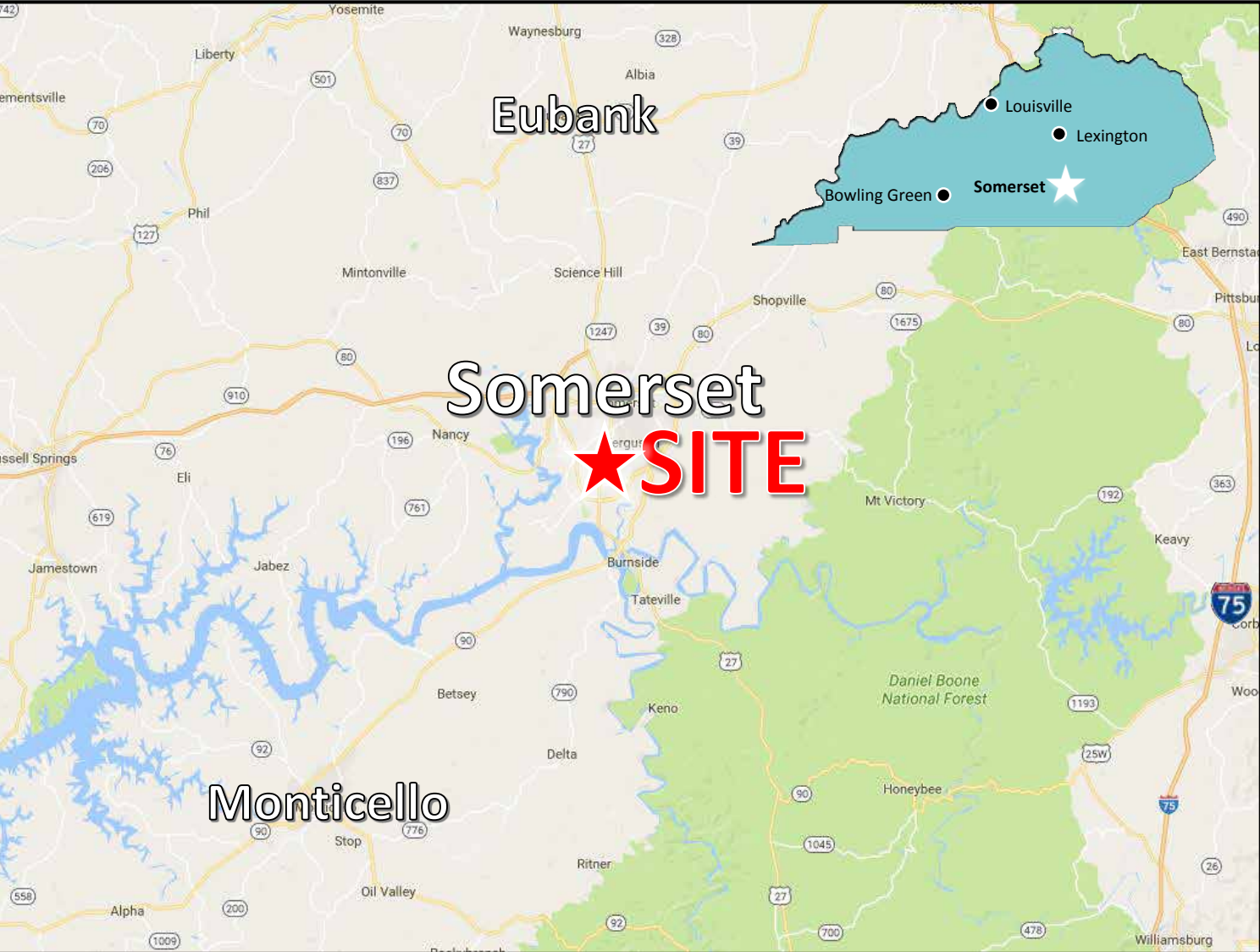


Creekside Development at Kroger Marketplace

25 Acres - HWY 27 Somerset, KY



DEMOGRAPHICS

Population	3 mile	19,545
	5 mile	33,312
	10 mile	52,281
Average HH Income	3 mile	\$45,470
	5 mile	\$52,429
	10 mile	\$53,013

PROPERTY

Description	± 25.35 AC
	4 Lots with Frontage on Hwy 27 with over 30,000 AADT

HIGHLIGHTS

- Somerset is the county seat of Pulaski County drawing from a 5 county trade area
- Signaled corner across from newly completed 123,000 SF Kroger Marketplace that relocated in 2016
- Gateway to Lake Cumberland with over 1.3MM visitors spending \$120MM+ annually in Somerset

HWY 27 at Kroger Marketplace

25 Acres - HWY 27 Somerset, KY



Pulaski County
Population
63,782



RADIUS DEMOGRAPHICS

Radius	Population
3 mile	19,545
5 mile	33,312
10 mile	52,281

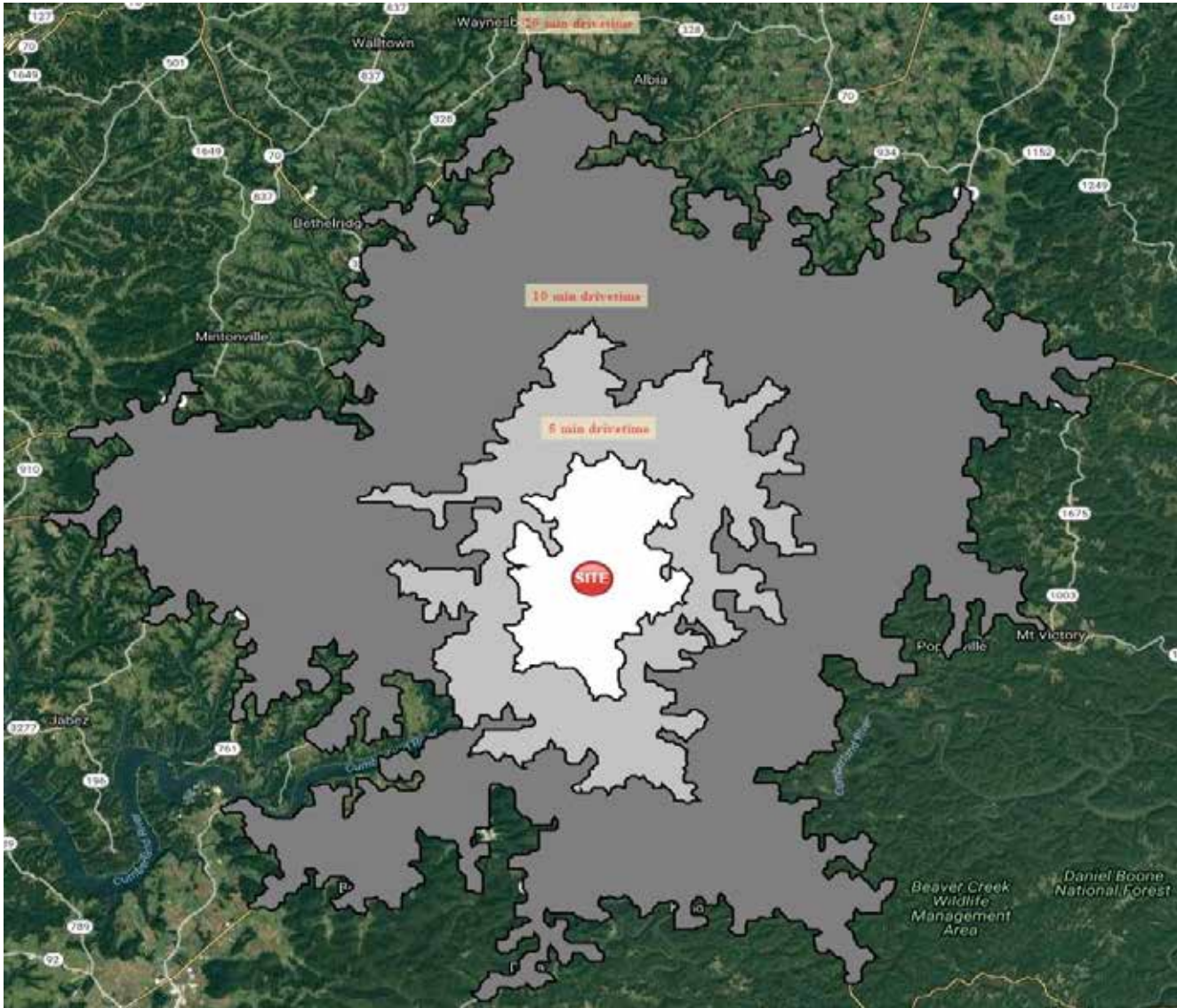
Radius	Households
3 mile	8,194
5 mile	13,884
10 mile	21,710

Radius	Average HH Income
3 mile	\$45,470
5 mile	\$52,429
10 mile	\$53,013

Radius	Daytime Population
3 mile	24,941
5 mile	35,745
10 mile	48,269

HWY 27 at Kroger Marketplace

25 Acres - HWY 27 Somerset, KY



DRIVE TIME DEMOGRAPHICS

Drive Time	Population	Households	Median HH Income	Food and Beverage Expenditures
5 min	22,434	9,489	\$32,672	\$63MM
10 min	40,359	16,788	\$36,584	\$119MM
20 min	60,827	25,188	\$36,437	\$178MM

HWY 27 at Kroger Marketplace

25 Acres - HWY 27 Somerset, KY



- Site is located in retail, dining, and daily needs hub of Somerset which pulls from 5 county region

- Kroger relocated from a 40,000 SF store to their 123,000 SF Marketplace prototype

- Somerset is the gateway to Lake Cumberland; nearly 4 million people visit the lake each year and 1/3 of those go thru Pulaski county to visit; Nearly 650k people visited Lake Cumberland just on 4th of July and Memorial Day in 2015

- Visitors to Pulaski County stay in Somerset and spent \$125MM+ in 2015; up 3% from 2014; Next closest county spending is \$47MM

- Just .3 miles from center for Rural Development that hosts Arts & Culture, Leadership and Technology events. The Center boasts a state-of-the-art meeting and convention facility

- In addition to Lake Cumberland, Master Musician's Festival, Somernites Cruise, and Civil War history, attract annual tourists to Somerset.

PROPERTY INFORMATION

HWY 27 at Kroger Marketplace

25 Acres - HWY 27 Somerset, KY



PROPERTY INFORMATION

- Frontage on Hwy 27
- 30,000 VPD on Hwy 27
- Prominent Center with full access in the heart of the newest retail and grocery in town
- Located just .3 miles from Somerset Community College (6,410 students)

Did You Know?



Somerset

Over 4 million visitors come to Lake Cumberland per year.

Pulaski County's tourists were responsible for directly spending \$84.2 Million in 2016. The total economic impact to Pulaski was reported at \$132.3 Million.

Somerset, KY is the #1 place in Kentucky to retire.

Somerset, KY is one of the top 10 cities in Kentucky to raise a family.

New 104 Room Courtyard Marriott built in Pulaski County, KY.

"Feasibility studies indicate the \$11.5 Million hotel will be a success in rapidly growing Somerset with Lake Cumberland as a destination." - Commonwealth Journal Newspaper Pulaski County (Jan 25, 2017)

"Somerset's New Courtyard by Marriott, a key to attracting large conventions to the Lake Cumberland area." - Commonwealth Journal Newspaper Pulaski County (Mar 8, 2017)

The Master Musicians Festival, an annual 2-day music concert, generated approximately 3 Million dollars & brought an estimated 5,500 people to Pulaski County this year.

11 Million Dollar Energy Center is expected to usher in new era for Pulaski County.

