



15,864 VPD
DIEDRICH BLVD

SITE
23 Acres



18,385 VPD



HOBBY LOBBY **SALLY BEAUTY**
SHOE SENSATION

TSC TRACTOR SUPPLY CO

DOLLAR GENERAL

RENT-2-OWN

B3 Petland

DOLLAR TREE

TACO BELL

Buff City Soap
T-Mobile

Kroger

LOWE'S

ASHLAND CROSSING

Diederich Blvd
Ashland, KY 41101

OUTLOTS AVAILABLE

For Lease

ASHLAND CROSSING

Diederich Blvd | Ashland KY 41101



HIGHLIGHTS

- ▶ New retail center situated on 23 acres in Ashland, KY ready for development
- ▶ Located just off of US Route 23 along the Ohio River
- ▶ Positioned at the northern end of a heavily populated business corridor occupied by many big box retailers, national restaurants, quick service restaurants, and grocers
- ▶ Frontage on Diederich Boulevard
- ▶ Multiple access points
- ▶ Nearby tenants include Hobby Lobby, Tractor Supply, Kroger, Lowe's, Taco Bell, Wendy's, Arby's, KFC, McDonald's, Aldi, Walmart, Kohl's, Belk, TJ Maxx and more!



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ANCHOR
RETAIL



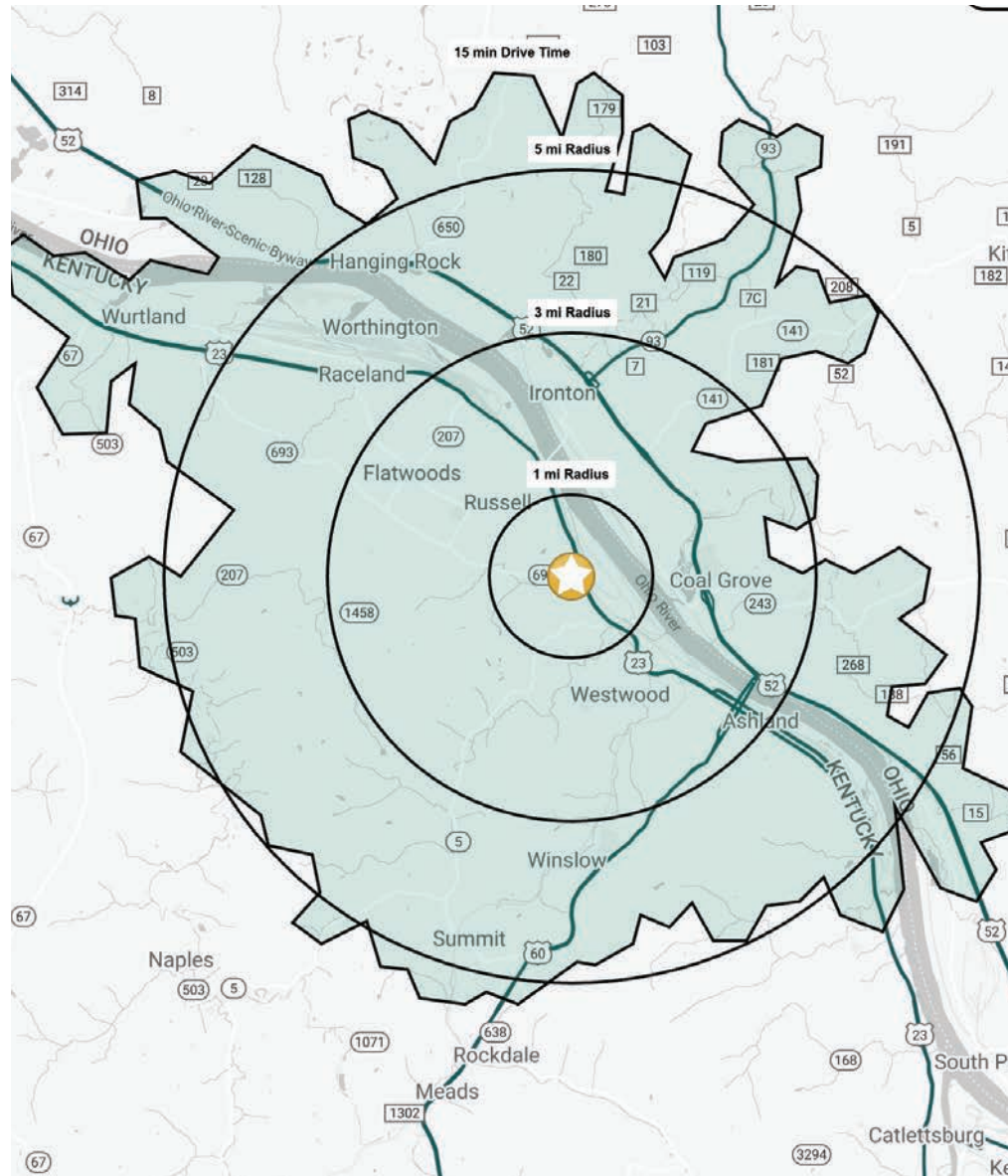
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DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
POPULATION	1,537	32,629	62,049	65,953
HOUSEHOLDS	610	13,661	25,359	26,925
MEDIAN AGE	45.2	42.6	42.5	42.3
AVERAGE HH INCOME	\$143,228	\$62,361	\$64,238	\$63,701
MEDIAN HH INCOME	\$88,142	\$49,422	\$52,561	\$52,196
BUSINESSES	155	1,517	2,259	2,308
EMPLOYEES	1,543	17,667	25,260	25,929
EDUCATION: BACHELORS +	37.6%	20.2%	22.0%	21.4%



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