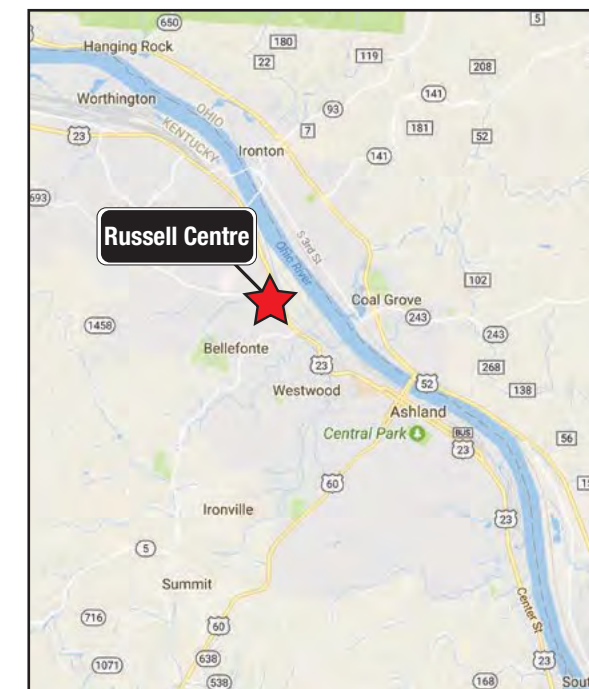
Now Available:

- Corner pad with dedicated pylon available for redevelopment, ground lease, or BTS opportunity
- Pad ideal for banks and restaurants
- Also available: In-line space and additional pad site

Major Tenants:

Lowe's	129,044 sf
Kroger	57,590 sf
Dollar Tree	9,975 sf

Demographics	3 mile	5 mile	10 mile
Population			
2021 (estimate)	32,006	62,032	101,960
2026 (projection)	30,545	59,074	97,565
2010 (census)	33,956	66,133	107,968
Number of HH			
2021 (estimate)	13,766	25,825	41,817
2026 (projection)	13,501	25,299	41,194
2010 (census)	14,374	27,037	43,469
Average HH Income			
2021 (estimate)	\$62,133	\$64,675	\$65,627
2026 (projection)	\$79,119	\$81,781	\$81,246
2010 (census)	\$46,462	\$49,778	\$49,528
Median Age			
2021 (estimate)	43.1	42.7	42.3
Daytime Population			
2021 (estimate)	33,935	56,086	84,927



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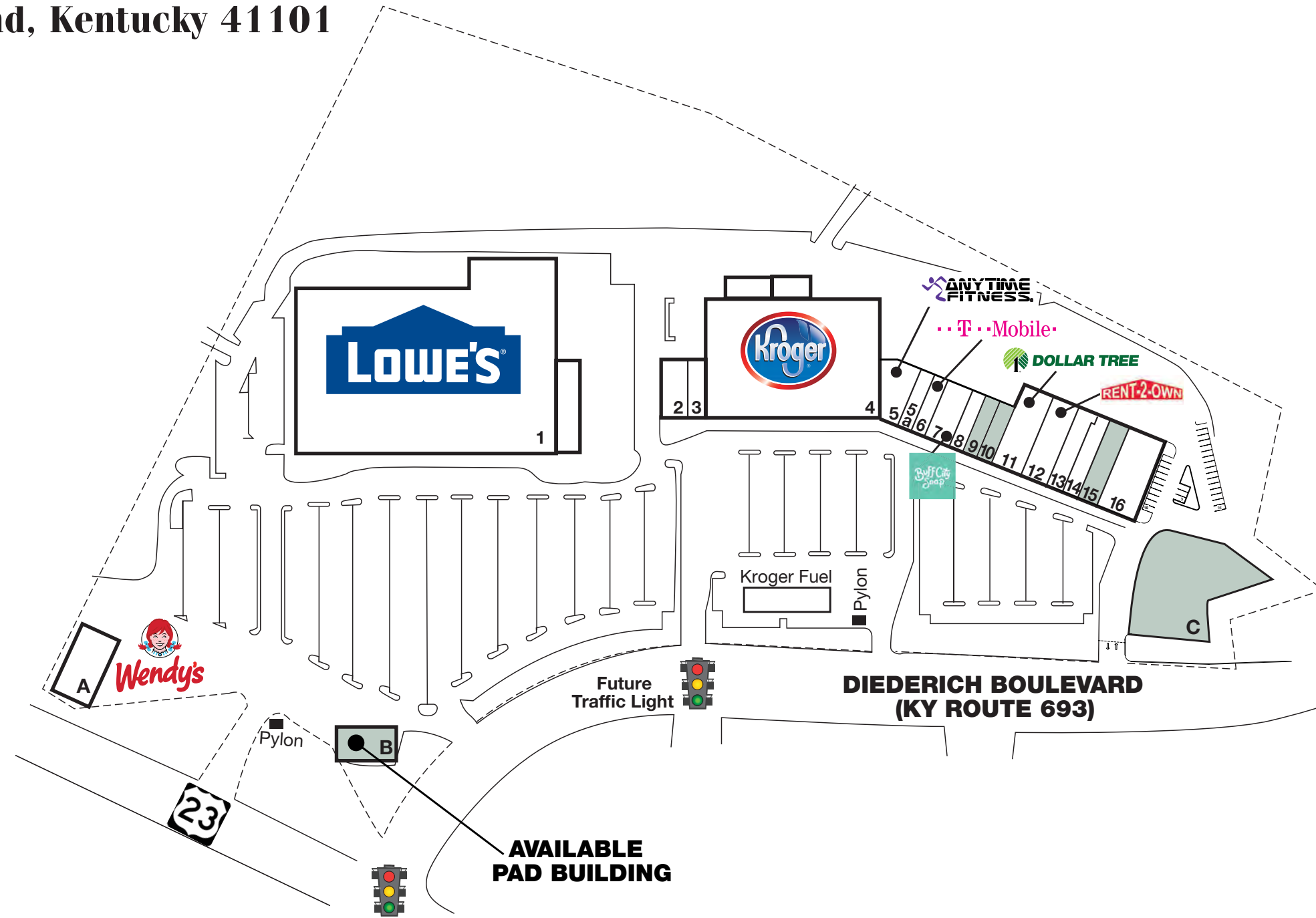
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AVAILABLE PAD BUILDING WITH PYLON



1. Lowe's	129,044 sf	10. Available	(20.2' x 100')	2,020 sf
2. Sun Tan City	4,500 sf	11. Dollar Tree		9,975 sf
3. El Colonial	2,733 sf	12. Rent 2 Own		5,400 sf
4. Kroger	57,590 sf	13. Sideburns Stadium Haircuts		2,147 sf
5. Anytime Fitness	6,787 sf	14. Yummy Wok		2,142 sf
5a. Nails Pro	1,713 sf	15. Available	(28.87' x 120')	3,465 sf
6. T-Mobile	2,000 sf	16. King's Daughters Medical		7,920 sf
7. Buff City Soap	4,500 sf	A. Wendy's		3,200 sf
8. UPS Store	1,500 sf	B. Available		3,000 sf
9. Bellacino's (Available)	(30' x 100')	C. Available Outlot		.97 Acres

