

For Sale - NEW PRICE

US 27 Retail Land

Up to 6.15 Acres



Nicholasville US 27 Land

3060 Lexington Road
Nicholasville, Kentucky 40356

Property Highlights

- NEW PRICE!
- Lots available up to 6.15 AC
- Average daily traffic count of +/-35,907 VPD
- Front row land on US 27 with over 830' of US 27 frontage
- Access from US 27 via the new Zoe Road and Park Central and additional right-in-right-out proposed direct to property
- Close proximity to Kohl's, Sam's Club, Starbucks, and more
- Zoned B-2
- Zoned I-1 lots also available by same owner
- Owner is a licensed real estate agent in KY
- Sale Price: \$1,750,000

DEMOGRAPHICS

Stats	Population	Avg. HH Income
3 Miles	23,412	\$101,444
5 Miles	116,990	\$89,582
10 Miles	332,389	\$83,690

For more information

Jamie Adams, CCIM, Vice President

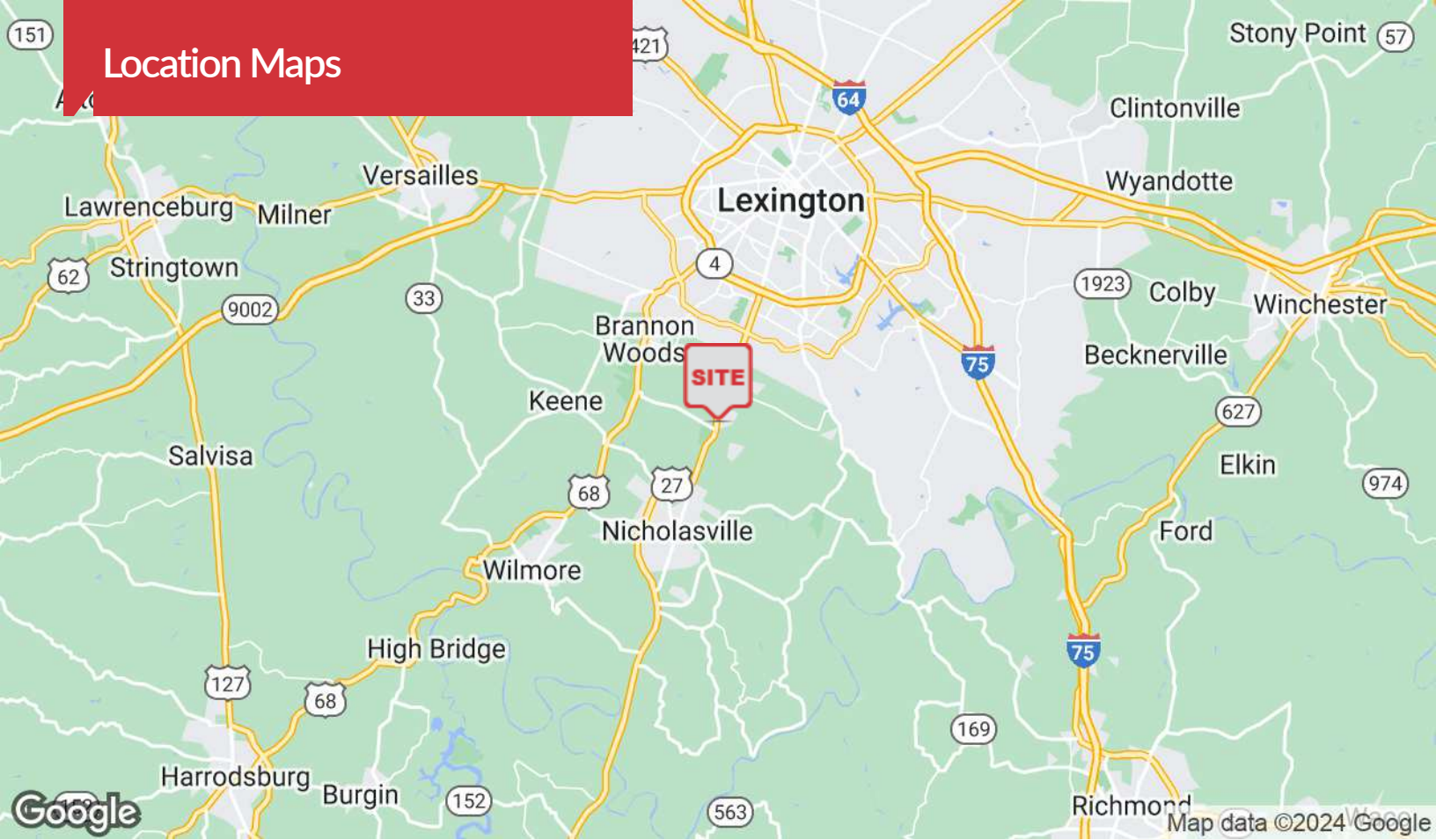
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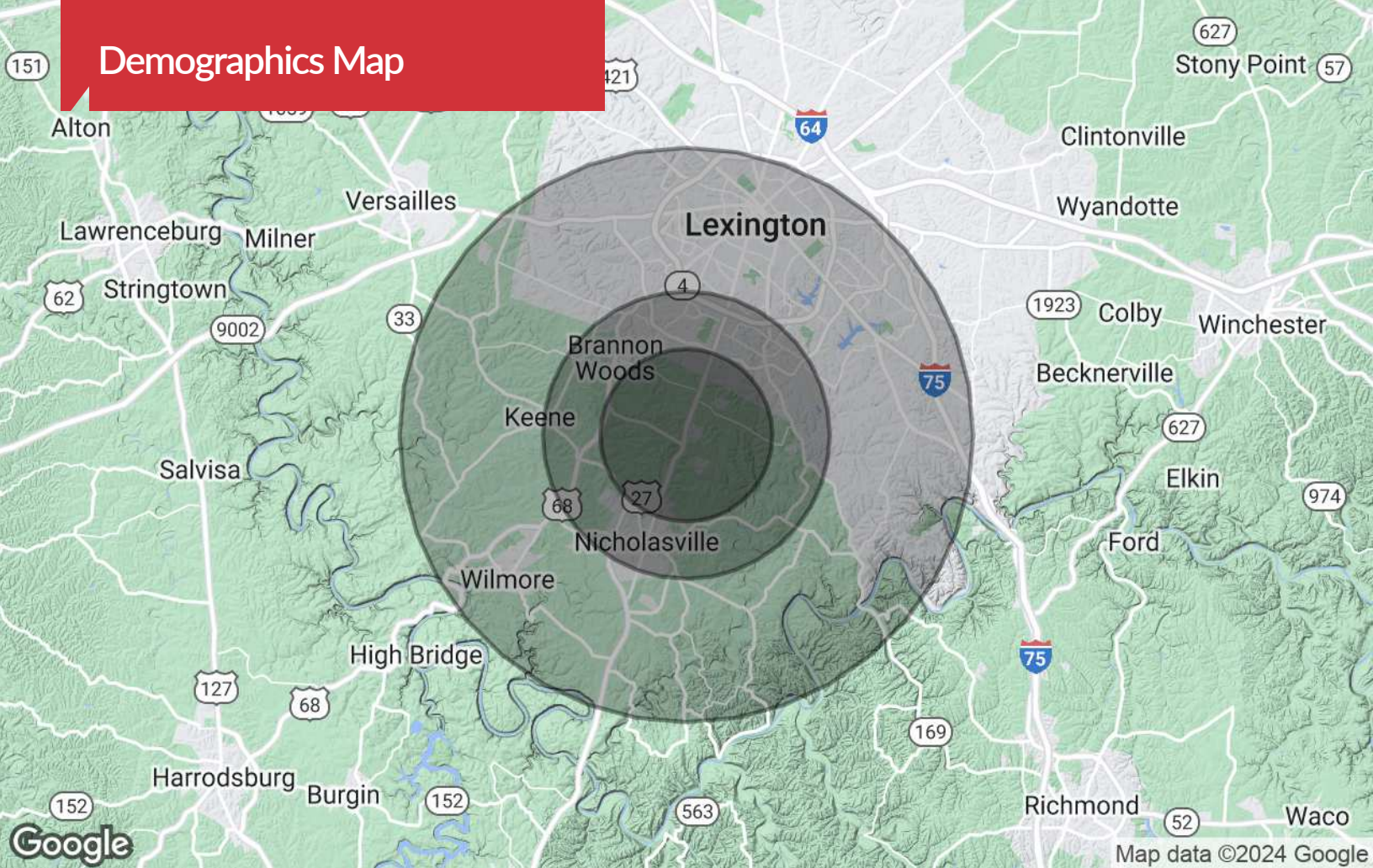
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Aerial Photographs





Demographics Map



Population

	3 Miles	5 Miles	10 Miles
TOTAL POPULATION	23,412	116,990	332,389
MEDIAN AGE	34.7	35.1	34.9
MEDIAN AGE (MALE)	33.7	33.7	33.8
MEDIAN AGE (FEMALE)	35.6	36.4	36.2

Households & Income

	3 Miles	5 Miles	10 Miles
TOTAL HOUSEHOLDS	8,789	47,544	136,240
# OF PERSONS PER HH	2.7	2.5	2.4
AVERAGE HH INCOME	\$101,444	\$89,582	\$83,690
AVERAGE HOUSE VALUE	\$237,298	\$217,154	\$241,184

* Demographic data derived from 2020 ACS - US Census