ALEXANDRIA VILLAGE GREEN
Alexandria, Kentucky

CORPORATE OFFICE
350 Pine Street | Suite 800
Beaumont, TX | 77701
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LEASING CONTACT
Brandi Norwood
Director of Leasing
(409) 554-4378
bnorwood@ach-us.com

*Not actual Walmart at Alexandria Village Green as of 11/14/19

www.ach-us.com
www.albanese.com
**PROPERTY INFORMATION**

**CENTER NAME**
Alexandria Village Green

**LISTING ID**
702

**LOCATION**
6805 Alexandria Pike
Alexandria, KY | 41001

**PROPERTY HIGHLIGHTS**
- Super Walmart shadow center
- Strong national tenant mix
- 28,000 VPD (Highway 27)

**DEMOGRAPHIC SNAPSHOT**

<table>
<thead>
<tr>
<th>1 MILE</th>
<th>3 MILE</th>
<th>5 MILE</th>
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<tbody>
<tr>
<td>POPULATION</td>
<td>1,892</td>
<td>13,170</td>
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<td>HOUSEHOLDS</td>
<td>707</td>
<td>5,120</td>
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<td>AVERAGE HH INCOME</td>
<td>$97,973</td>
<td>$84,855</td>
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<td>BUSINESSES</td>
<td>100</td>
<td>457</td>
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**MAJOR TENANTS**
- Bath & Body Works
- Dollar Tree
- Dunham’s Sports
- Factory Connection
- GameStop
- H&R Block
- Planet Fitness
- Pizza Hut
- Taco Bell
- Tuesday Morning
TENANT LIST (GLA 207,606 SF)

- 100 | AVAILABLE 2,800 SF
- 110 | GameStop 1,510 SF
- 130 | Eagle Financial Services 3,520 SF
- 140 | Rio Grande Mexican Restaurant 3,600 SF
- 150 | Watson’s 2,000 SF
- 160 | Advance U Cash 2,600 SF
- 170 | Bath & Body Works 3,000 SF
- 180A | Factory Connection 4,350 SF
- 180 | Tokyo Dragon 5,100 SF
- 190 | Dunham’s Sports 50,232 SF
- 2008 | Alexandria Wellness Center 1,698 SF
- 200 | Pizza Hut 1,182 SF
- 210 | AVAILABLE 1,600 SF
- 220 | California Nails 960 SF
- 230 | AVAILABLE 2,000 SF
- 240 | Tuesday Morning 25,000 SF
- 250 | US Post Office 12,018 SF
- 260 | Dollar Tree 8,000 SF
- 270 | Planet Fitness 28,200 SF
- 310 | Supercuts 1,600 SF
- 320 | Dry Cleaners Plus 1,600 SF
- 330 | AVAILABLE 2,380 SF
- 340 | H&R Block 1,217 SF
- 350 | Burkes 25,000 SF
- 350A | AVAILABLE 16,439 SF
- 360 | Taco Bell 2,090 SF
- P1 | AVAILABLE 2,402 SF

This site plan is presented solely for the purpose of identifying the property’s purpose and identifying the property’s location and size. This is to be used for reference only.

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This aerial view is solely for the purpose of showing the property’s location in relation to other merchants, and is to be used only as reference.

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