



BEACON HILL APARTMENTS

34 UNITS | 500 INNOVATION WAY RADCLIFF KY 40160

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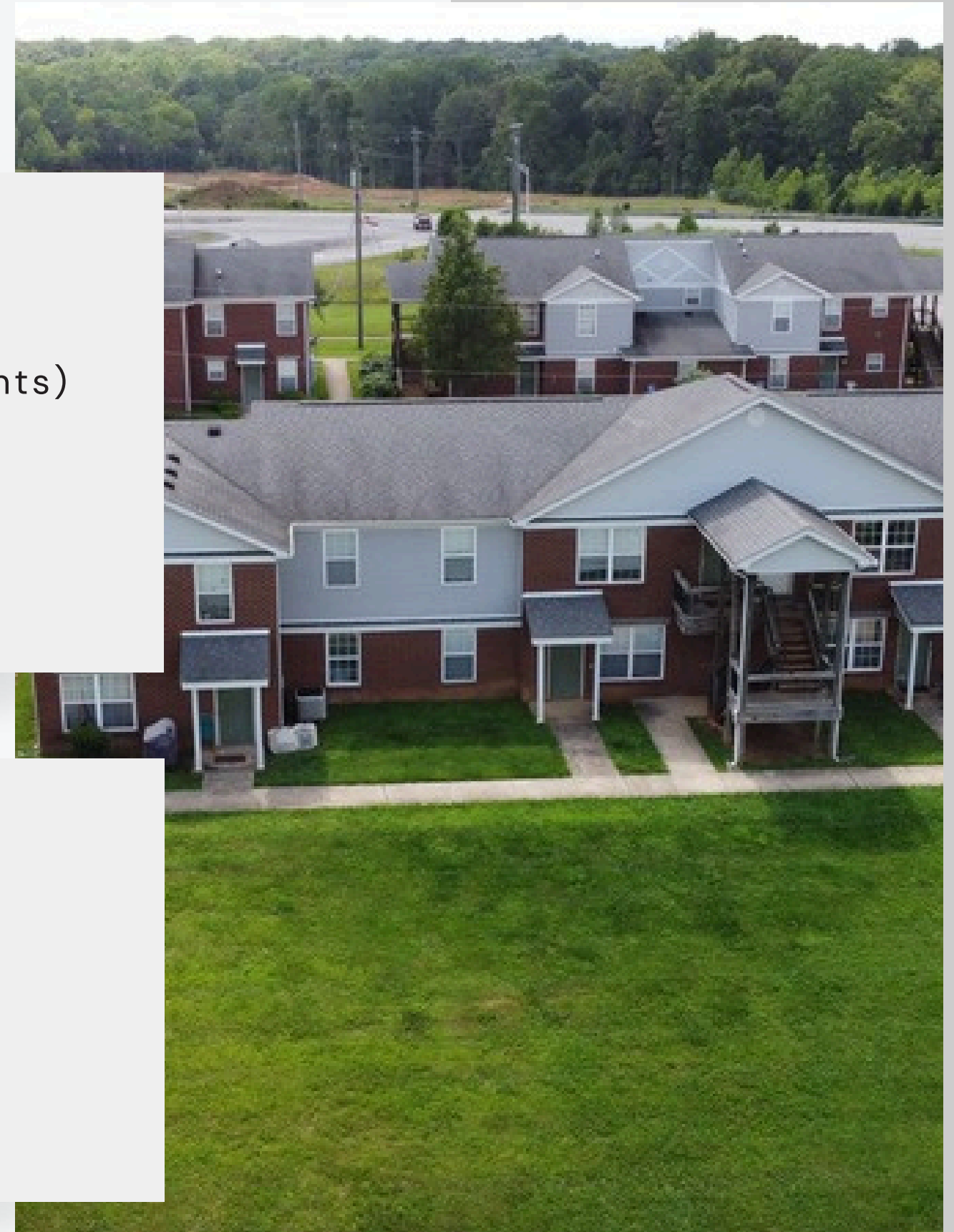
PROPERTY OVERVIEW

Property Information

Property Address: 500 Innovation Way Radcliff KY 40160
Number of Units: 34 Units (Mix of Townhouses & Apartments)
Year Built: 2008
Year Renovated: N/A
Parking: On Site Parking
Lot Size: 7.9 Acres (Including the Tisbury Side)

Building Information

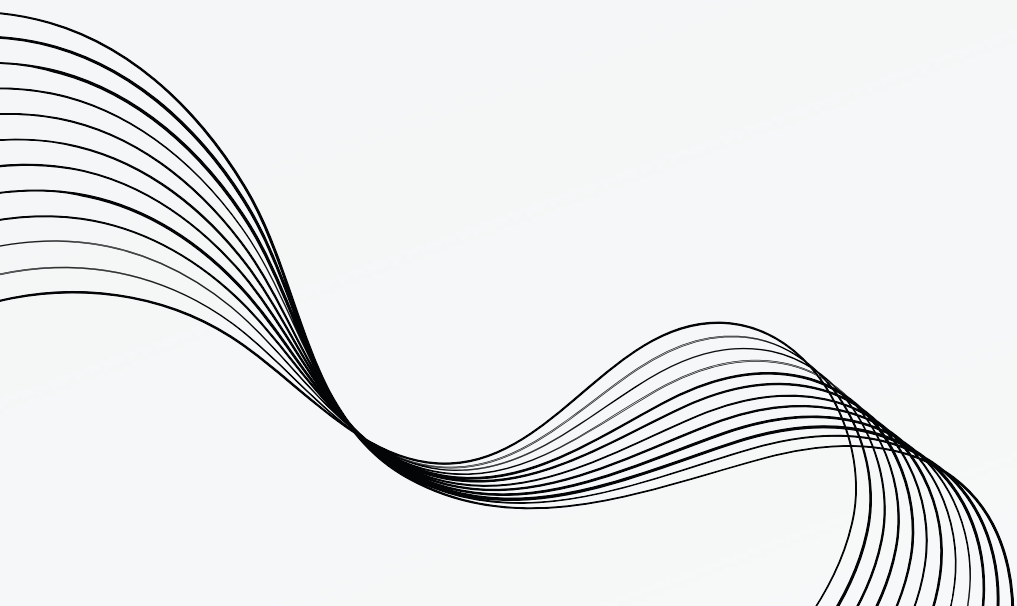
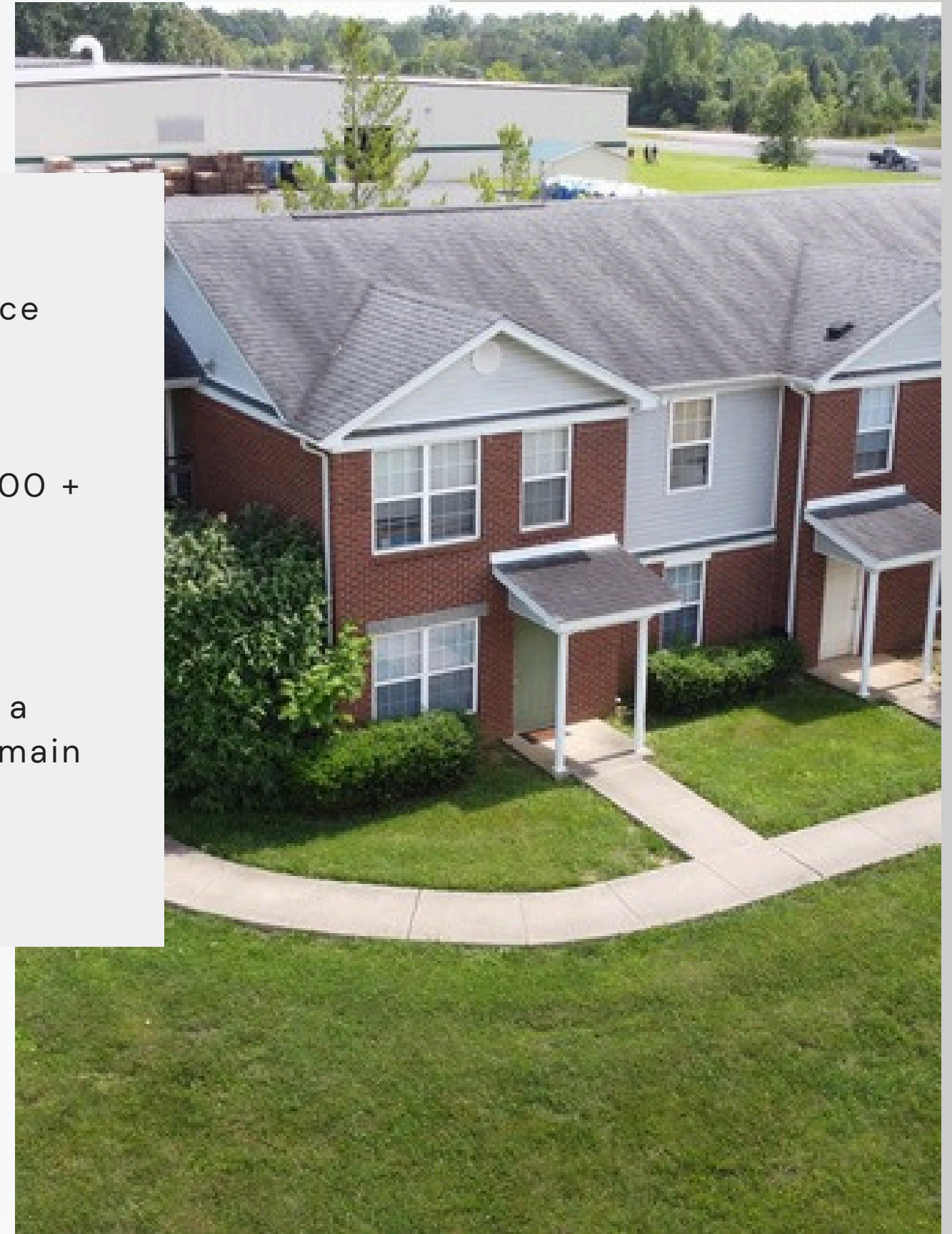
Total Liveable SQFT: 30,900
Buildings: 7
Number of Stories: 2
Building Structure: Wood, Masonary
Building Exterior: Brick/Wood Veneer



THE PROPERTY

Beacon Hill is a multifamily property comprised of Townhouses and Apartments in Radcliff Kentucky. The property consists of 34 units across 7 buildings. There is also an additional office and maintenance shop (Tisbury Side). The property offers two- and three-bedroom apartments and townhouses. The property also features a well maintained property with a playground. The property is located 40 minutes south of Louisville and just 3 minutes from Fort Knox (22,000 + workers).

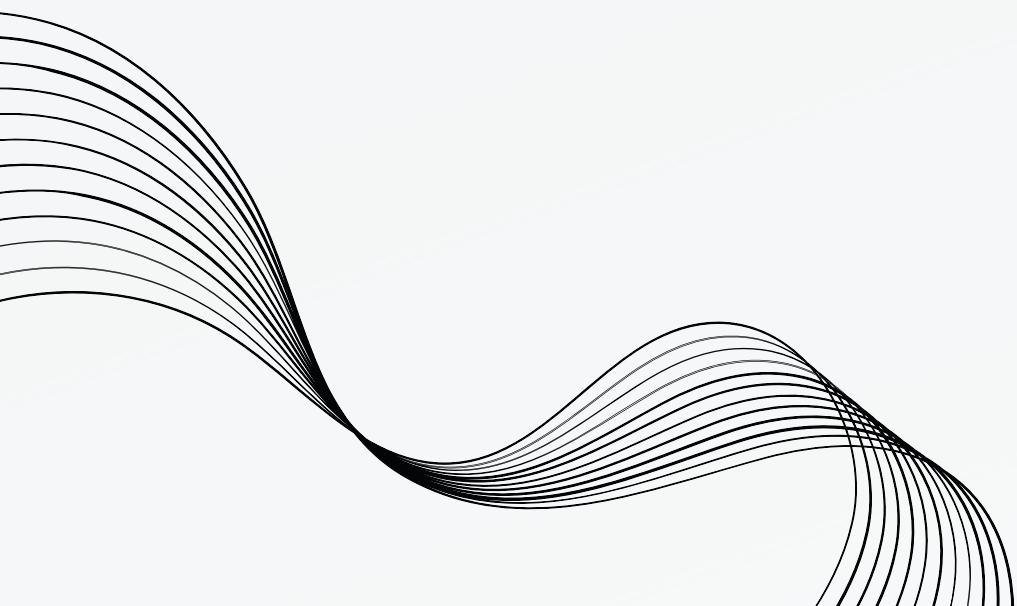
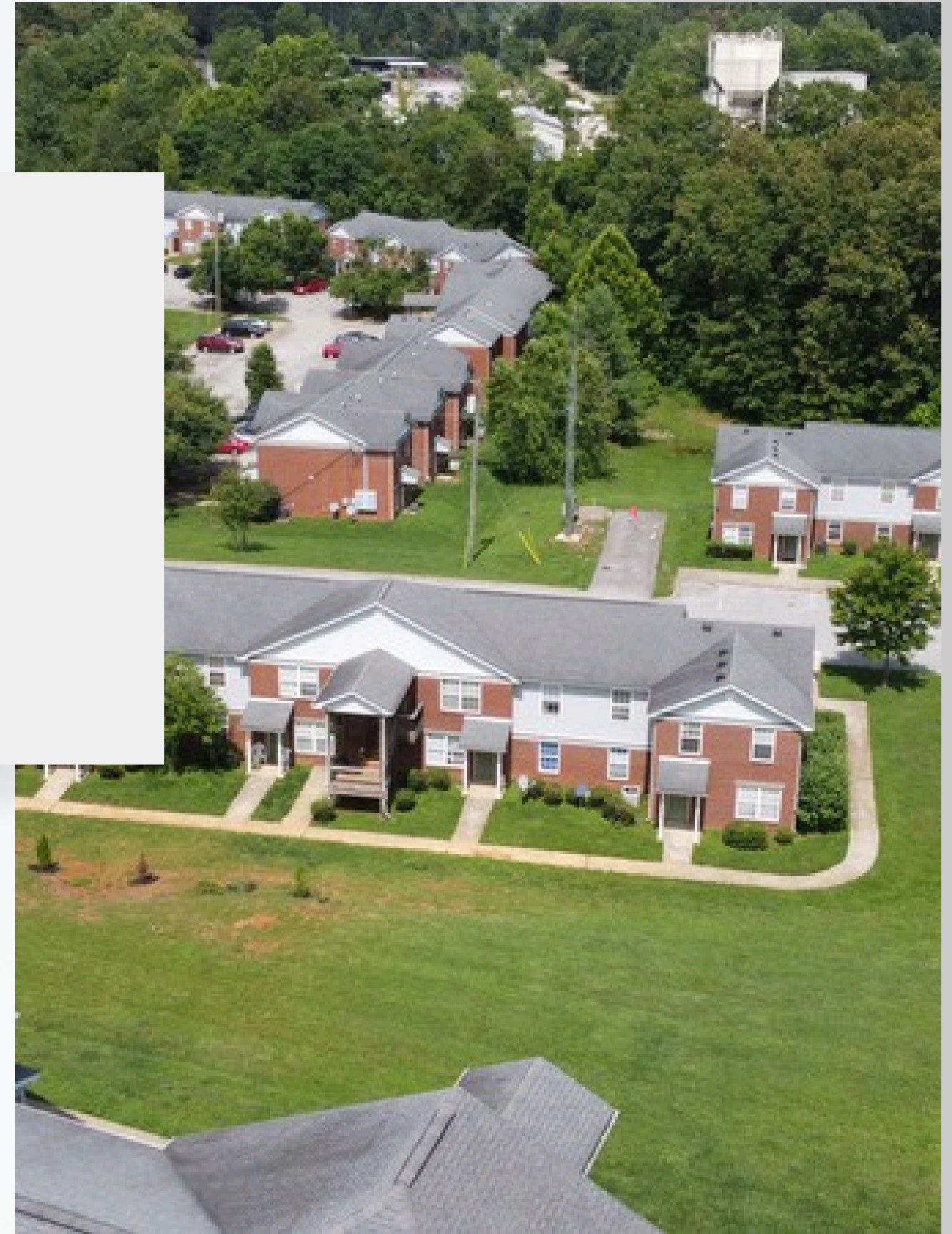
The property also benefits from nearby job drivers such as the new NuCor steel plant which is roughly 20 miles away. It sits in its own enclave which is a serene setting with grassy hills and right next to a forested area. The property sits right off of Bullion Blvd, which is a main thoroughfare in Radcliff. Each unit has its own private entrance and include washer and dryer hookups. Each unit also has the ability to individually meter for water and electric.



UNIT MIX

Unit Mix

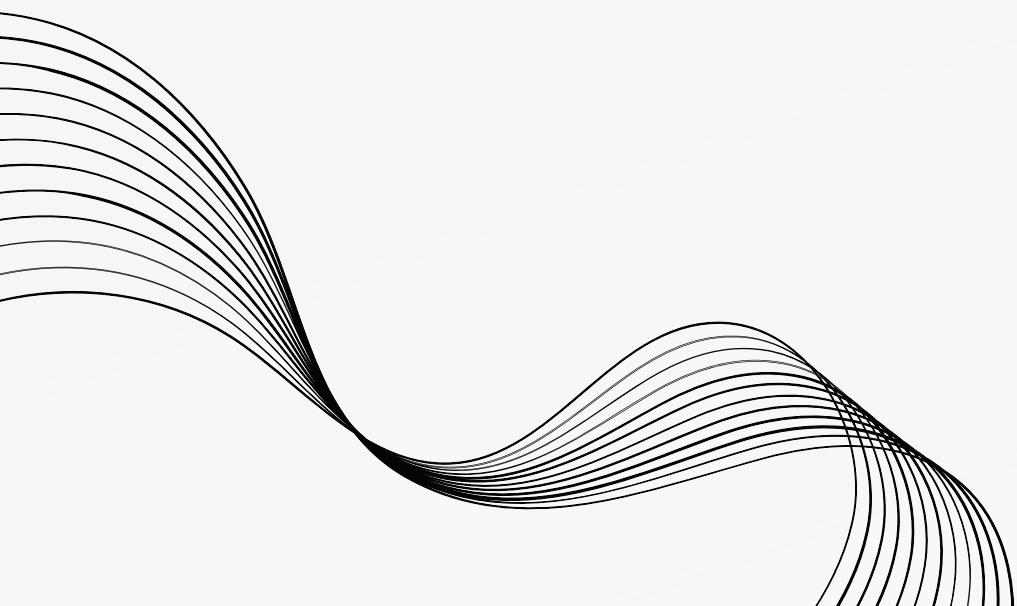
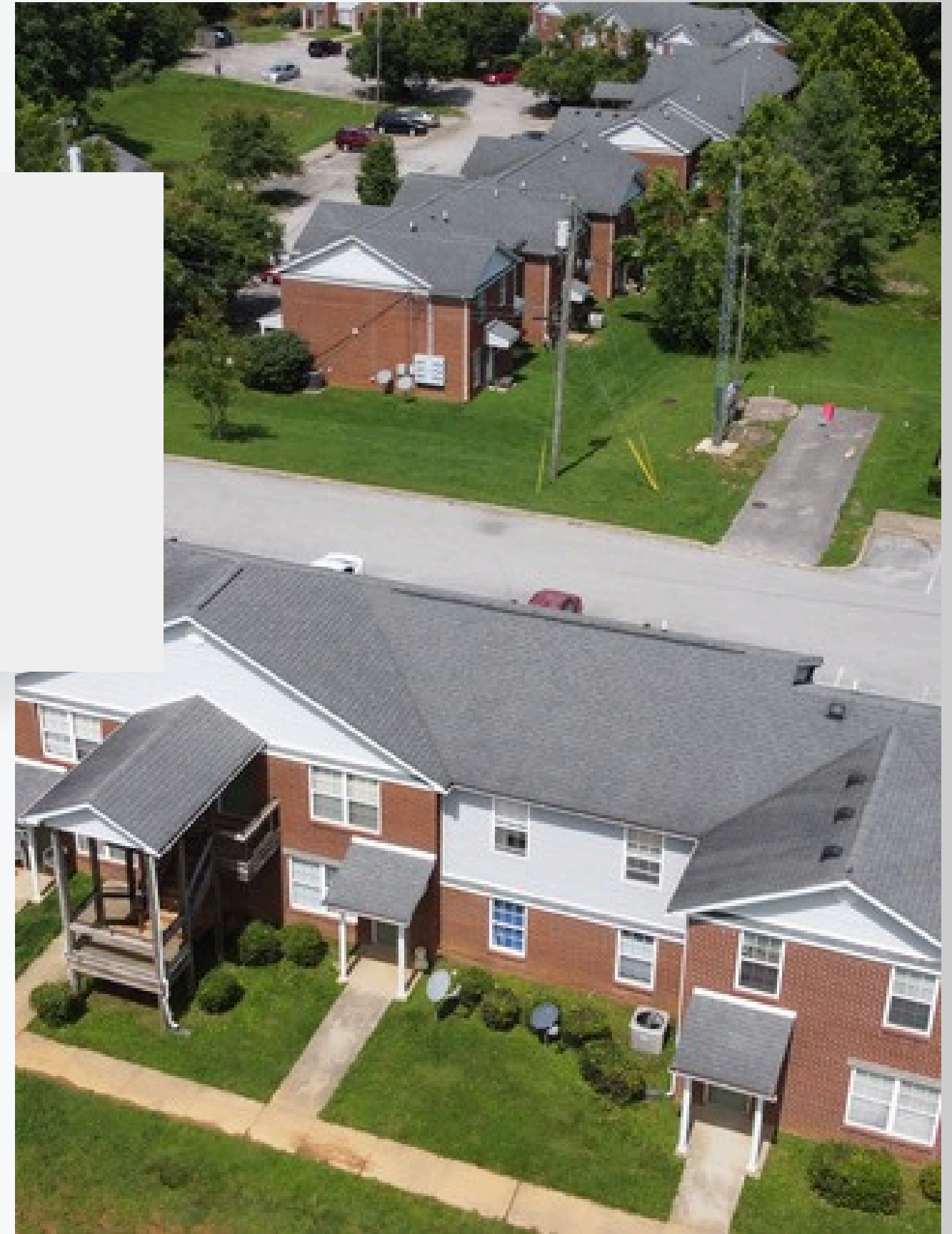
Beds / Bath	# of Units	SQFT
3 bed 1.5 bath Apt/TH	24	975
2 bed 1.5 bath Apt	2	750
2 bed 1 bath Apt	8	750
Total/Avg	34	825



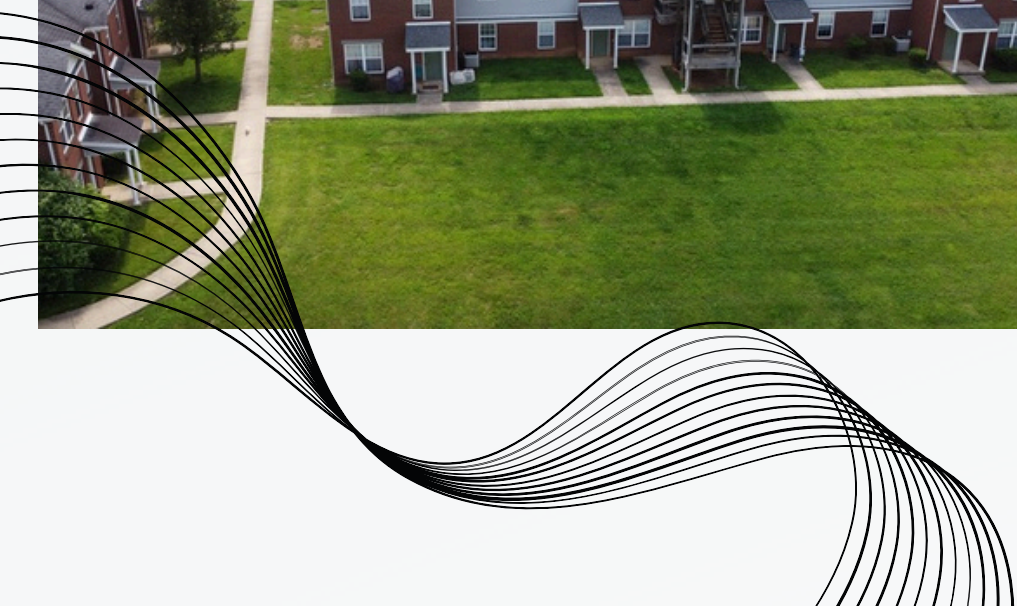
UNIT AMENITIES

Unit Amenities and Features

In Unit Washer and Dryer Hookups
Basketball Hoop and Play Area
Kids Playground
Lots of Grass Space
Central Heat and Air
On Site Parking



EXTERIOR PHOTOS



INTERIOR PHOTOS



AMENITIES



LOCATION OVERVIEW

RADCLIFF, Kentucky

Radcliff is a town about 40 minutes South of Louisville and adjacent to Fort Knox, the massive military base that employs 22,000 people. The base provides a \$4.8 billion economic impact to the area and also holds \$290 billion of gold reserves for the U.S. Treasury. Additionally, Radcliff is located just a 25 minute drive North of a newly slated \$5.1 billion Ford EV battery plant which is set to open its doors in 2025. The project is the largest planned economic development project in Kentucky's history. A study estimates that the plant will bring more than 22,000 new residents to Hardin County, nearly 9,000 new housing units, and nearly 4,000 new K-12 public school students.

ECONOMY

Radcliff's economy is strongly anchored by its proximity to Fort Knox, a major U.S. Army installation that contributes approximately \$1 billion in annual payroll and drives significant local demand. The broader Hardin County area, which includes Radcliff, has also benefited from the massive BlueOval SK battery plant project—set to generate thousands of jobs and spark growth in housing, services, and infrastructure. The town's economy diversifies beyond defense with substantial employment in retail, manufacturing, and healthcare, and receives a strong boost from tourism, which injected about \$370 million into the local economy in 2024. These economic pillars—defense, industry, retail, and tourism—create a resilient and evolving market for real estate investment in Radcliff.

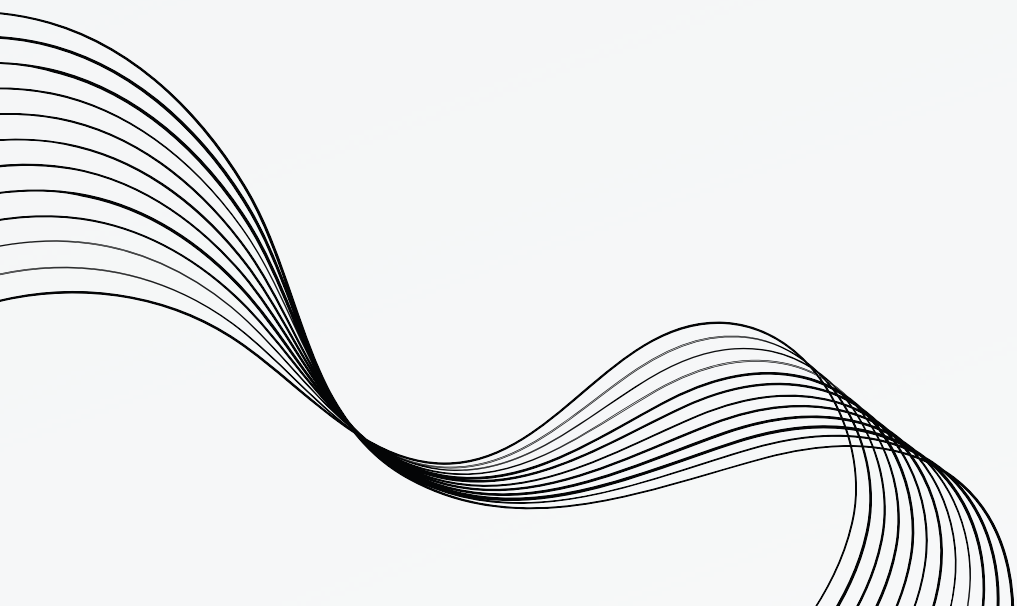
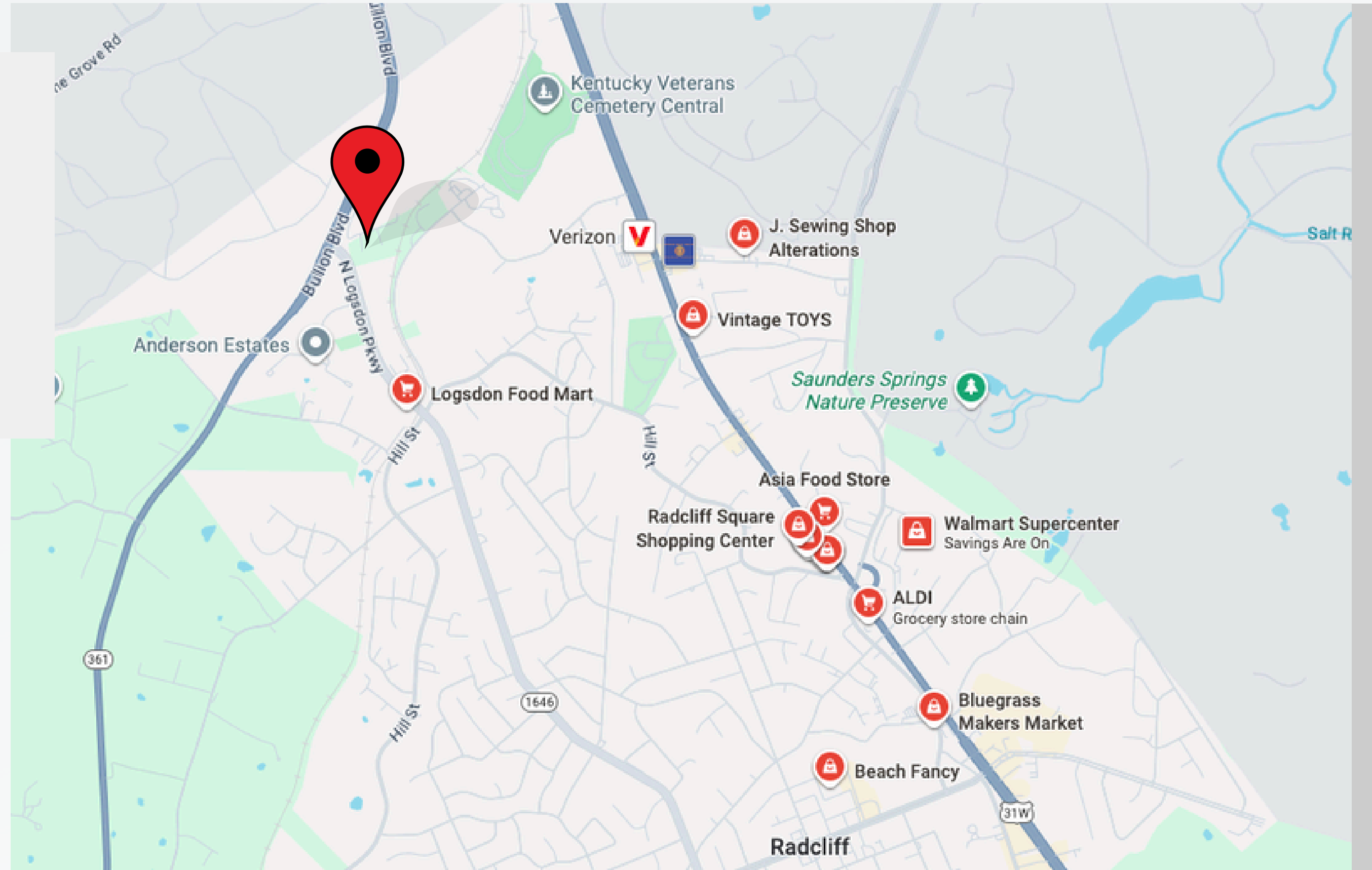
KEY DEMOGRAPHICS

1 Mile Population Growth projection (5 years): 5.09% & 1 Mile Median Household Income: \$57,859.

SHOPPING & RETAIL

Oak Park Mall

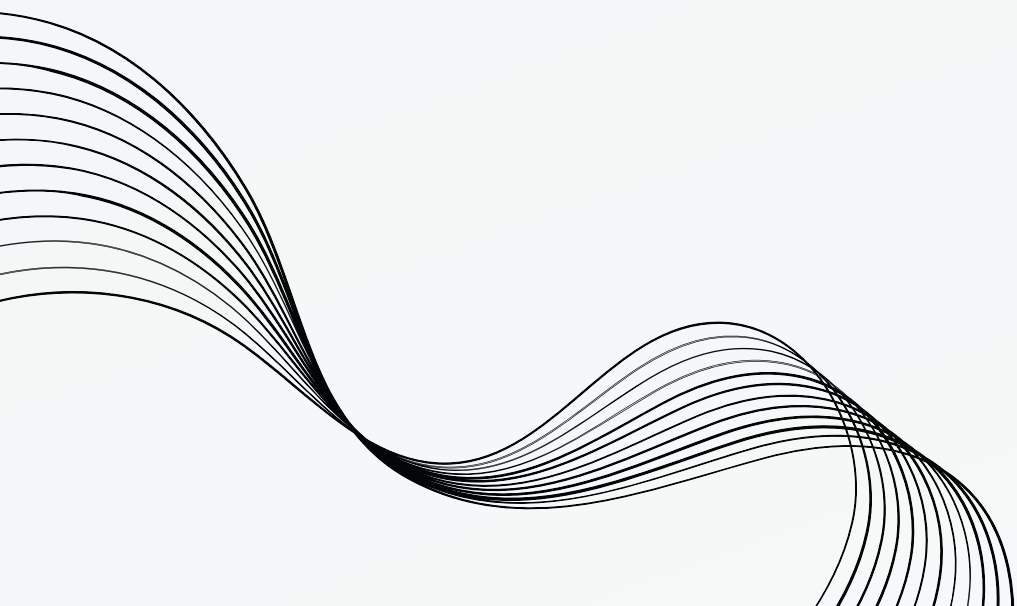
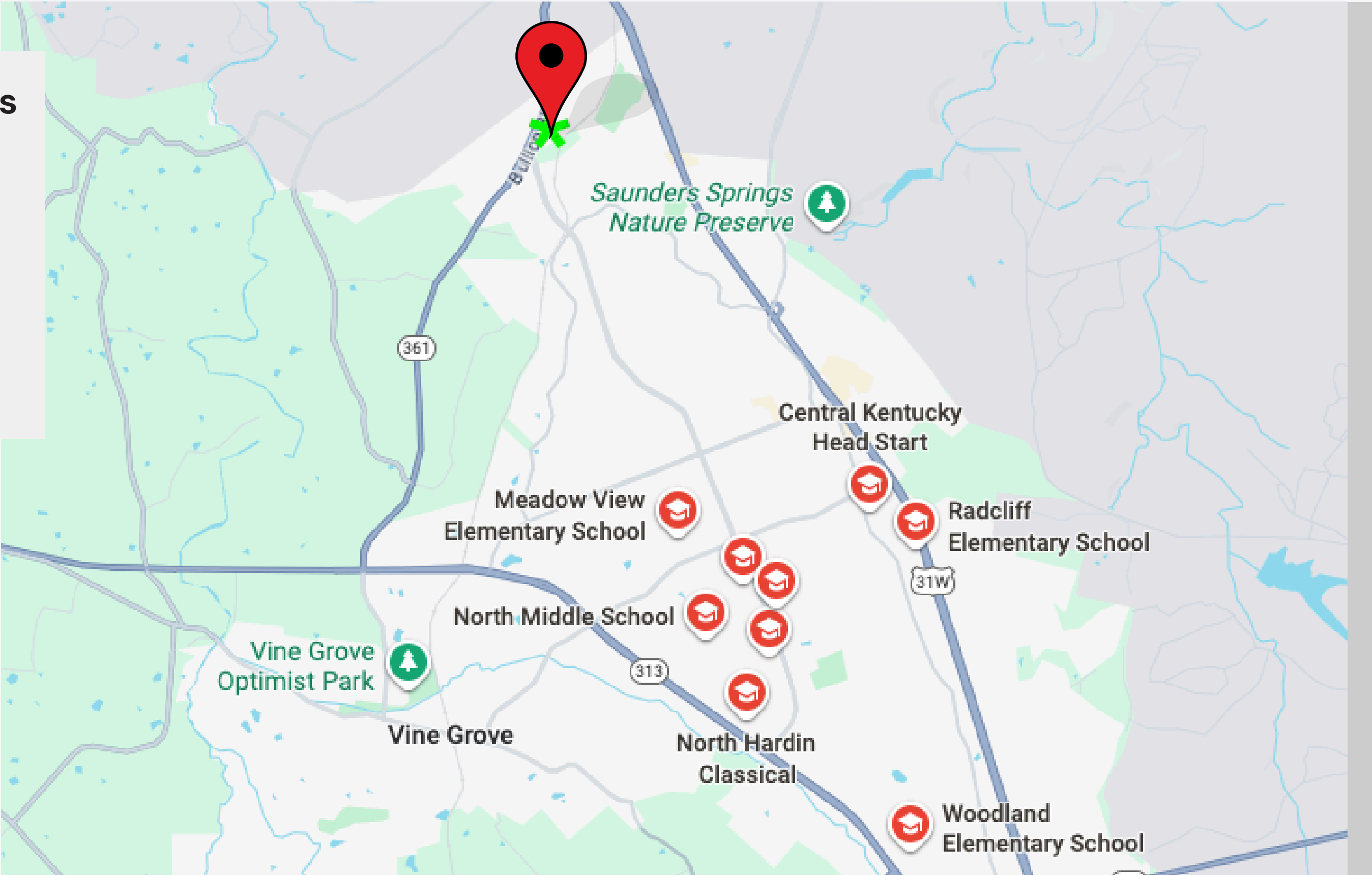
- Walmart Supercenter
- Radcliff Square Shopping
- ALDI
- Bluegrass Makers Market
- Asia Food Store
- Logsdon Food Mart



SCHOOLS

Schools within Minutes

- Meadow View Elementary
- Radcliff Elementary
- Woodland Elementary
- Central Kentucky Head Start
- North Middle School
- North Hardin Classical



HIGHWAYS

Highways within Minutes

- Highway 31W
- Highway 313
- Highway 361
- Highway 60

