

Village Center Mall



Property Advantages:

- ⇒ Lots ranging from 1,500 Sq Ft to 58,000 Sq Ft
- ⇒ Loading docks on site
- ⇒ Premium Location off of US 421

HARLAN, HARLAN COUNTY, KENTUCKY

36°48'51.6"N 83°18'58.7"W



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A public-private economic development partnership

Village Center Mall



1. Aerial Map

HARLAN, HARLAN COUNTY, KENTUCKY

36°48'51.6"N 83°18'58.7"W



A Public-Private Partnership for Economic Development

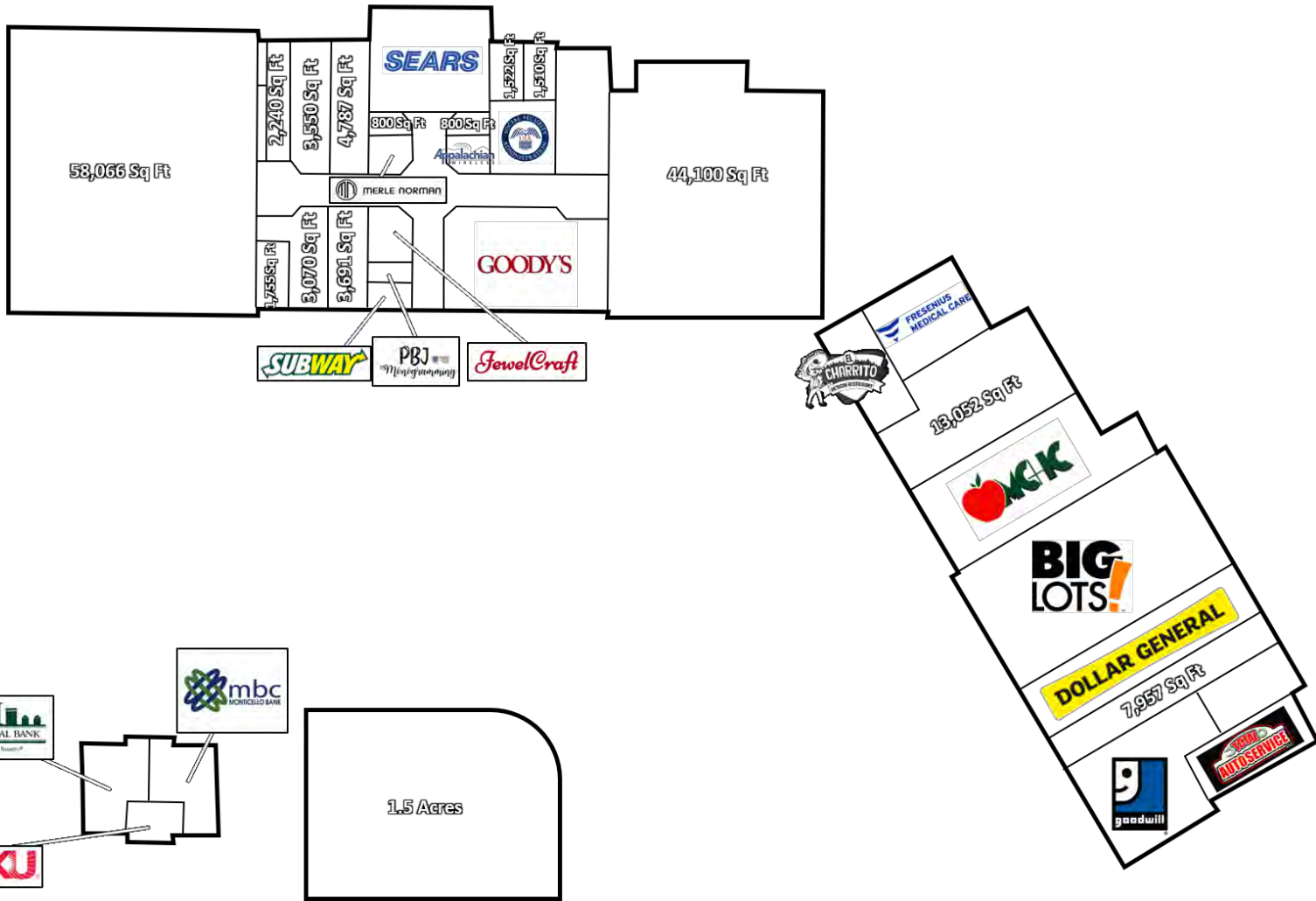
Village Center Mall



2. Floor Plan

HARLAN, HARLAN COUNTY, KENTUCKY

36°48'51.6"N 83°18'58.7"W



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3. Interior Pictures

HARLAN, HARLAN COUNTY, KENTUCKY

36°48'51.6"N 83°18'58.7"W



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4. Features & Details

HARLAN, HARLAN COUNTY, KENTUCKY

36°48'51.6"N 83°18'58.7"W

Features

- ◆ Move-in Ready
- ◆ Lots available from 1,500 to 58,000 Sq. Ft.
- ◆ Easily accessible from highway
- ◆ Ample parking on-site
- ◆ Perfect layout for retail or office space



In Excellent Condition

- ◆ Suitable for mixed-use development
- ◆ Located directly off of Harlan County's most trafficked highway
- ◆ Owners willing to sub-divide or combine available lots as necessary



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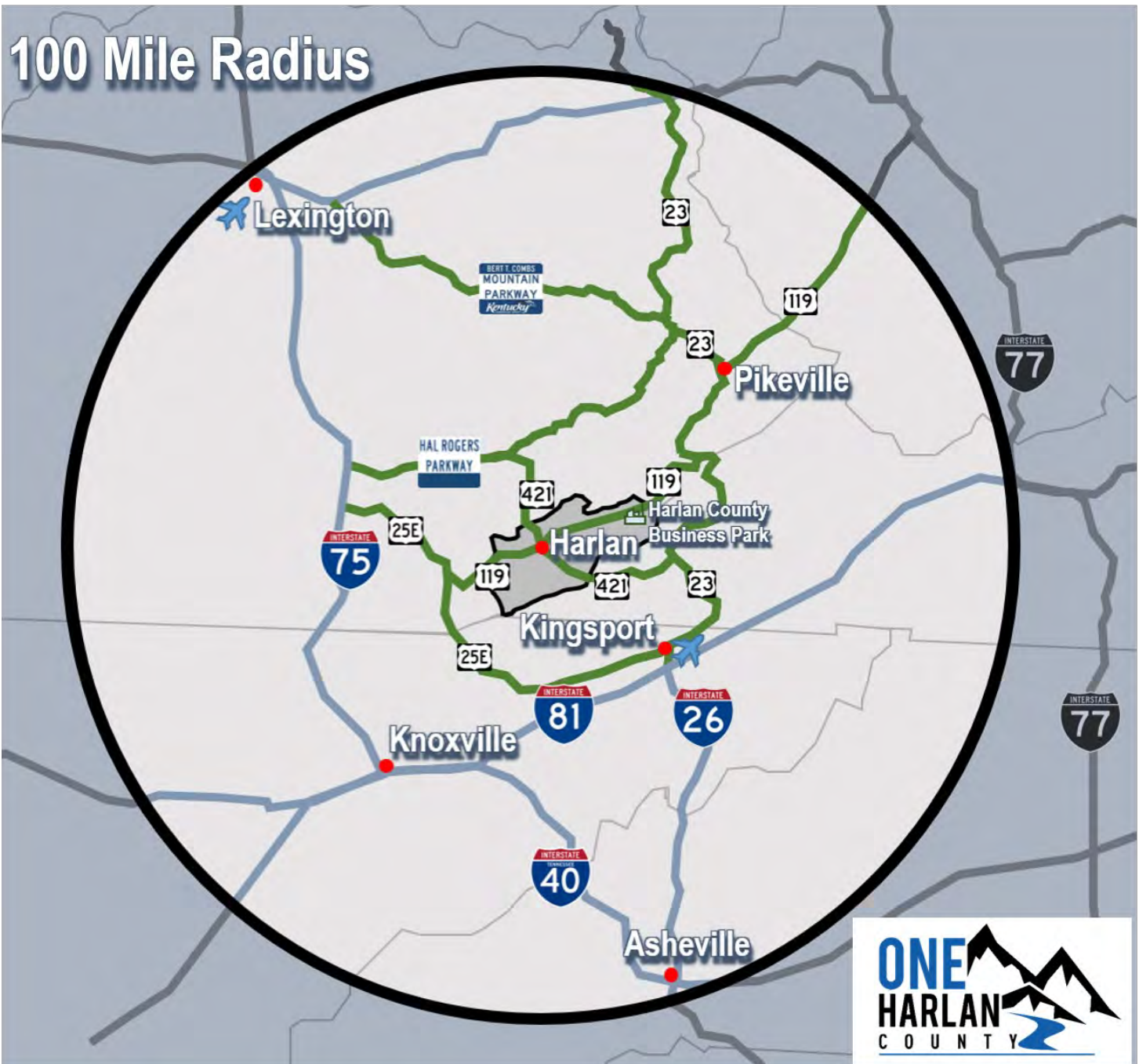
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5. Regional Map

HARLAN, HARLAN COUNTY, KENTUCKY

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6. Data

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GENERAL INFORMATION

Site Name:	Village Center Mall
Owner/Broker:	Darby Bennett
Address:	400 Village Center Road, Harlan, KY 40831
Telephone Number:	606.791.2378
Ownership:	Privately Owned
Zoning:	Commercial
Square Footage:	130,427
Fire Suppression:	Building is sprinkled throughout
100 Year Floodplain:	No
Elevation:	1191 ft

TRANSPORTATION

Describe Highway Access:	Adjacent to US-421 (Divided four-lane)
Distance to Regional Airport:	Building is located 4.5 miles from Tucker-Guthrie Memorial Airport
Distance to National/International Airport:	Tri-Cities Airport in Kingsport, TN is 81 Miles from the site; McGhee-Tyson Airport in Knoxville, Tn is 115 miles from site

ELECTRIC

Provider:	Kentucky Utilities
Transmission Voltage to Location:	??
Distribution Voltage to Location:	??
Secondary Voltage to Location:	??
Is Dual Feed Available from 1 Substation:	??
Is Dual Feed Available from 2 Substations:	??

SEWER

Provider:	Harlan Municipal Sewer
Sewer Main Size	8"
Is Use of Lift Required:	No
Treatment Plant Type	Aerated Lagoon
Treatment Plant Rated Capacity:	1.05 mgd
Treatment Plant Excess Capacity:	0.58 mgd

WATER

Provider:	Harlan Municipal Water
Water Main Size:	12"
Static Pressure:	??
Residual Pressure:	??
Flow Per Minute:	??
Treatment Plant Rated Capacity:	2.9 mgd
Treatment Plant Excess Capacity:	1.7 mgd

Lease/Sales

Sales Price:	Negotiable based on investment and jobs created
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NATURAL GAS

Provider:	Not Available
Gas Main Size	N/A
Distance in Feet from Building to Gas Main:	N/A
Gas Pressure:	N/A
Heat Value:	N/A

TELECOMMUNICATIONS

Local Exchange Carrier:	AT&T
ASDL available from C.O. (Analog or Digital):	Digital
C.O. on Fiber Ring:	??
Can Dual Service Be Provided from 2 C.O.s	Yes (Harlan Community TV)
Fiber Available:	??
Fiber Provider:	??
ISDN Available from C.O.:	??
Location of Closest Major Carrier POP	??

PROTECTIVE SERVICES

Fire Insurance	Class 4
Distance to Nearest Police Station:	Harlan County Sheriff's Office is 2.5 miles from site
Distance to Nearest Fire Station:	Harlan Fire Department is 2.5 miles from site
Distance to Nearest Hospital:	Appalachian Regional Healthcare is 0.8 miles from site