



Freestanding Retail Sublease

60 Fitz Gilbert Road

Hazard, Kentucky 41701

Space

Building

Lease Rate

Contact Agent

Size

3,600 SF

Property Highlights

- +/-3,600 SF freestanding retail building for sublease situated on 3.13 AC
- Sublease Expiration Date: 7/31/2037
- Second generation medical office buildout currently in place
- +/-43 parking spaces
- Highly visible location at the signalized intersection of Highway 80 and Fitz Gilbert Road
- Located directly across the street from Lowe's and Walmart
- Area retailers include Dollar Tree, Tractor Supply, Five Below, Hobby Lobby, TJ Maxx and more
- Average daily traffic count of +/-10,107 VPD in front of the site
- Contact agent for details

For More Information

Zach Smith, CCIM

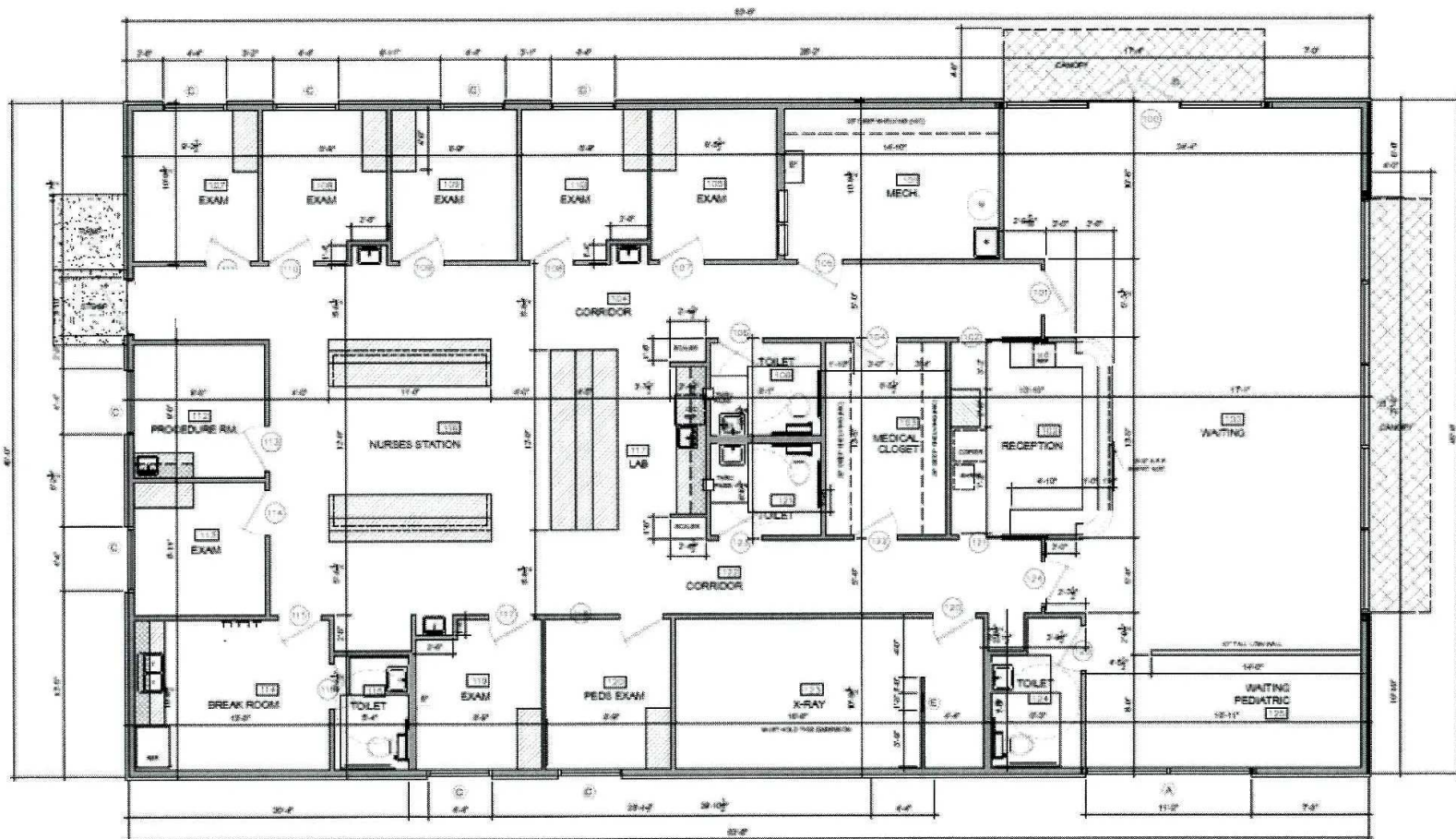
Senior Associate

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Black Gold Plaza

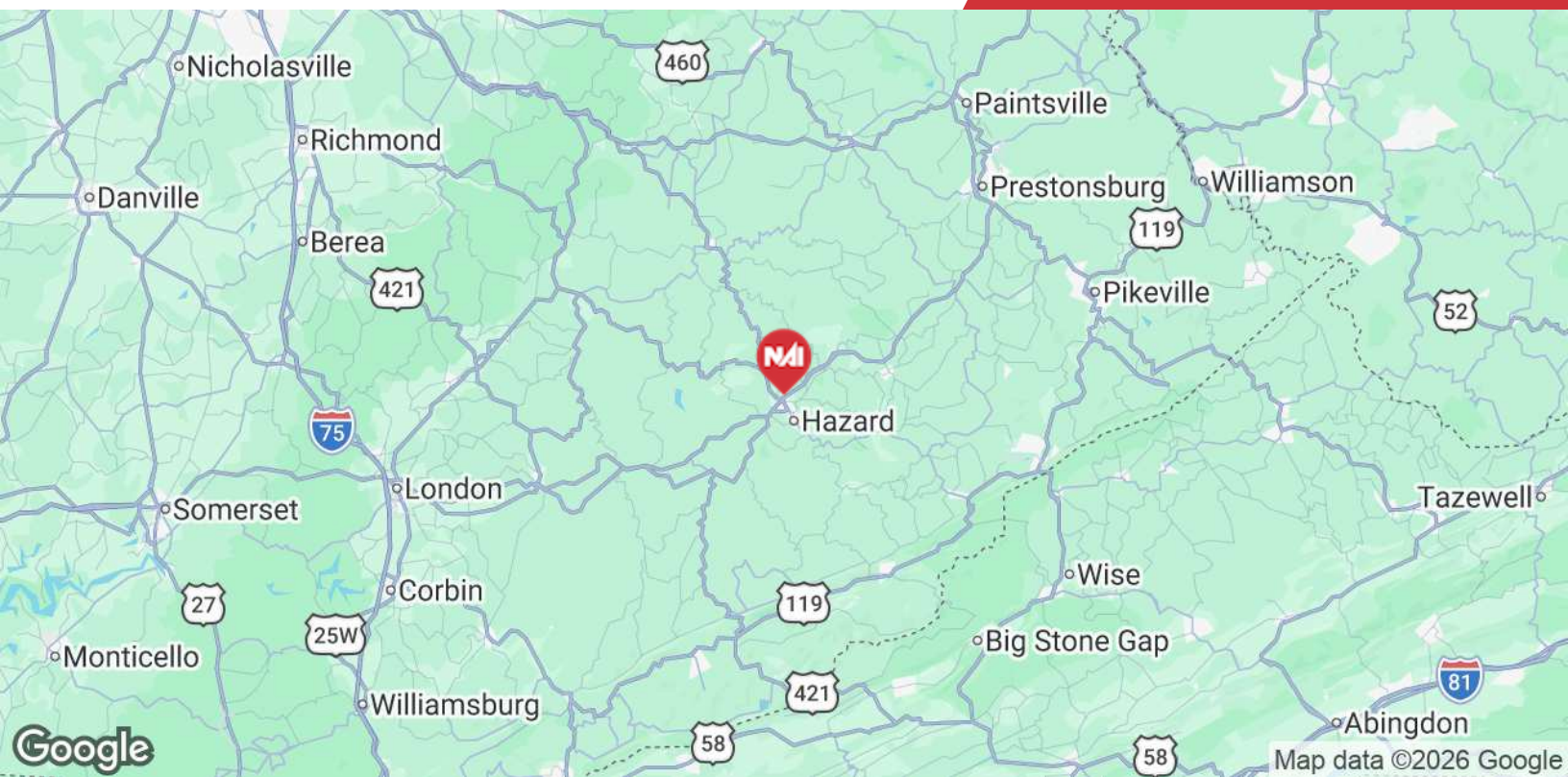
HOBBY LOBBY TJ-MAXX five BELOW DOLLAR TREE

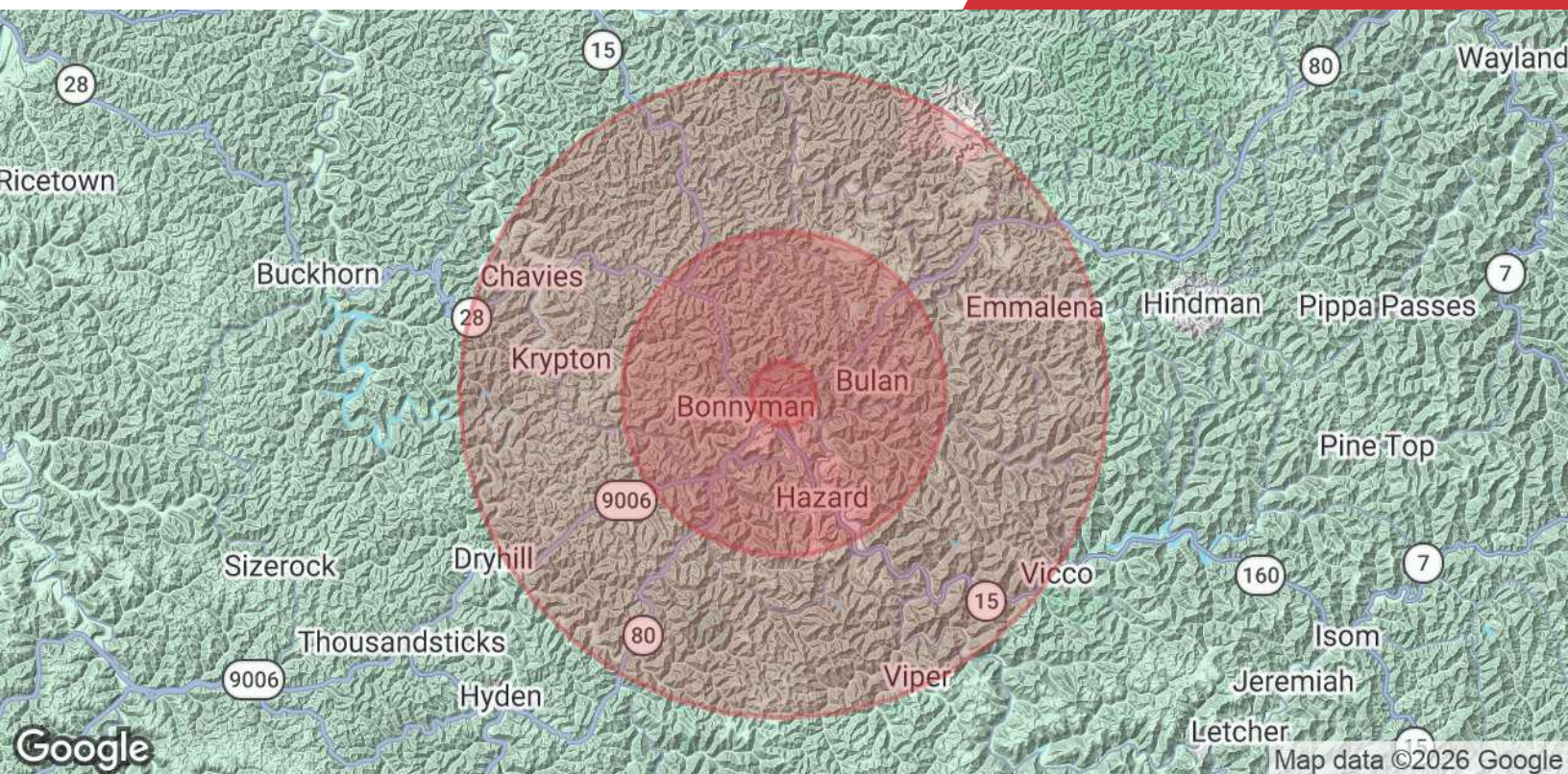
COMING SOON!

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Population	1 Mile	5 Miles	10 Miles
Total Population	937	13,167	26,901
Average Age	43.6	41.0	41.2
Average Age (Male)	35.0	38.7	38.2
Average Age (Female)	46.5	40.8	42.4
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	370	5,303	10,776
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$84,858	\$85,847	\$72,655
Average House Value	\$72,183	\$100,284	\$91,452

2025 STDB Demographics