

Shop Space - Save a Lot Center, Munfordville KY



- ◆ **Rehabbed** Center (ongoing), New Ownership
 - ◆ **Signalized** Intersection
 - ◆ **Dominant** Shopping Center in County
 - ◆ **Strong** Retail Neighborhood
 - ◆ Up to **10,100** contiguous square feet
 - ◆ **Drive Thru** Possible
 - ◆ Dominant **Intersection** in County
 - ◆ Located at **I 65** and **US 31** Interchange
 - ◆ Possible **Incentives** for New Tenants
- 300 Interstate Drive, Munfordville, KY 42765

CROSS ROADS

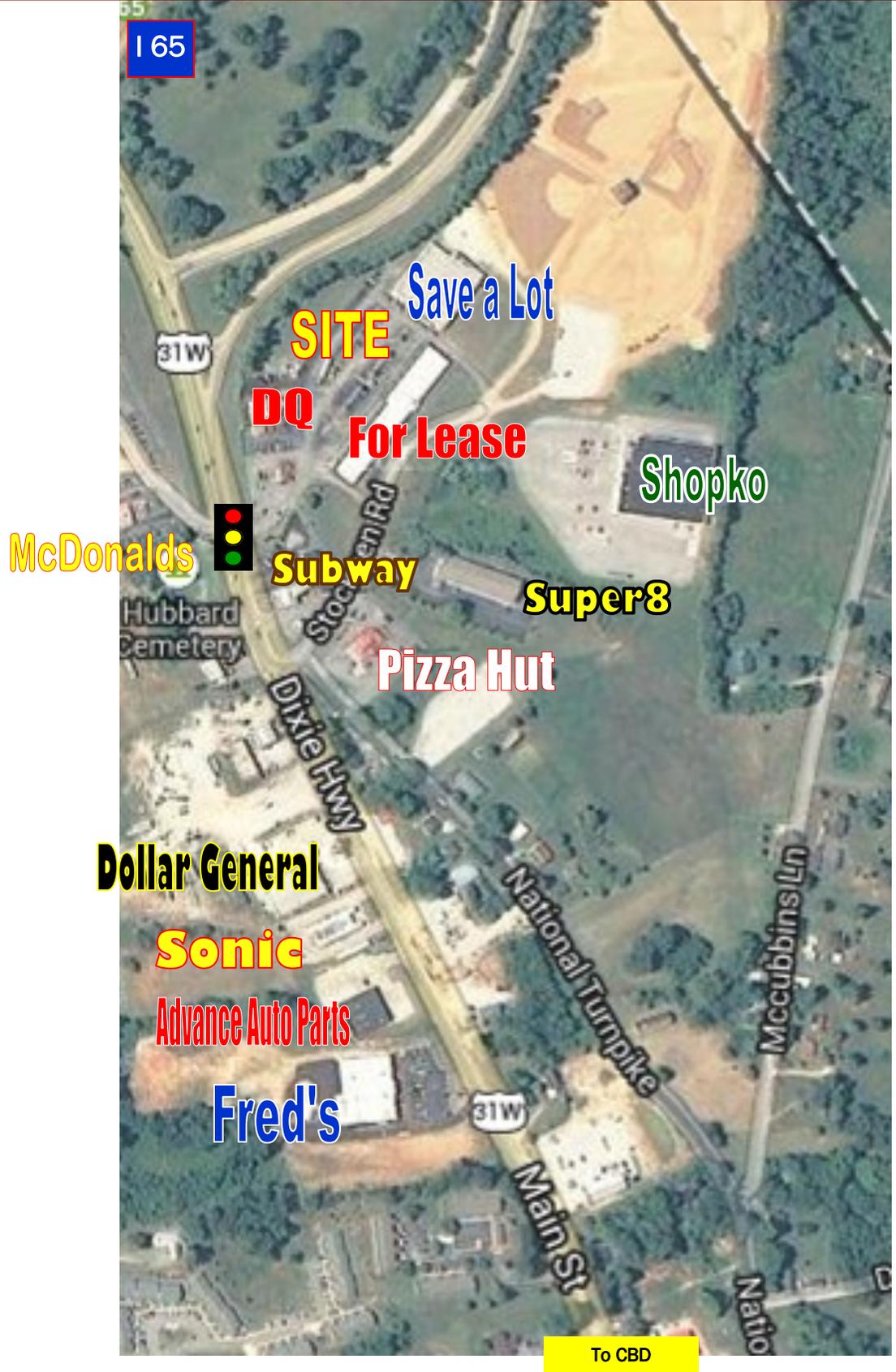
DEVELOPERS LLC



CROSS ROADS

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Retail Neighborhood Aerial



Shop Space - Interstate Plaza

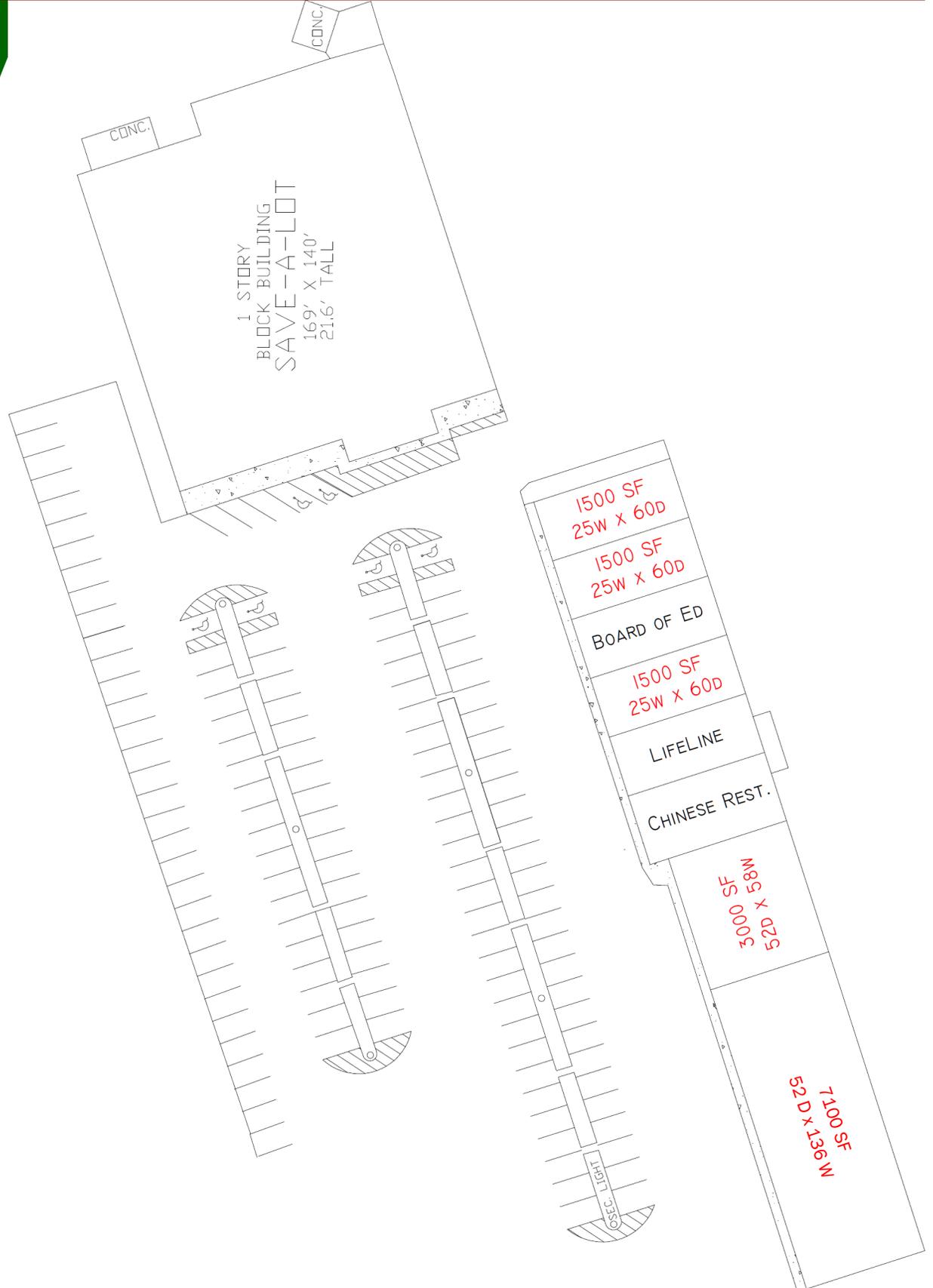
Munfordville, KY

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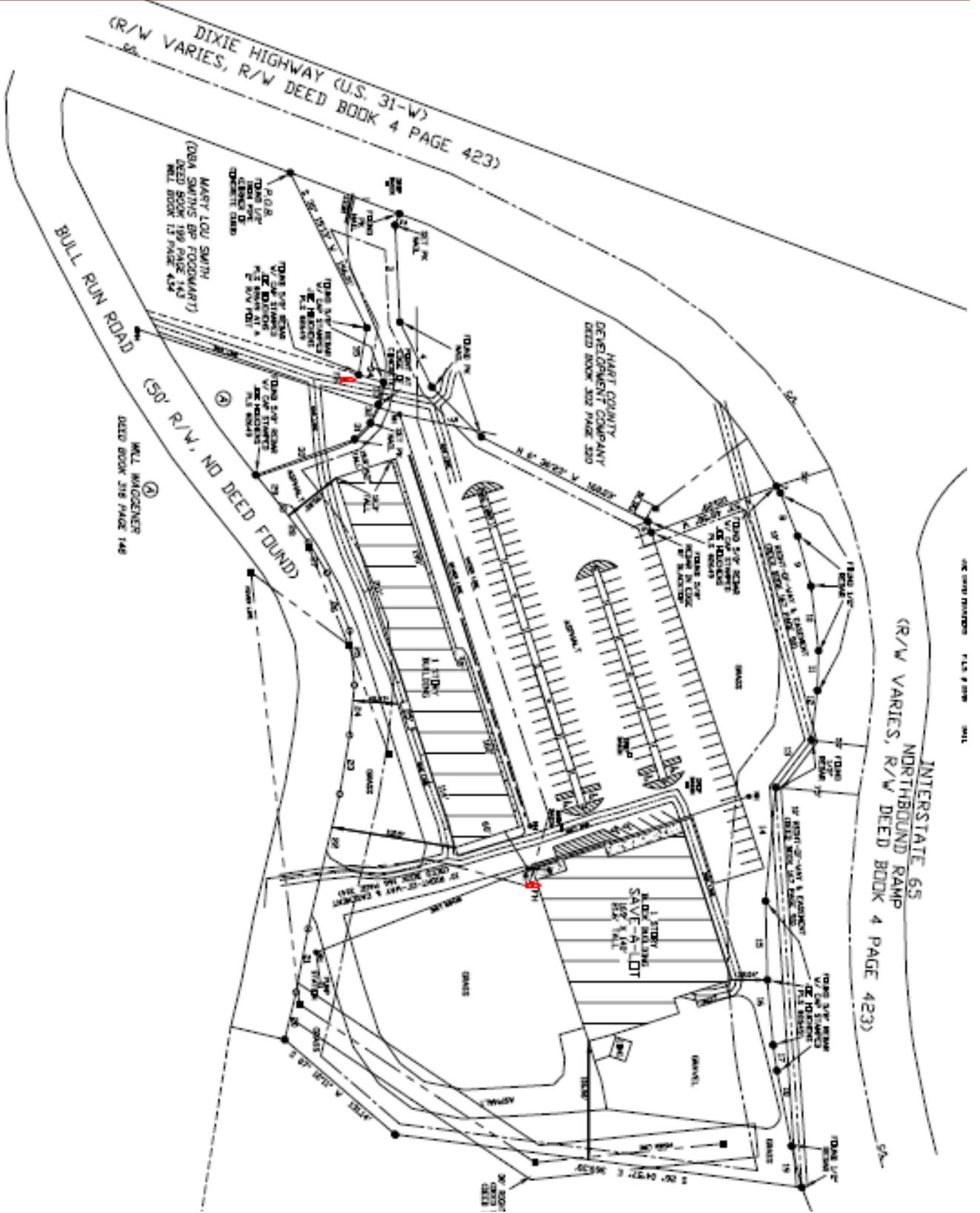
Aerial of Shopping Center



Shopping Center Layout



Shopping Center Site Plan



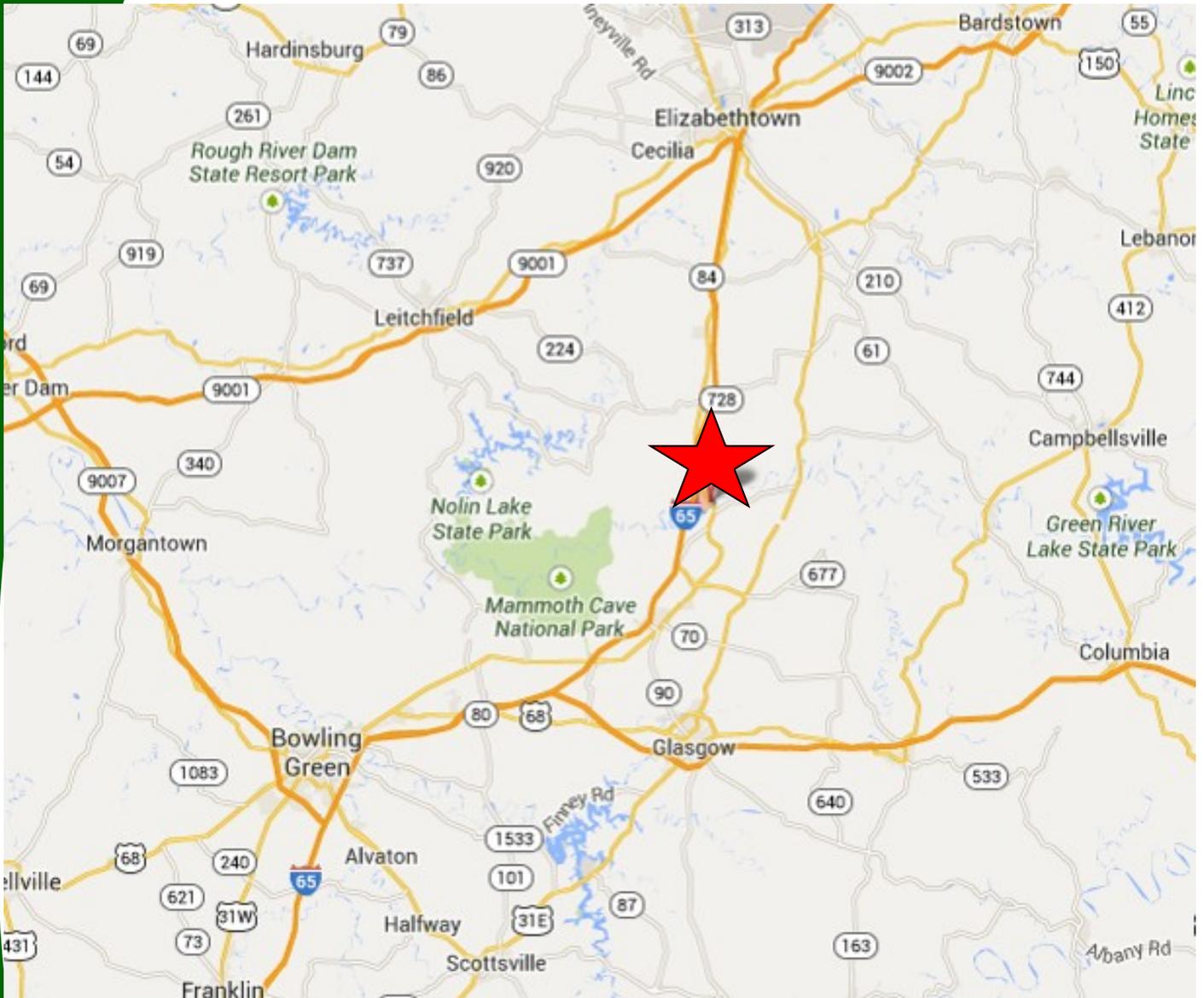
Demographics

People QuickFacts

Hart County

Population, 2012 estimate	18,366
Population, 2010 (April 1) estimates base	18,199
Population, percent change, April 1, 2010 to July 1, 2012	0.9%
Population, 2010	18,199
Persons under 5 years, percent, 2012	6.1%
Persons under 18 years, percent, 2012	24.1%
Persons 65 years and over, percent, 2012	15.6%
Female persons, percent, 2012	50.6%
White alone, percent, 2012 (a)	93.5%
Black or African American alone, percent, 2012 (a)	4.7%
American Indian and Alaska Native alone, percent, 2012 (a)	0.2%
Asian alone, percent, 2012 (a)	0.3%
Native Hawaiian and Other Pacific Islander alone, percent, 2012 (a)	Z
Two or More Races, percent, 2012	1.3%
Hispanic or Latino, percent, 2012 (b)	1.5%
White alone, not Hispanic or Latino, percent, 2012	92.1%
Living in same house 1 year & over, percent, 2007-2011	87.9%
Foreign born persons, percent, 2007-2011	0.7%
Language other than English spoken at home, percent age 5+, 2007-2011	6.7%
High school graduate or higher, percent of persons age 25+, 2007-2011	68.6%
Bachelor's degree or higher, percent of persons age 25+, 2007-2011	8.6%
Veterans, 2007-2011	1,361
Mean travel time to work (minutes), workers age 16+, 2007-2011	27.3
Housing units, 2011	8,594
Homeownership rate, 2007-2011	75.7%
Housing units in multi-unit structures, percent, 2007-2011	8.8%
Median value of owner-occupied housing units, 2007-2011	\$78,900
Households, 2007-2011	6,892
Persons per household, 2007-2011	2.6
Per capita money income in the past 12 months (2011 dollars), 2007-2011	\$16,796
Median household income, 2007-2011	\$31,858
Persons below poverty level, percent, 2007-2011	23.4%
Business QuickFacts	Hart County
Private nonfarm establishments, 2011	272
Private nonfarm employment, 2011	3,818
Private nonfarm employment, percent change, 2010-2011	6.0%
Nonemployer establishments, 2011	1,660
Manufacturers shipments, 2007 (\$1000)	434,551
Merchant wholesaler sales, 2007 (\$1000)	21,357
Retail sales, 2007 (\$1000)	92,791
Retail sales per capita, 2007	\$5,074
Accommodation and food services sales, 2007 (\$1000)	11,506
Building permits, 2012	76

Area Map



About CrossRoads Developers

CrossRoads Developers has been aggressively involved in commercial real estate since 1985. We have developed or acquired well over 1,500,000 square feet of commercial real estate in seven states: Kentucky, Indiana, Ohio, Tennessee, North Carolina, South Carolina and Louisiana. Our projects have included a number of grocery anchored shopping centers as well as quality free standing properties.

We have developed sites for many companies, including the following:
Rite Aid, Food Lion, Houchens Industries (a KY based grocery chain with over 300 stores - branded as IGA, Save-a-Lot, Houchens), CVS, Save A Lot, Family Dollar, Heilig Meyers Furniture, Auto Zone, Advance Auto Parts, Rent A Center, Rent Way, YUM! Brands, Movie Gallery, Domino's, Shoe Sensation

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