

1,500 SF For Lease - Greensburg, KY



- ◆ **Signalized** Intersection
 - ◆ Only **Shopping Center** in County
 - ◆ **Dominant Intersection** in County
 - ◆ Anchored by only **Conventional Grocery** in County
- Retail neighborhood** includes IGA, Subway, Dollar General Market, McDonald's, Fred's
- ◆ Hospital plans to relocate near site
 - ◆ Center fronts on **planned US 68 by-pass**

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Shop Space Northgate Shopping Center - Greensburg, KY

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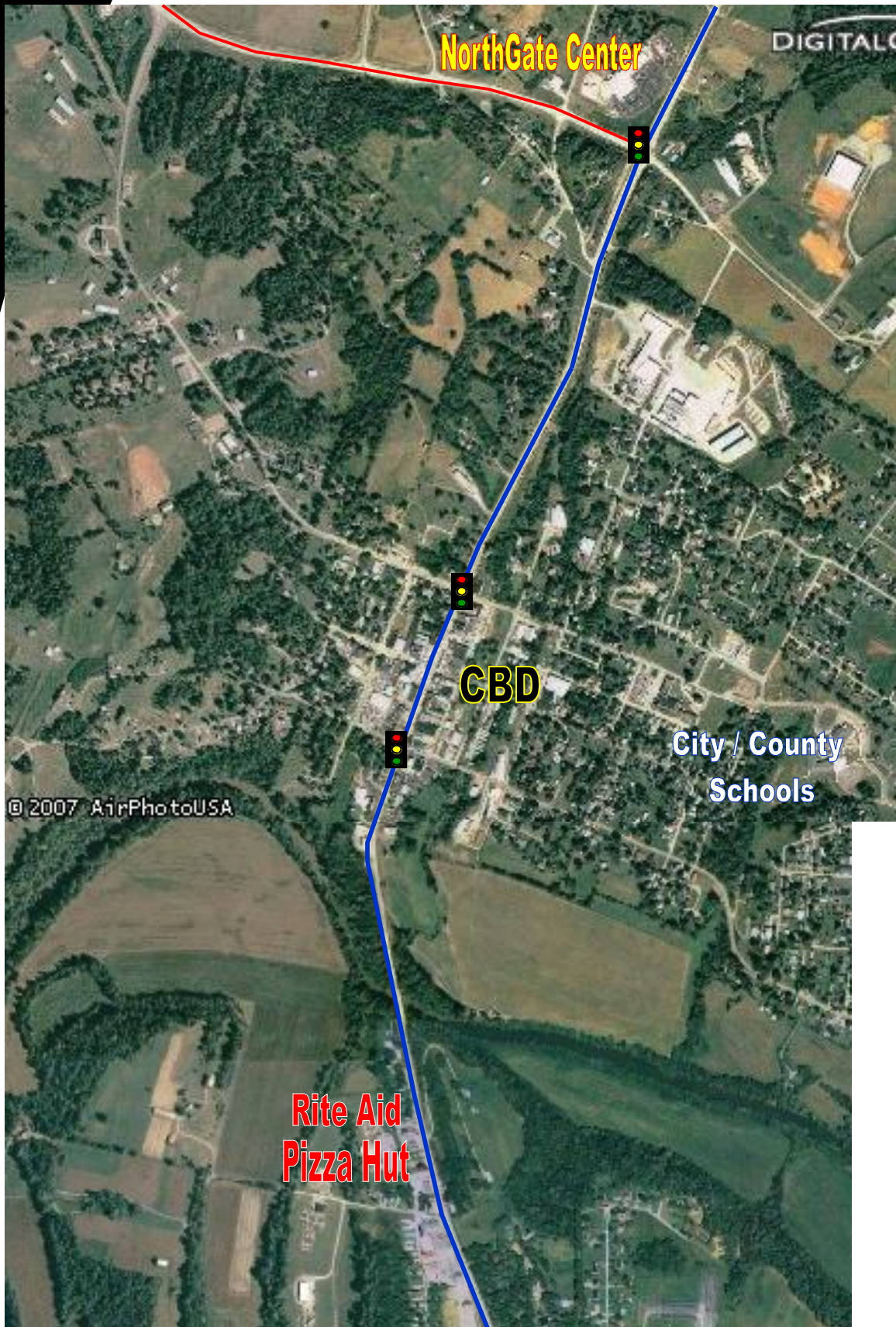
Aerial of Retail Neighborhood



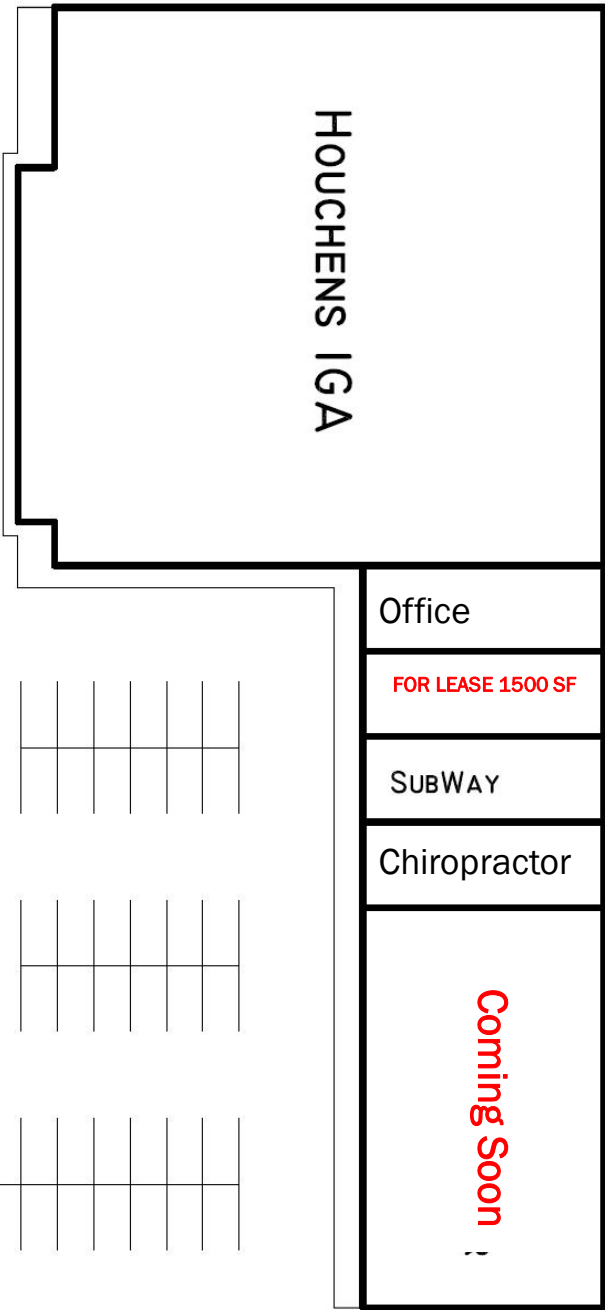
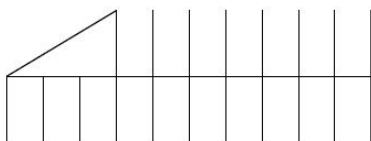
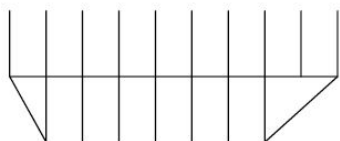
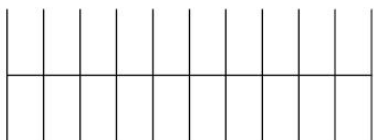
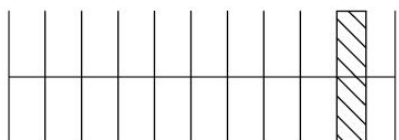
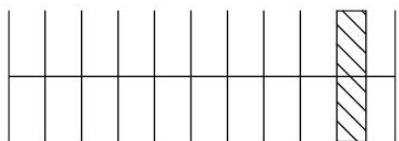
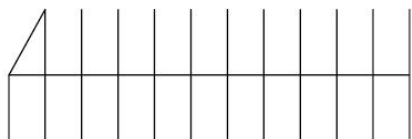
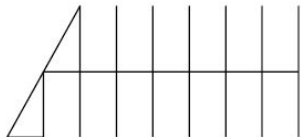
To CBD

To Schools

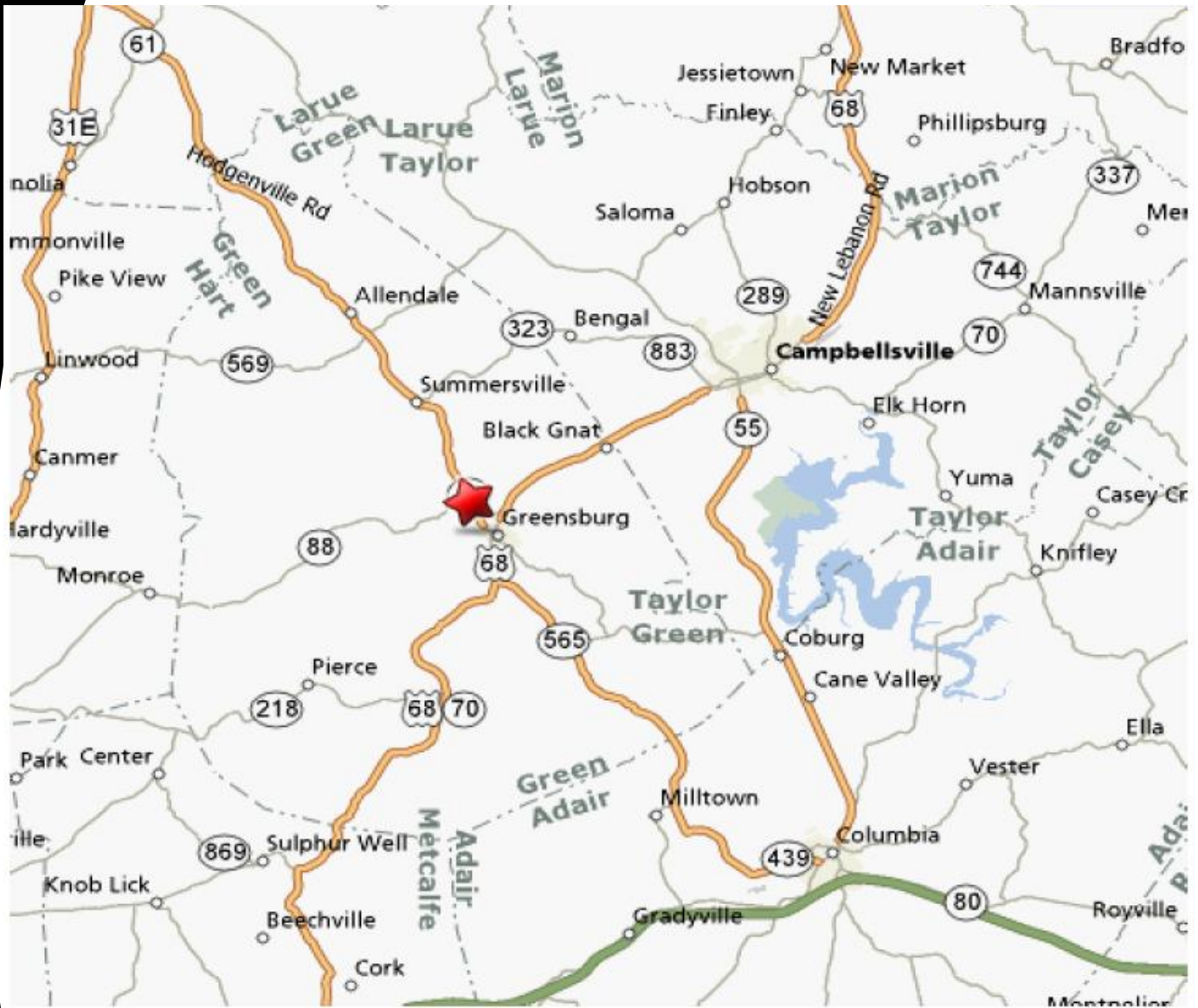
Market Area Aerial



Center Layout



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 several states, most notably Kentucky, Indiana, Ohio, Tennessee, North Carolina, South Carolina and Louisiana. Our projects have included a number of grocery anchored shopping centers as well as free standing built to suit projects.

We have developed locations for many credit tenants, including: Rite Aid, Food Lion, Houchen's Industries (a KY based grocery chain with over 300 stores - branded as IGA, Save-a-Lot, Houchen's), 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 and Shoe Sensation.

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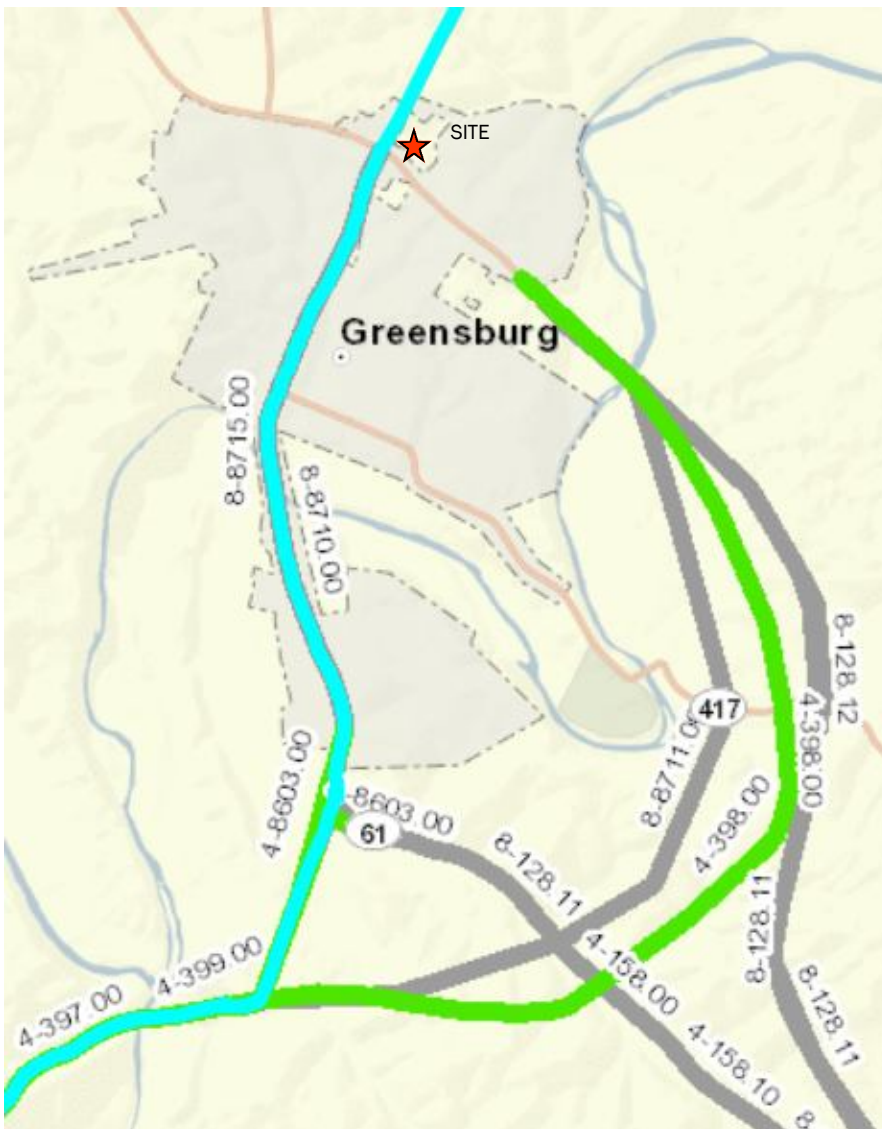
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For more information go to:

www.crossroadsdevelopers.com

Planned US68 By Pass (from KYDOT website)

PROJECT	YEAR	PHASE	AMOUNT	DESCRIPTION	FUNDING	PHASE	YEAR	AMOUNT	
GREEN	2010	04	158.10	KY-61 COLUMBIA TO GREENSBURG PRIORITY SECTION 1B: KY-61 FROM KY-487 AT GRESHAM, NW TO 5000' SE OF US-68 IN GREENSBURG. TO CONSTRUCT INTERSECTION IMPROVEMENT AT KY61-KY487; (SEE ITEM #8-128.12)(2005HPP-KY125)(2005HPP-KY161). Milepoints: From:3.9 To: 4.25 Purpose and Need:RELIABILITY / RECONSTRUCTION(O)	HPP	R	2016	\$200,000	
	2010	08	128.12		HPP	U	2016	\$100,000	
					HPP	C	2017	\$1,490,000	
				Total				\$1,790,000	
GREEN	2012	08	871.00	CONSTRUCT NEW CONNECTOR FROM VAUGHN CURVE ON US-68 BYPASS EAST OF GREENSBURG CROSSING KY-61 AND KY-417 AND CONNECTING WITH KY-3535 NORTH OF GREENSBURG.(SEE ITEM #8-8711)(12CCN)(14CCR) Milepoints: From: To: Purpose and Need:RELIABILITY / NEW ROUTE(O)	SPP	R	2017	\$3,500,000	
					SPP	U	2018	\$2,000,000	
									\$25,900,000
				Total				\$31,400,000	
GREEN	2010	04	8603.00	US-68 .045 CORRECT GEOMETRIC DEFICIENCIES AND IMPROVE SAFETY CONCERN AT THE US-68/KY-61 INTERSECTION. (10CCN) Milepoints: From:11.519 To: 12.2 Purpose and Need:SAFETY / SAFETY-HAZARD ELIM(P)	SB2	C	2016	\$2,970,000	
	2010	04	8603.00						
					Total				\$2,970,000
GREEN	2012	04	8712.00	KY-61 .390 CONSTRUCT A TRUCK CLIMBING LANE, SHOULDERS, AND TURN LANE AT KY-323.(12CCN) (PROJECT MOVED FROM DISTRICT 8 UNDER ITEM NO.8-8712)(14CCR) Milepoints: From:11.379 To: 14.093 Purpose and Need:RELIABILITY / MAJOR WIDENING(O)	SPP	R	2016	\$2,310,000	
	2012	08	8712.00		SPP	U	2017	\$3,790,000	
					SPP	C	2018	\$9,000,000	
					Total				\$15,100,000
GREEN	2014	04	8853.00	KY-88 2.236 SPOT IMPROVEMENTS & IMPROVE EXISTING ALIGNMENT ON KY 88 FROM 0.20 MILES WEST OF AKIN NARROWS OF PITMAN RD (MP 8.996) TO KY 61 (MP 11.232). (14CCN) Milepoints: From:8.996 To: 11.232 Purpose and Need:RELIABILITY / SPOT IMPROVEMENTS(O)	SPP	R	2017	\$1,600,000	
	2014	04	8853.00		SPP	U	2017	\$900,000	
					SPP	C	2018	\$5,100,000	
					Total				\$7,600,000



<http://transportation.ky.gov/Planning/Pages/Official-Highway-Map.aspx>