

MELODY MOUNTAIN

469 RIVER HILL DRIVE, ASHLAND, KY



▶ PROPERTY DETAILS

Total Square Footage: 65,525 SF

▶ PROPERTY DESCRIPTION

•The property is a 65,525-square-foot center anchored by Dick's Sporting Goods and PetSmart. The property is shadow-anchored by Walmart and Kohl's. **

•The center is located adjacent to Interstate 64, a major east-west freeway, where traffic counts average 5,375 cars per day. ***

•Ashland Town Center Mall, Walmart, Lowe's and a movie theatre are all located within a two-mile radius of the shopping center.

•Ashland is home to a number of major employers including AK Steel and King's Daughters Medical Center.

Not owned. *KYTC

▶ DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Total Population	33,128	61,225	107,071
Average Household Income	\$63,803	\$67,298	\$67,501
2024 Households	13,856	25,417	44,081

▶ TENANTS



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