

For Lease

Freestanding Restaurant



1028 Bypass North
Lawrenceburg, Anderson County, KY, 40342

For More Information:

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For Sublease

Freestanding Restaurant

Executive Summary



Property Details

Building Size	NEGOTIABLE
Lease Rate	
Lot Size	1.32 Acres
Year Built	2017
Zoning	B-3, Highway Service District

Location Map



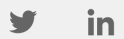
Demographics

	1 Mile	3 Miles	5 Miles
Total Households:	1,343	6,012	7,603
Total Population:	3,229	15,308	19,456
Average HH Income:	\$56,599	\$64,351	\$66,315
Median HH Income:	\$50,975	\$52,845	\$55,078



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Location Maps



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Additional Photos



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Complete Highlights

PROPERTY HIGHLIGHTS

- Available for immediate occupancy
- Located in front of Walmart adjacent to Burger King, Murphy USA and Little Caesars
- +/-3,886 SF freestanding restaurant situated on +/-1.32 AC
- All kitchen equipment, walk-in cooler, freezer and dining room package in place
- 54 parking spaces
- Existing lease expires 4/20/32
- Built in 2017
- Pole sign available
- Traffic count of +/-19,762 ('16) on Bypass near the site
- Area retailers include Rite Aid, Save-a-Lot, O'Reilly's, Papa Johns, Taco Bell, Huddle House and more
- Rental Rate: Negotiable



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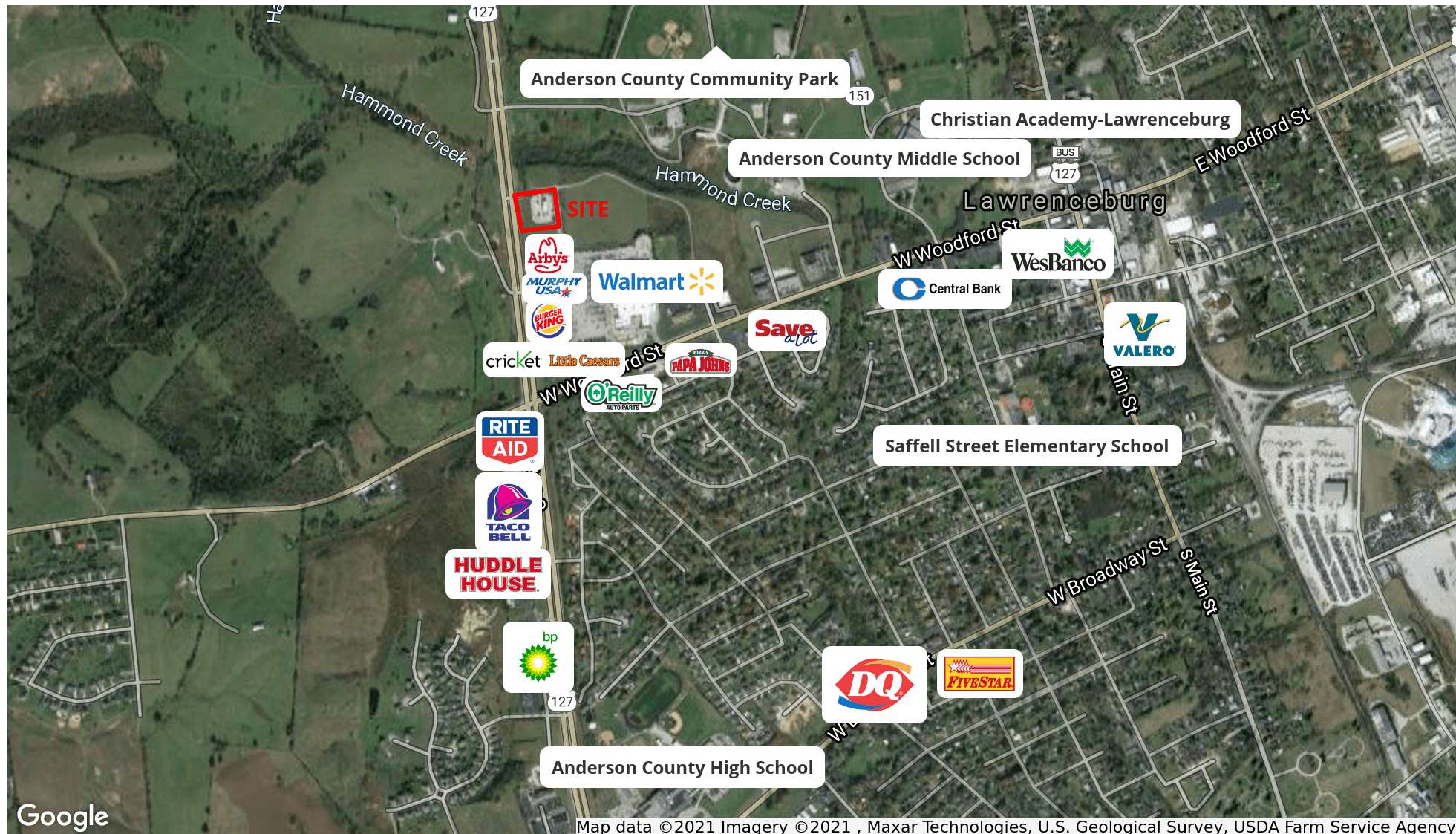
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Retailer Map



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Site Plan



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Floor Plans



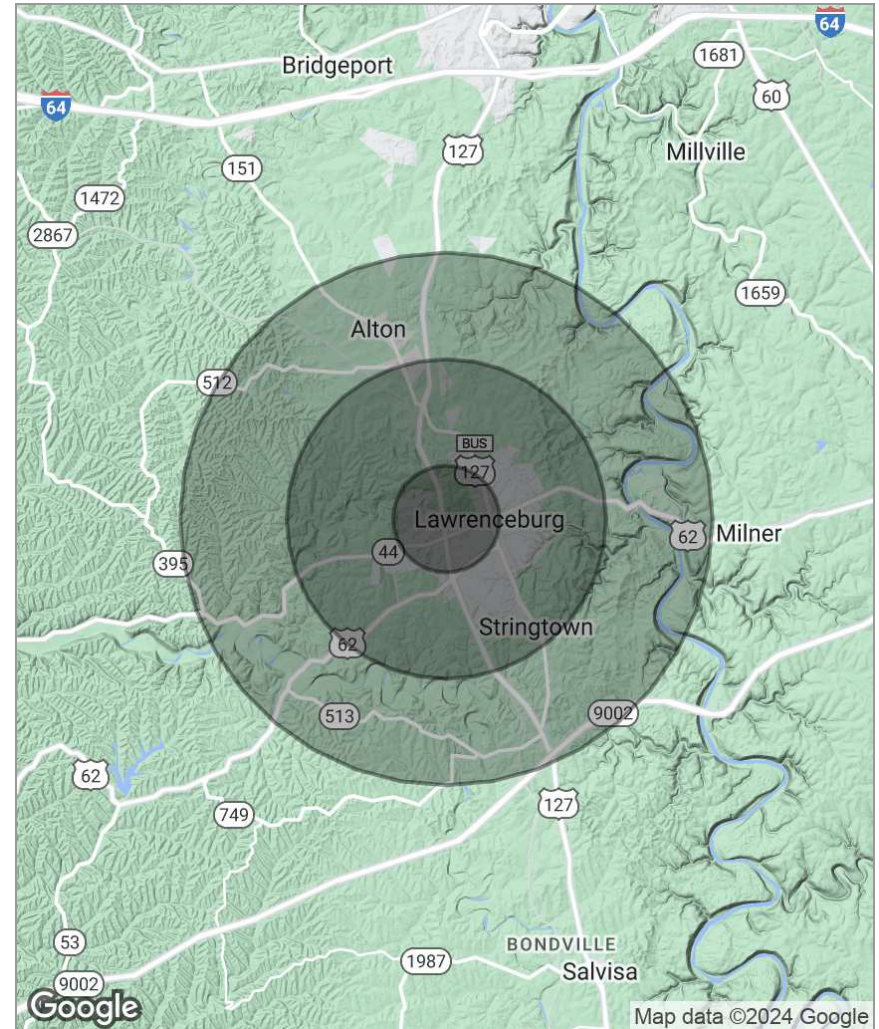
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Freestanding Restaurant

Demographics Map

Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	3,229	15,308	19,456
MEDIAN AGE	40.3	38.0	38.2
MEDIAN AGE (MALE)	39.5	37.2	37.5
MEDIAN AGE (FEMALE)	41.6	39.4	39.6

Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,343	6,012	7,603
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$56,599	\$64,351	\$66,315
AVERAGE HOUSE VALUE	\$140,484	\$150,071	\$168,617



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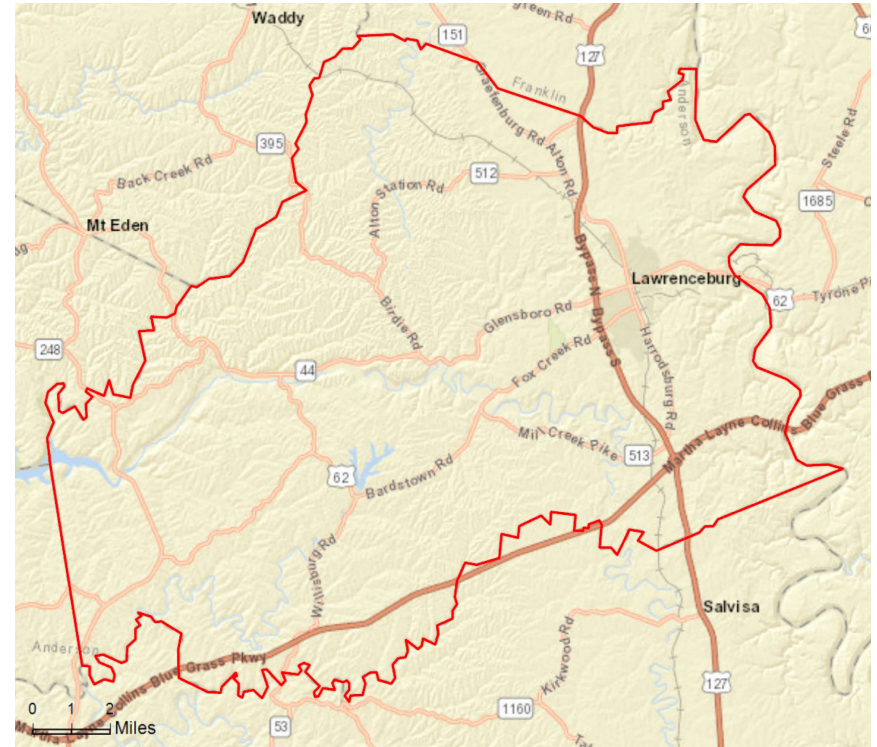
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Demographics Map

Anderson County Summary

TOTAL POPULATION	23,041
TOTAL HOUSEHOLDS	8,980
AVERAGE HH INCOME	\$66,759
MEDIAN HH INCOME	\$53,169
PER CAPITA INCOME	\$26,024



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