

Cumberland Crossing

MONTICELLO, KENTUCKY

A SHOPPING CENTER FEATURING
KROGER & GOODYS



Fletcher Bright Company
(423) 755-8830



Cumberland Crossing

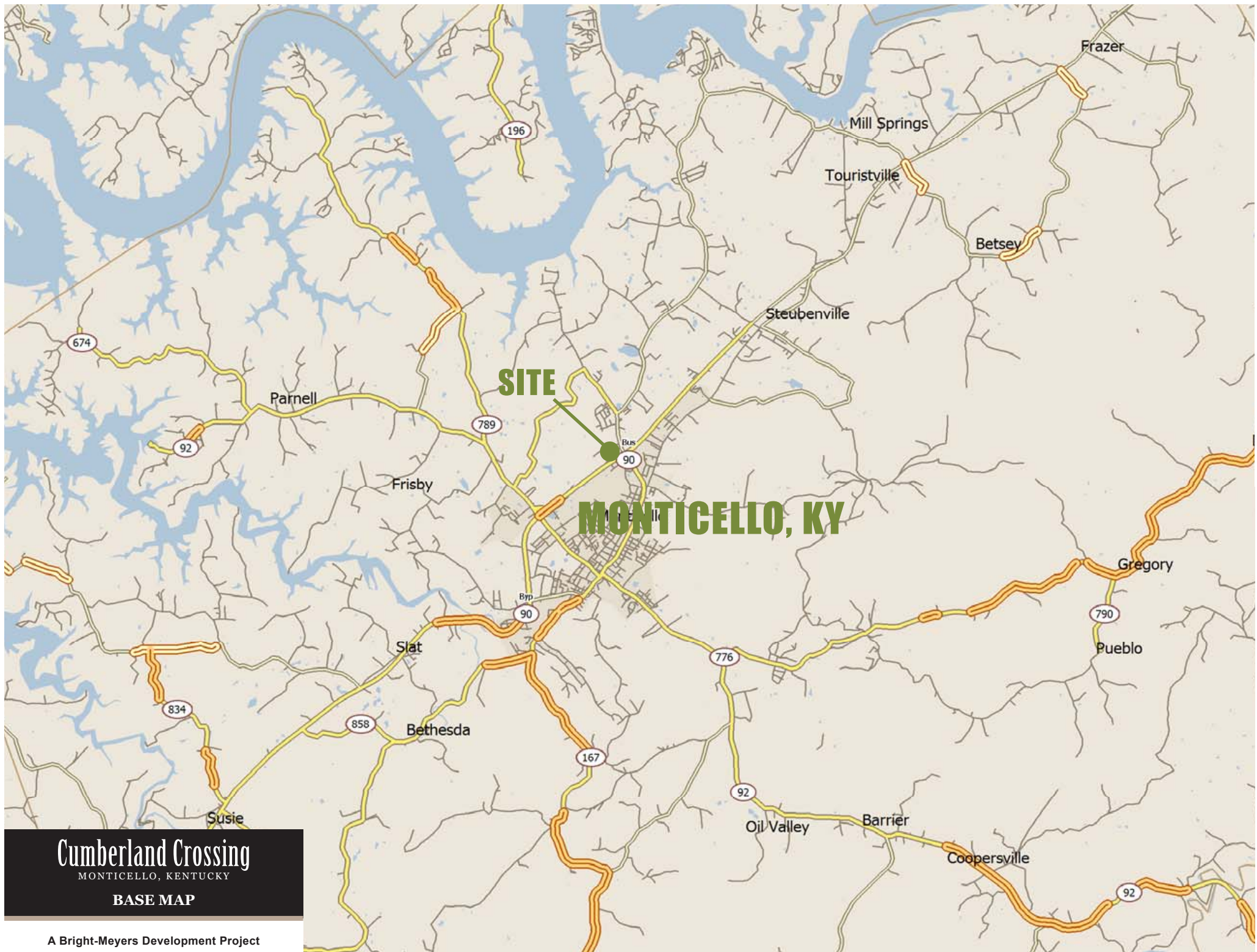
MONTICELLO, KENTUCKY

- Shopping center featuring Kroger and Goody's, with 94,366sf gross leasable area
- Located at 255 Cumberland Crossing, Monticello, KY 42633

- For leasing information call: **Jones Graham**
800-446-3289



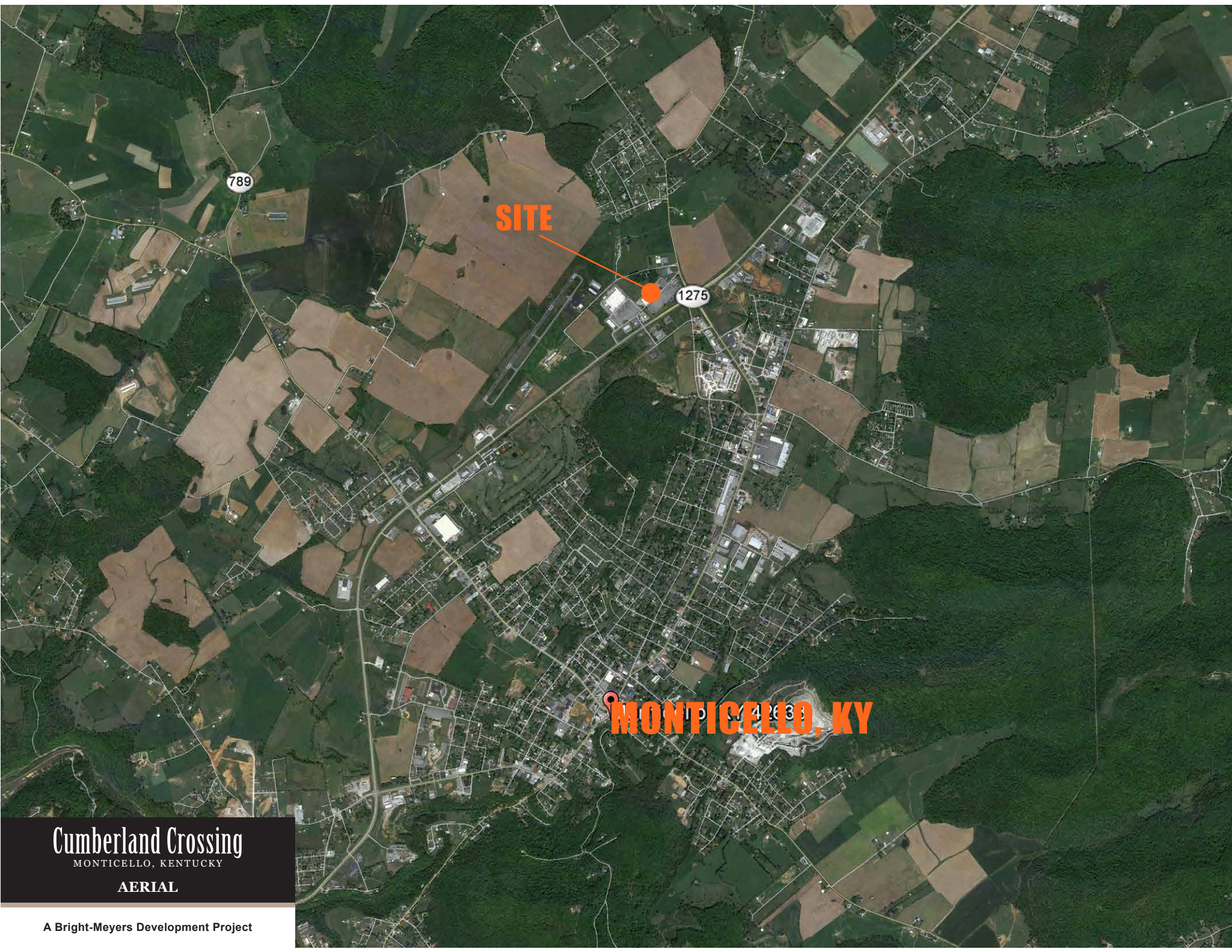
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Cumberland Crossing
MONTICELLO, KENTUCKY

BASE MAP

A Bright-Meyers Development Project



SITE

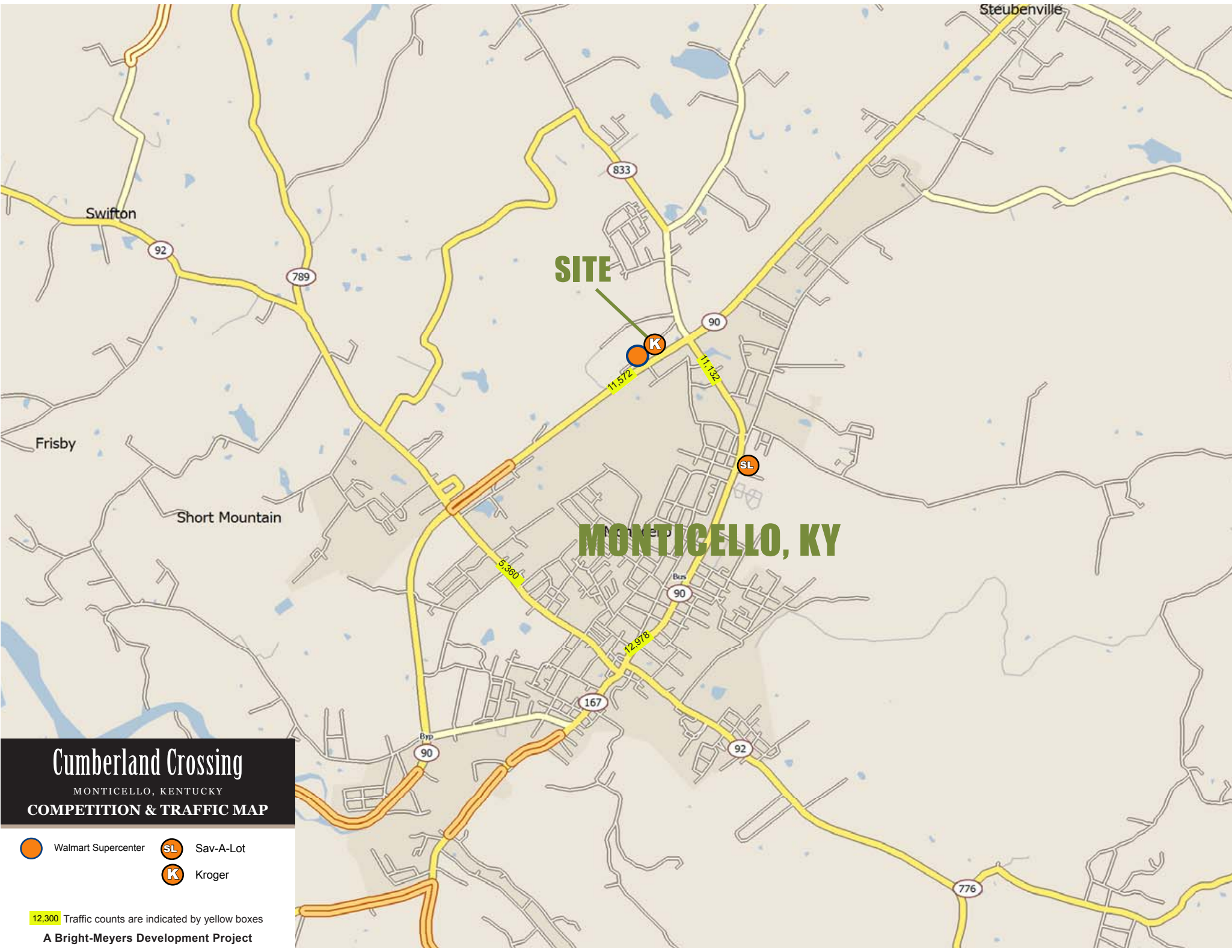
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MONTICELLO, KY

Cumberland Crossing
MONTICELLO, KENTUCKY
AERIAL

A Bright-Meyers Development Project



SITE

MONTICELLO, KY

Cumberland Crossing
MONTICELLO, KENTUCKY
COMPETITION & TRAFFIC MAP

- Walmart Supercenter
- Sav-A-Lot
- Kroger

12,300 Traffic counts are indicated by yellow boxes
A Bright-Meyers Development Project

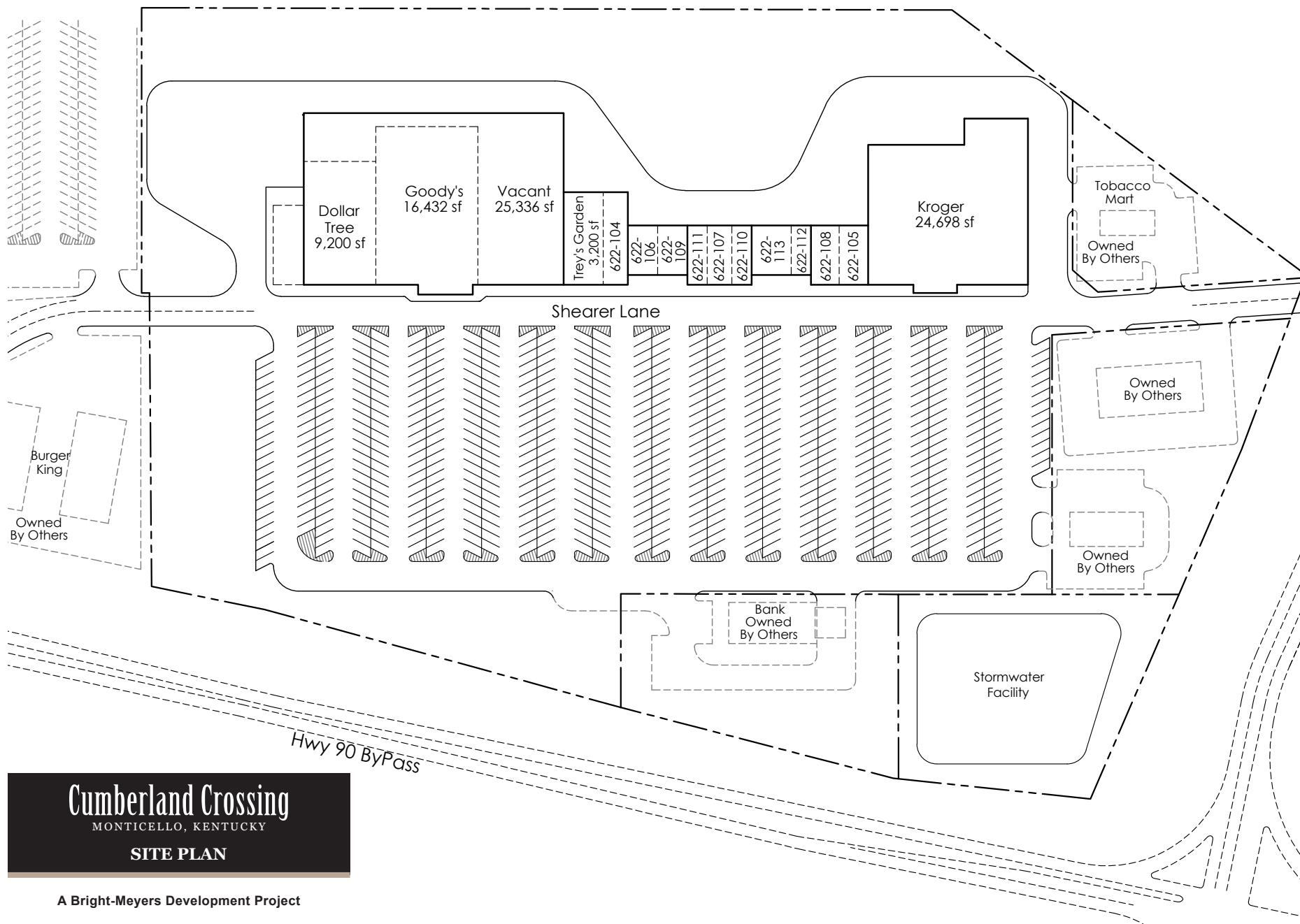


Cumberland Crossing

MONTICELLO, KENTUCKY

| | 2 Mi Ring | 3 Mi Ring | 5 Mi Ring |
|--------------------|-----------|-----------|-----------|
| 2015 Population | 5,773 | 8,149 | 11,269 |
| 2015 Households | 2,530 | 3,534 | 4,862 |
| 2015 Avg HH Income | \$35,684 | \$36,789 | \$39,114 |

Coordinates: 36.8568, 84.8477



Cumberland Crossing
 MONTICELLO, KENTUCKY
 SITE PLAN

A Bright-Meyers Development Project

This is a preliminary site plan subject to modification by the developer.



Located in south-central Kentucky's Wayne County, **Monticello** lies in both the Mississippian plateau and the Eastern Kentucky coal fields and is known for its natural beauty. Beautiful Lake Cumberland forms much of the northern border of the county, while Tennessee forms the southern border. Many visitors come to Monticello for its Lake Cumberland recreation such as marinas, fishing and boating, but the city also offers championship golf and parks in town, and hiking and biking in its forested hills.

Monticello features attractions for history buffs with its Civil War sites, historic downtown and historic homes such as the Brown-Lanier House, which served as a home, headquarters and hospital before and after the Battle of Mill Springs.

Monticello advertises itself as "The Houseboat Capital of the World" due to the large number of houseboat manufacturers in the city. The city sits next to Lake Cumberland, and much of its economy is built on serving the recreational and tourist traffic to the lake.

Above Right: Voters have selected Lake Cumberland the fourth best recreational lake in the United States in USA Today's 10Best Readers' Choice Award contest.

<http://www.kentuckytourism.com/city/monticello/>

https://en.wikipedia.org/wiki/Monticello,_Kentucky