

682 W EADS PKWY -COMING SOON!

LAWRENCEBURG, IN 47025



PROPERTY SUMMARY



LOCATION DESCRIPTION

Located at the signalized intersection of U.S. 50/ W Eads Pkwy and Doughty Rd, this ±9.3-acre retail development offers exceptional visibility with 37k+ vehicles per day, and effortless access in one of Lawrenceburg's most heavily traveled commercial areas. The site - anchored by Dutch Bros Coffee - features direct frontage along U.S. 50 and sits adjacent to a Wawa currently under construction, with immediate proximity to major national retailers including Walmart, Kroger, Lowe's, and Planet Fitness—driving consistent customer flow and daily demand. The project supports both ground lease opportunities and an ~8,260 SF multi-tenant retail building, with additional acreage available for future development, providing flexibility for a range of retail, QSR, medical, and service users. Positioned minutes from I-275, key river crossings into Kentucky, and less than 15 miles from Cincinnati/Northern Kentucky International Airport, this strategic location offers unmatched regional connectivity.

PROPERTY HIGHLIGHTS

- Located at the signalized intersection of U.S. 50 / W Eads Pkwy & Doughty Rd with direct frontage and exposure to 37k+ vehicles per day
- Adjacent to a Wawa currently under construction & nearby national retailers Walmart, Kroger, Lowe's, & Planet Fitness, driving strong daily traffic & consumer demand
- Anchored by a Dutch Bros Coffee with a stand-alone drive-thru and the option of a ~8,260 SF multi-tenant retail building, build to suit or ground lease
- Direct access to U.S. 50 with quick connections to I-275 and the Cincinnati Tri-State market

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	1-3
Available SF:	1,500 - 8,260 SF
Lot Size:	9.3 Acres
Building Size:	8,260 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	4,986	8,202	33,927
Total Population	12,229	20,573	92,534
Average HH Income	\$78,379	\$82,621	\$110,798

TRAFFIC COUNTS

37,500 Vehicles Per Day

POPULATION GROWTH	3 MILES	5 MILES	10 MILES
2024-2029	1.63%	1.30%	0.24%



Matthew Hill

Regional Director

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209 Powell Place, Brentwood, TN 37027

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ADDITIONAL PHOTOS



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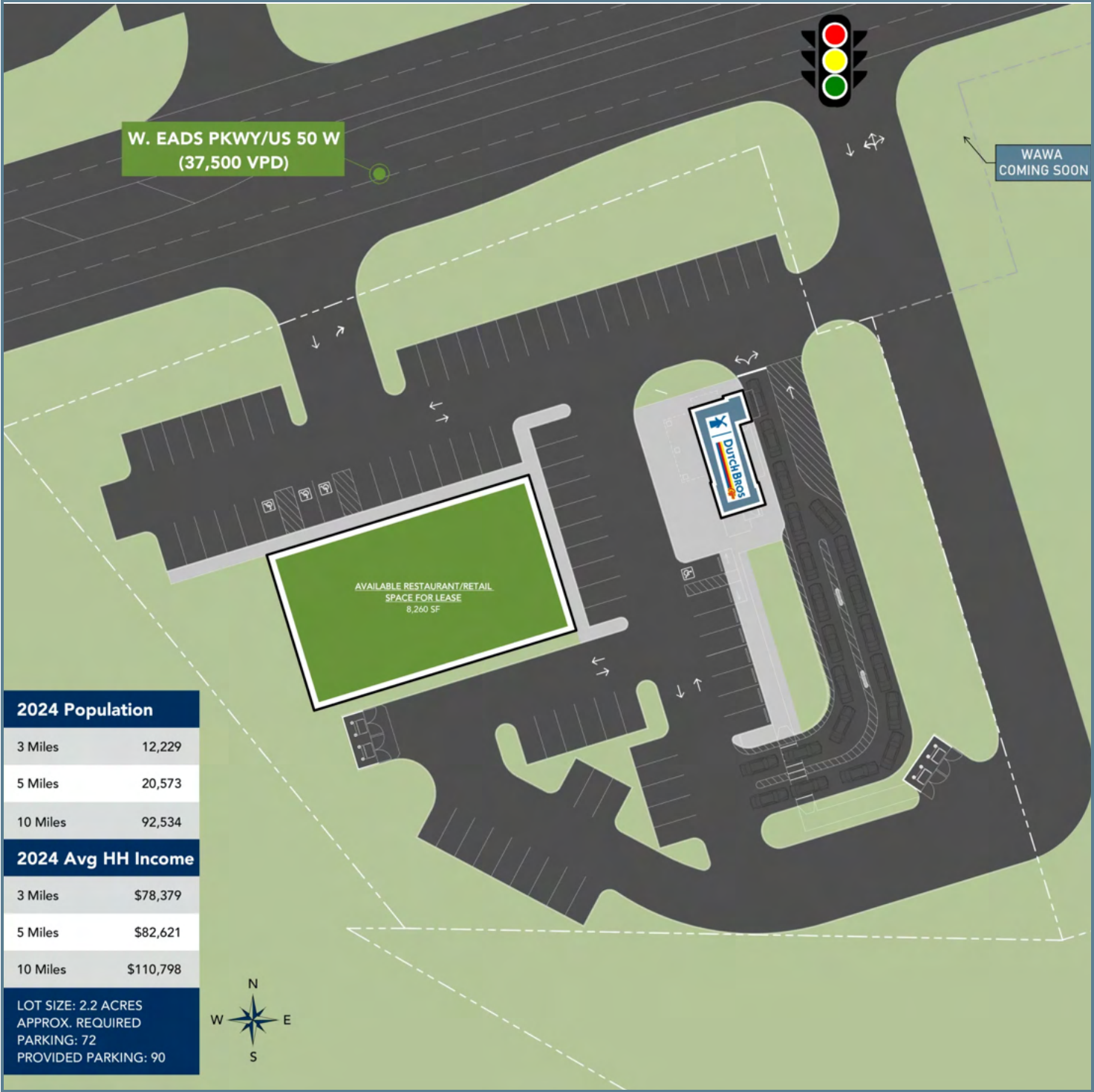
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SITE PLAN OPTION 1



2024 Population	
3 Miles	12,229
5 Miles	20,573
10 Miles	92,534
2024 Avg HH Income	
3 Miles	\$78,379
5 Miles	\$82,621
10 Miles	\$110,798
LOT SIZE: 2.2 ACRES	
APPROX. REQUIRED	
PARKING: 72	
PROVIDED PARKING: 90	



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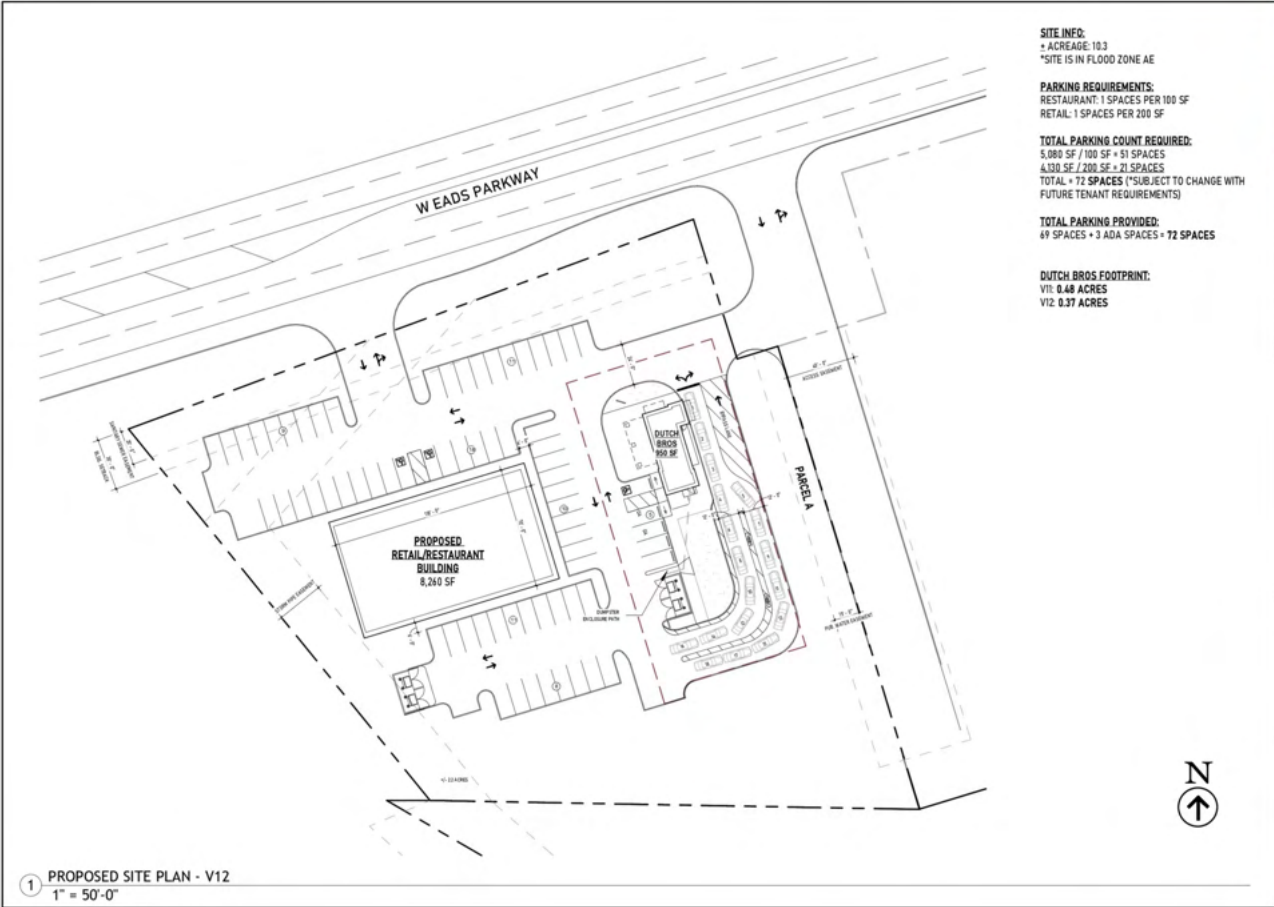
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SITE PLAN OPTION 1



ADDRESS:
209 POWELL PL,
BRENTWOOD, TN 37027
PHONE: (847) 904-9200

LAWRENCEBURG, IN
WEST EADS PKWY,
LAWRENCEBURG, IN

PROJECT NUMBER
-

DATE
03/27/2024

PROPOSED SITE PLAN
V12

3/27/2024 9:48:20 AM



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SITE PLAN OPTION 2



2024 Population	
3 Miles	12,229
5 Miles	20,573
10 Miles	92,534
2024 Avg HH Income	
3 Miles	\$78,379
5 Miles	\$82,621
10 Miles	\$110,798
LOT SIZE: 2.2 ACRES	
APPROX. REQUIRED	
PARKING: 10	
PROVIDED PARKING: 27	



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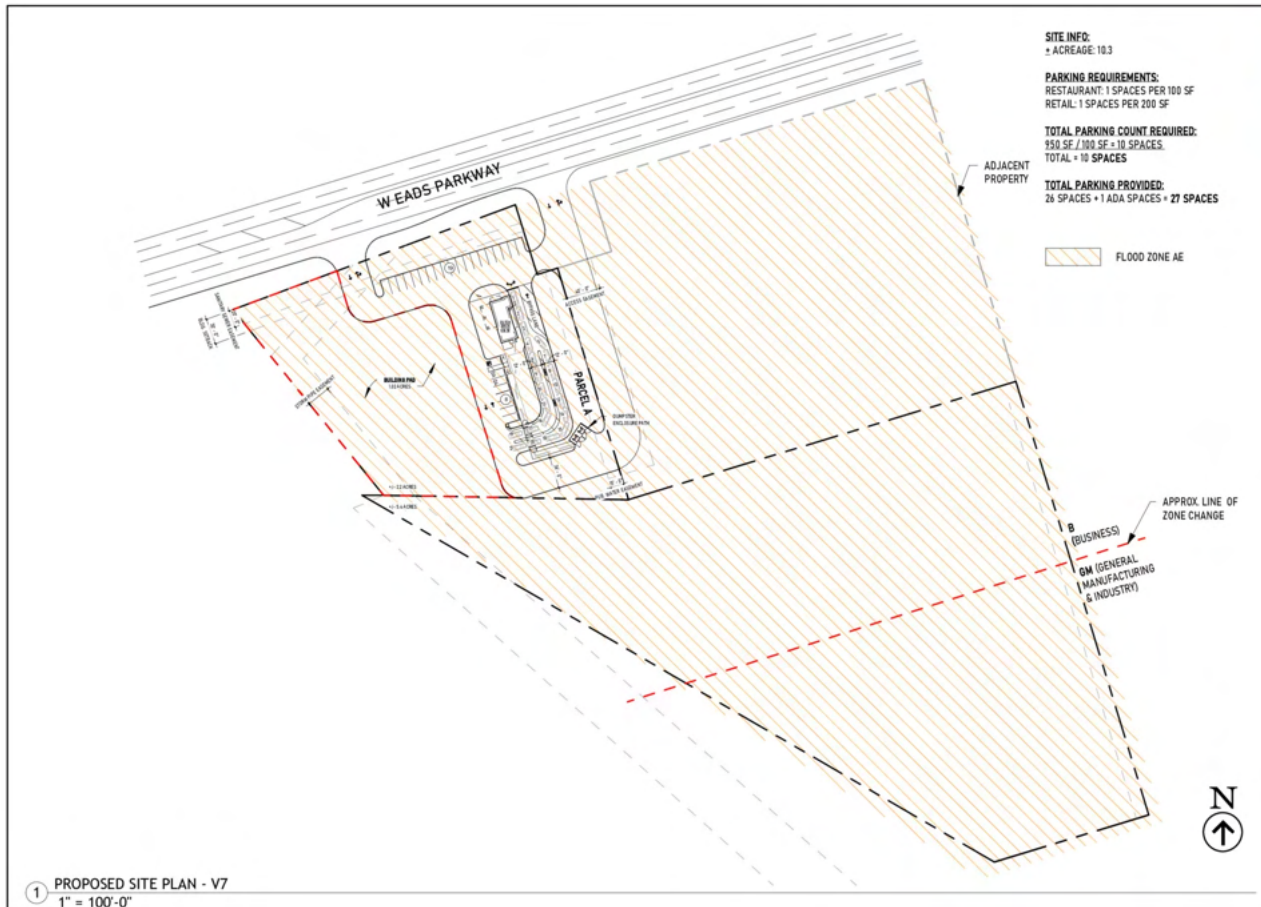
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LAWRENCEBURG, IN 47025



SITE PLAN OPTION 2



ADDRESS: 209 POWELL PL, BRENTWOOD, TN 37027 PHONE: (847) 904-9200	
LAWRENCEBURG, IN WEST EADS PKWY, LAWRENCEBURG, IN	
PROJECT NUMBER -	DATE 01/19/2026
PROPOSED SITE PLAN V7	

2/2/2026 2:57:04 PM



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RETAILER MAP



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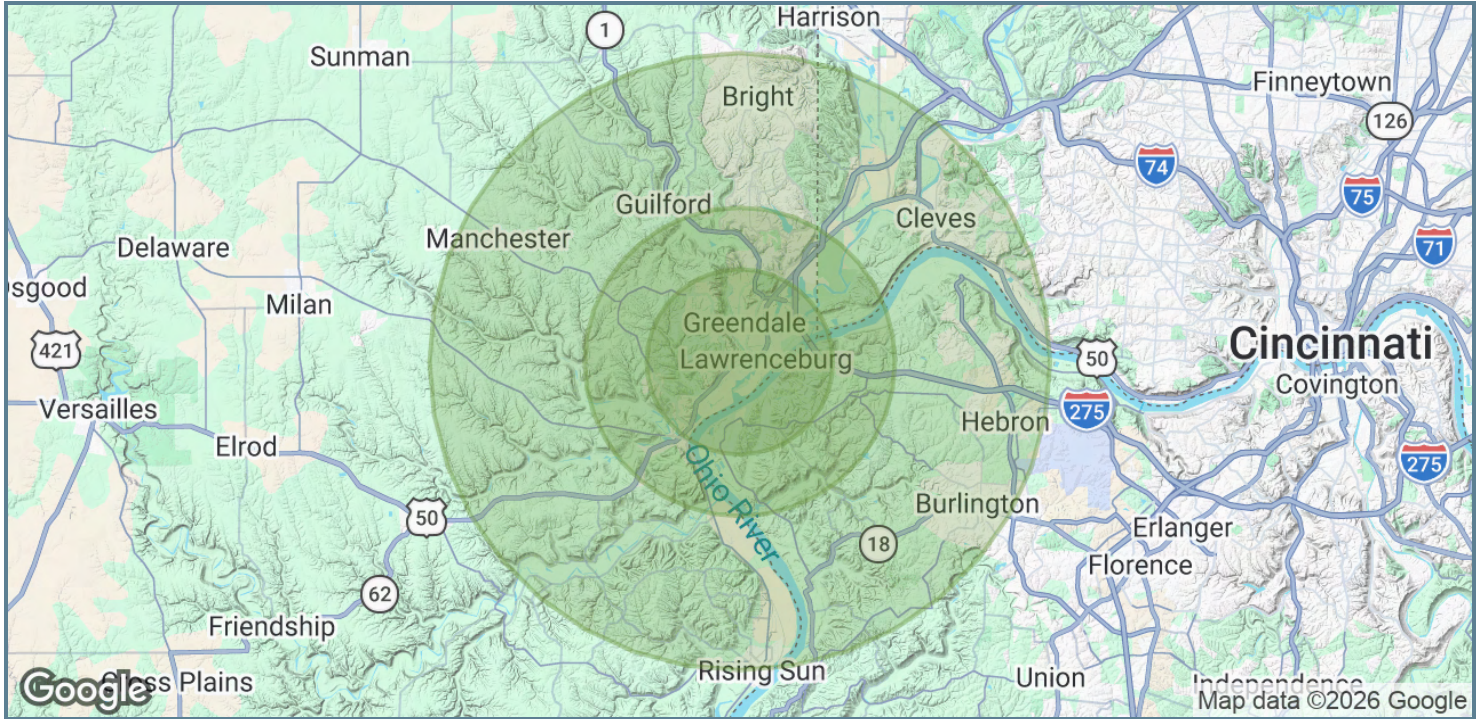
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DEMOGRAPHICS MAP & REPORT



POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	12,229	20,573	92,534
Average Age	40	42	42
Average Age (Male)	38	40	40
Average Age (Female)	42	43	43

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	4,986	8,202	33,927
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$78,379	\$82,621	\$110,798
Average House Value	\$199,978	\$226,351	\$245,291

TRAFFIC COUNTS

Vehicles Per Day	37,500/day
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SHELL DELIVERY CONDITION

- **Physical Condition:** Space to be dried in with exposed structural columns and roof structure.
- **Ceiling:** Exposed structure and roof deck. Roof to be fully insulated above roof deck. Minimum 12' clear space to be provided from top of ribbon slab to underside of roof structure low point.
- **Floor Condition:** Crushed stone (#57 Stone) infill between exterior shell walls to be attached to concrete ribbon slab. This allows for simple sanitary sewer tie-ins for future restroom and plumbing fixtures. Crushed stone to be filled 4" below top of concrete foundation wall.
- **Wall Condition:** Exposed structural columns. Exterior wall framing to be open for easy electrical and plumbing rough-in. Front elevation to be storefront with minimum 3'-0" storefront door. Exterior service door to be included at rear wall.
- **HVAC:** Duct-less, structure-hung space heater. Minimum single supply and return opening in roof deck to be provided for future roof-mounted HVAC unit.
- **Plumbing:** Minimum 1" water line stubbed into space. 4" sanitary sewer with clean outs stubbed up through crushed stone infill.
- **Electric:** Standard 200 amp, 208Y/120, 3 phase, 4 wire service. 200 amp panel to be located along rear wall.
- **Gas:** Min 1" gas service stubbed into space at structure level. Medium or high-pressure regulator to be included at meter.



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- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

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- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

Our National Tenants

DOLLAR GENERAL



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