

COLD SPRING POINTE

5315 Alexandria Pike - Cold Spring, KY 41076



MIDLAND ATLANTIC
PROPERTIES



PROPERTY OVERVIEW

New Publix and Soft Goods-Anchored Retail Development Available for Lease

PROPERTY HIGHLIGHTS

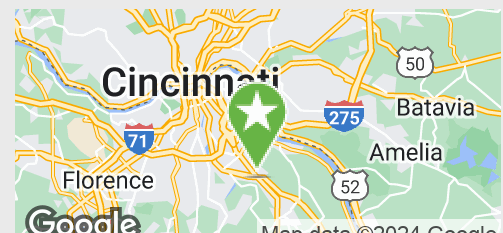
- 52 Acre Regional Retail Development Anchored by Publix, Fashion, and Soft Goods Now Under Construction
- Located at the Highly Trafficked Regional Highway Intersection of KY SR 27 (29,292 ADT) and the AA Highway (25,954 ADT)
- Two Signalized Points of Ingress/Egress along KY SR 27
- Expected Delivery Q3-Q4 2025
- Anchor Space, Small Shops, and Outlots Available

DEMOGRAPHICS

	3 MILES	5 MILES
Total Population	19,234	52,754
Average HH Income	\$98,485	\$108,846
Businesses	631	1,504
Employees	5,682	14,511

TRAFFIC COUNTS

KY SR 27	29,292
AA Highway	25,954



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DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT

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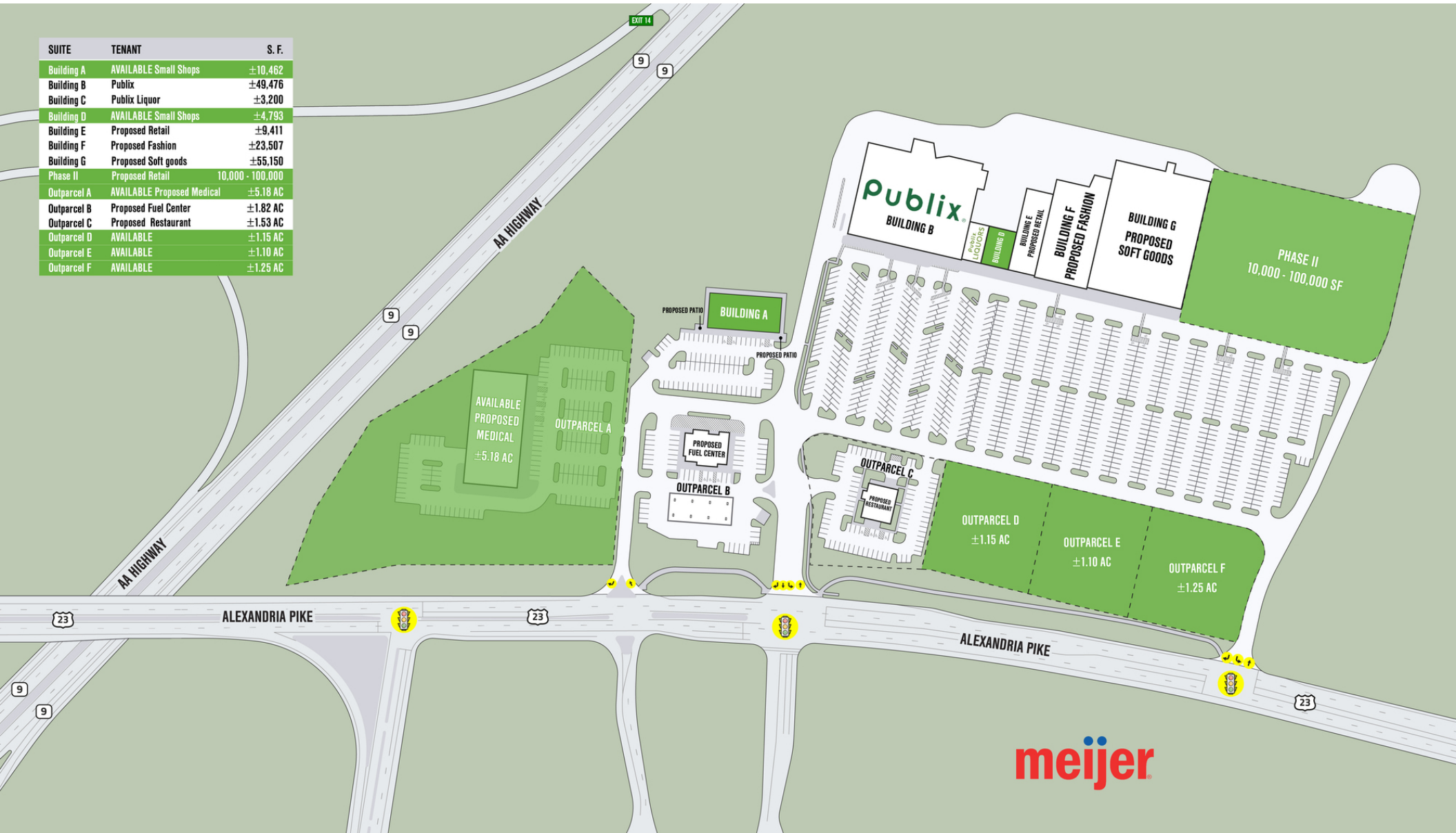
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SUITE	TENANT	S. F.
Building A	AVAILABLE Small Shops	±10,462
Building B	Publix	±49,476
Building C	Publix Liquor	±3,200
Building D	AVAILABLE Small Shops	±4,793
Building E	Proposed Retail	±9,411
Building F	Proposed Fashion	±23,507
Building G	Proposed Soft goods	±55,150
Phase II	Proposed Retail	10,000 - 100,000
Outparcel A	AVAILABLE Proposed Medical	±5.18 AC
Outparcel B	Proposed Fuel Center	±1.82 AC
Outparcel C	Proposed Restaurant	±1.53 AC
Outparcel D	AVAILABLE	±1.15 AC
Outparcel E	AVAILABLE	±1.10 AC
Outparcel F	AVAILABLE	±1.25 AC

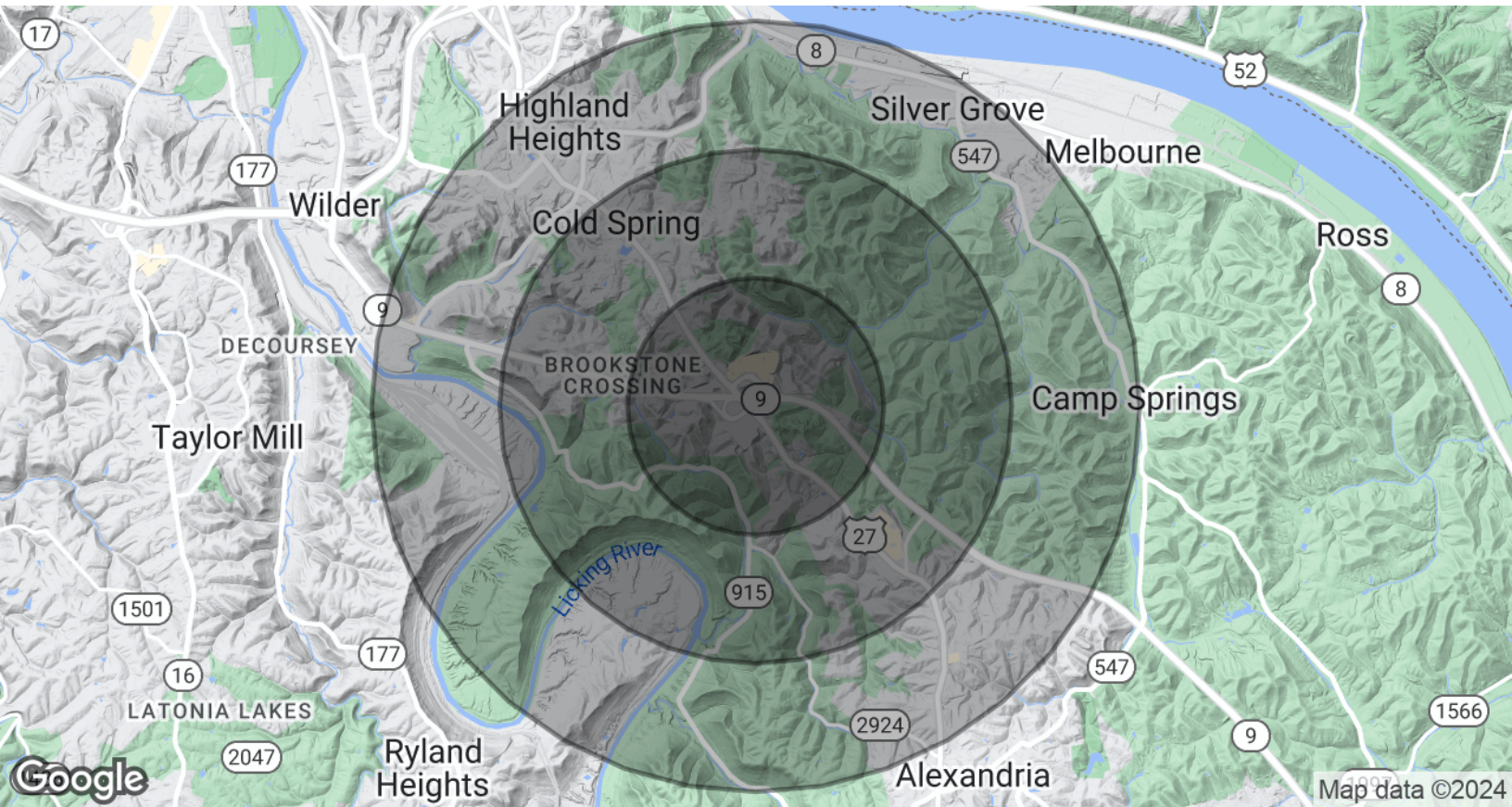


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POPULATION & HOUSING	3 MILES	5 MILES	7 MILES
Total Population	19,234	52,754	150,990
Projected Annual Growth (2023-2028)	0.2%	0.2%	0.2%
Total Households	8,163	21,295	61,995
Median Home Value	\$223,971	\$226,091	\$226,438
INCOME & BUSINESS	3 MILES	5 MILES	7 MILES
Average HH income	\$98,485	\$98,485	\$106,119
Daytime Population (16+ years)	12,065	31,296	88,698
Total Businesses	631	1,504	4,236
Total Employees	4,236	14,511	42,232

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