

Retail For Lease

# Freestanding Restaurant



## 136 North Keeneland Drive

Richmond, Madison County, KY, 40475

For More Information:

**Paul Ray Smith, Jr, Executive Vice President**

+1 859.422.4401 • [prsmith@naiisaac.com](mailto:prsmith@naiisaac.com)

**Zach Smith, Senior Associate**

+1 859.422.4406 • [zachsmith@naiisaac.com](mailto:zachsmith@naiisaac.com)



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## Executive Summary



### Property Details

**Available SF**

**Lease Rate**

\$6,500/MTH NNN

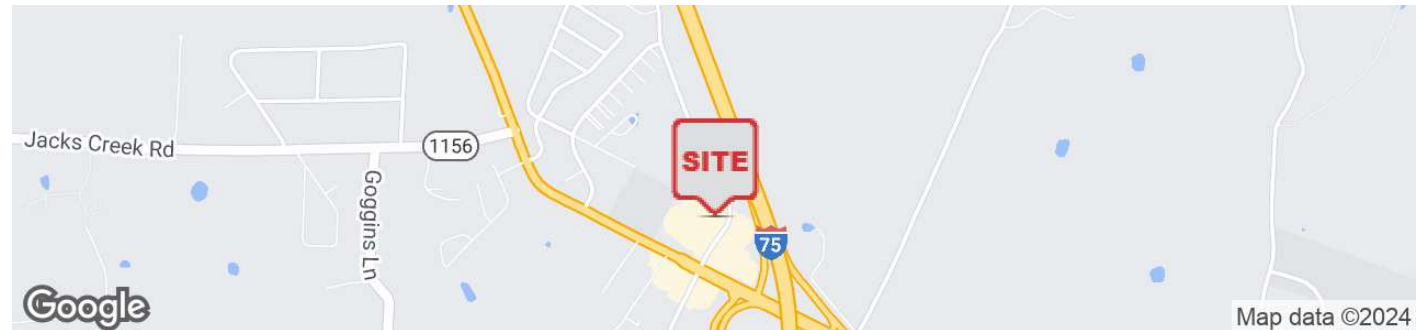
**Lot Size**

1.2 Acres

**Zoning**

B-3, Highway Business

### Location Map



### Demographics

Total Households:

Total Population:

Average HH Income:

Median HH Income:

1 Mile

1,550

3,360

\$45,518

\$33,828

5 Miles

18,073

46,749

\$61,958

\$46,546

10 Miles

25,451

66,084

\$69,070

\$52,287



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## Complete Highlights

### PROPERTY HIGHLIGHTS

- +/-1.2 AC lot zoned B-3 for lease or ground lease
- +/-6,000 SF freestanding former restaurant with drive-thru to re-use or demo
- +/-70 on-site parking spaces
- High rise signage available for I-75 visibility
- Great location just off I-75 at Exit 90 in Richmond
- Nearby retailers include Days Inn, Dairy Queen, Wendy's, Waffle House, Super 8, McDonald's, Pizza Hut, Hardees, Taco Bell and more
- Average daily traffic counts of +/-63,250 VPD on I-75 and +/-8,948 VPD on Lexington Road
- Zoned B-3, Highway Business
- Starting Rental Rate: \$6,500 per month NNN



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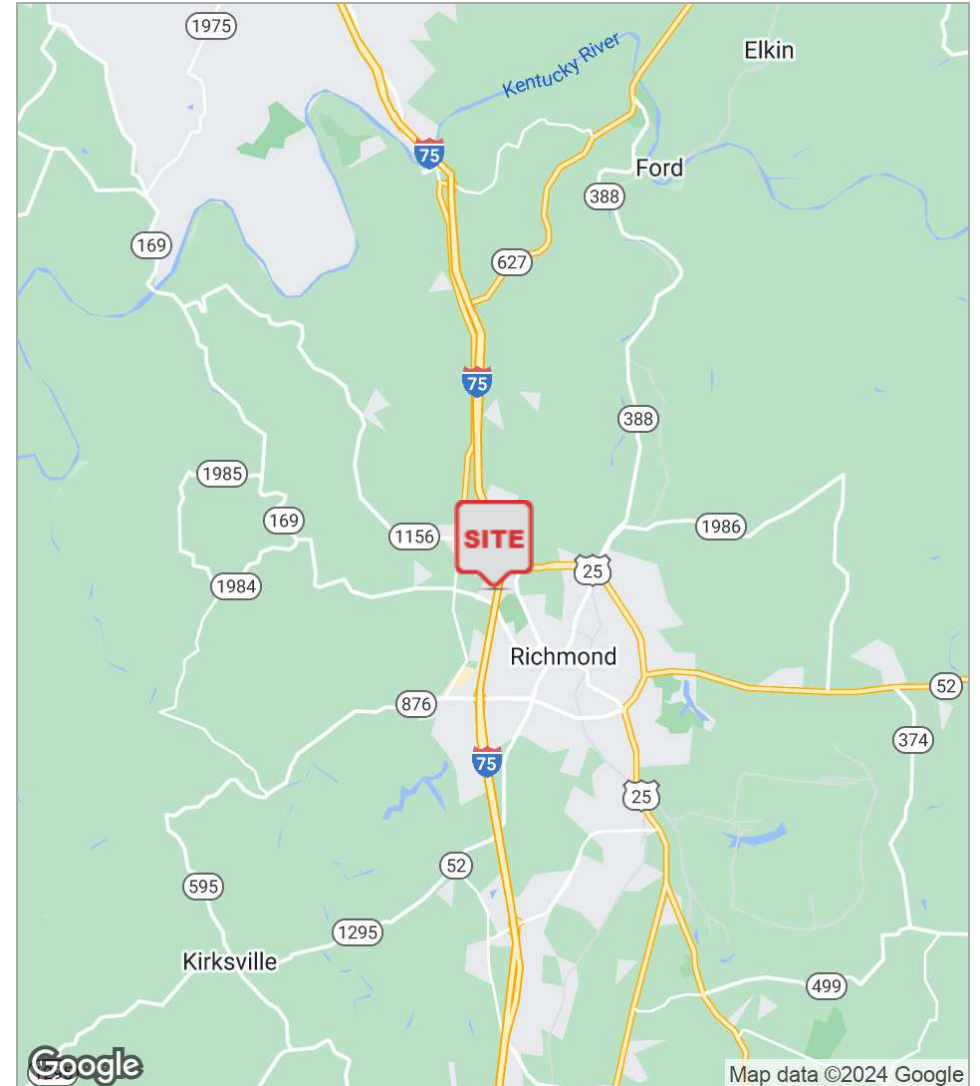
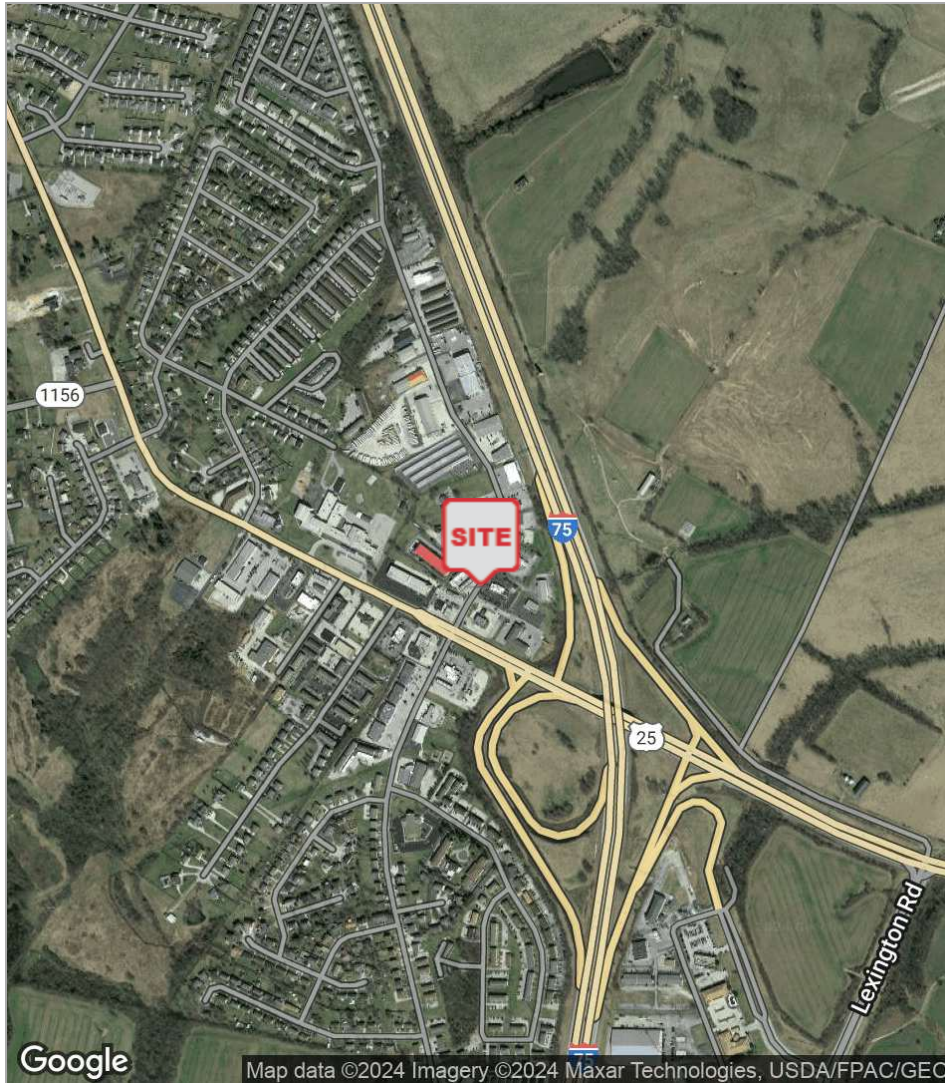
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## Location Maps



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## Additional Photos



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## Retail Map



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## Retail Map



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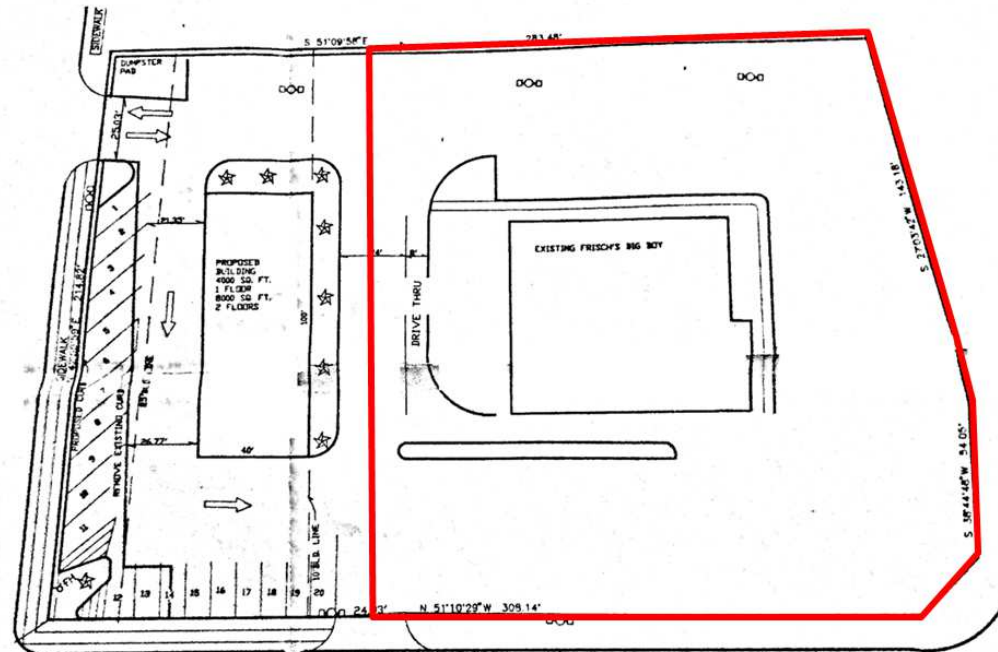
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## Site Plan



\* All site boundaries are approximate and will be subject to final survey

DRAWING OF THE PROPERTY  
OF ROYCE PULLIAM.  
PROPOSED LAYOUT  
OF ADDITIONAL BUILDING



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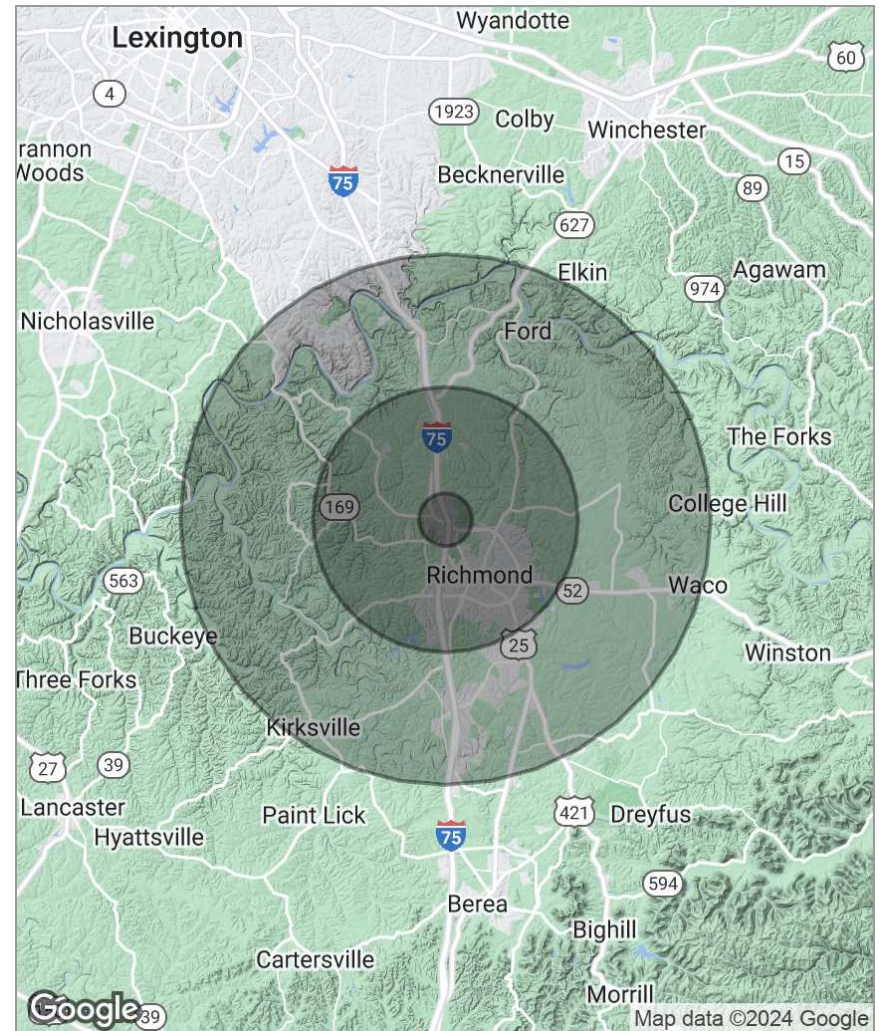


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## Demographics Map

Population	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	3,360	46,749	66,084
MEDIAN AGE	30.6	32.1	34.1
MEDIAN AGE (MALE)	28.8	31.5	33.6
MEDIAN AGE (FEMALE)	32.5	32.7	34.7
Households & Income	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	1,550	18,073	25,451
# OF PERSONS PER HH	2.2	2.6	2.6
AVERAGE HH INCOME	\$45,518	\$61,958	\$69,070
AVERAGE HOUSE VALUE	\$174,911	\$145,750	\$153,250
Race	1 Mile	5 Miles	10 Miles
% WHITE	56.5%	91.3%	92.9%
% BLACK	4.0%	4.7%	3.7%
% ASIAN	0.3%	1.0%	1.1%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.2%	0.2%	0.2%
% OTHER	0.9%	2.1%	1.8%
Ethnicity	1 Mile	5 Miles	10 Miles
% HISPANIC	0.9%	3.4%	3.0%



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