



For Sale

Land

2.96 Acres | \$485,000

# Redevelopment Opportunity

417 Ellen Street  
London, Kentucky 40741

## Property Highlights

- +/-2.96 acres redevelopment opportunity
- Located just off 4th Street in London
- London is located 90 miles South of Lexington, Kentucky and 70 miles north of Knoxville, Tennessee
- Building One: +/-3,920 SF office building
- Building Two: +/-6,920 SF metal warehouse building
- Building Three: +/-2,800 SF metal warehouse building
- Level road grade with partial blacktop lot and partial fenced lot
- All utilities on site (sewer, electric, gas and public water)
- Zoned C-2
- Sale Price: \$485,000

## OFFERING SUMMARY

Sale Price	\$485,000
Lot Size	2.96 Acres

## DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	1,812	\$38,069
5 Miles	25,212	\$50,388
10 Miles	53,011	\$50,331

For more information

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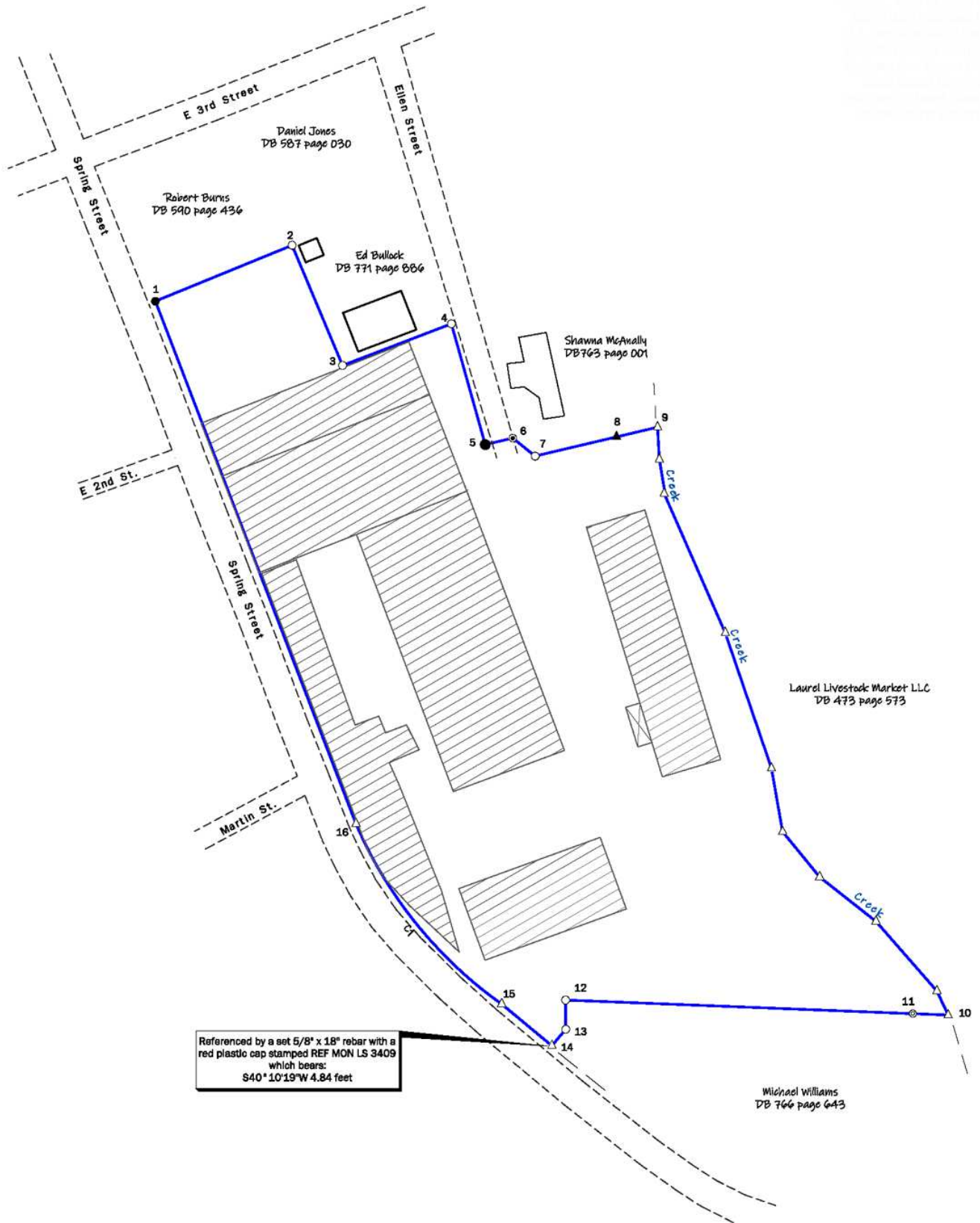


## Additional Photos

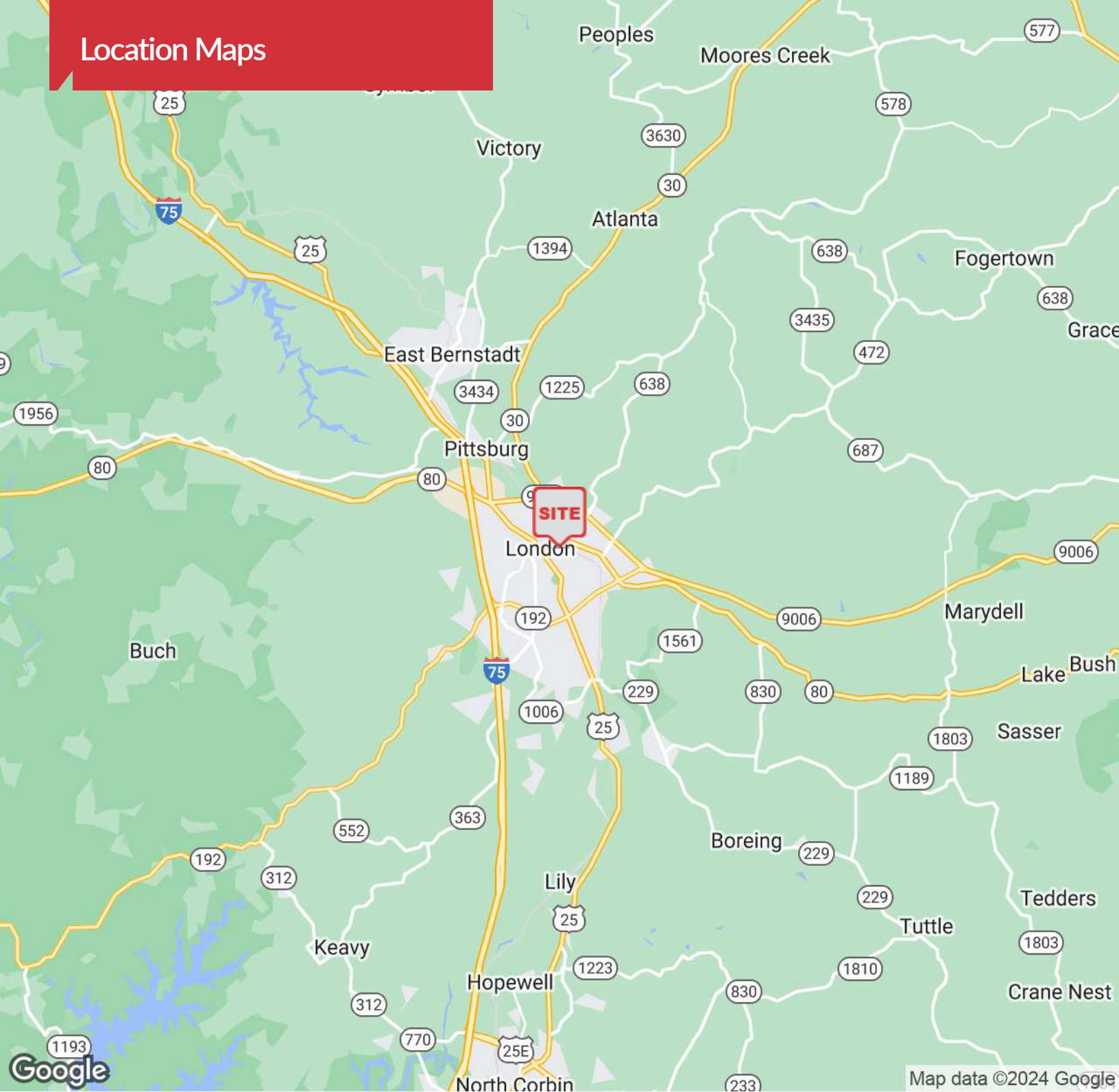


## Additional Photos





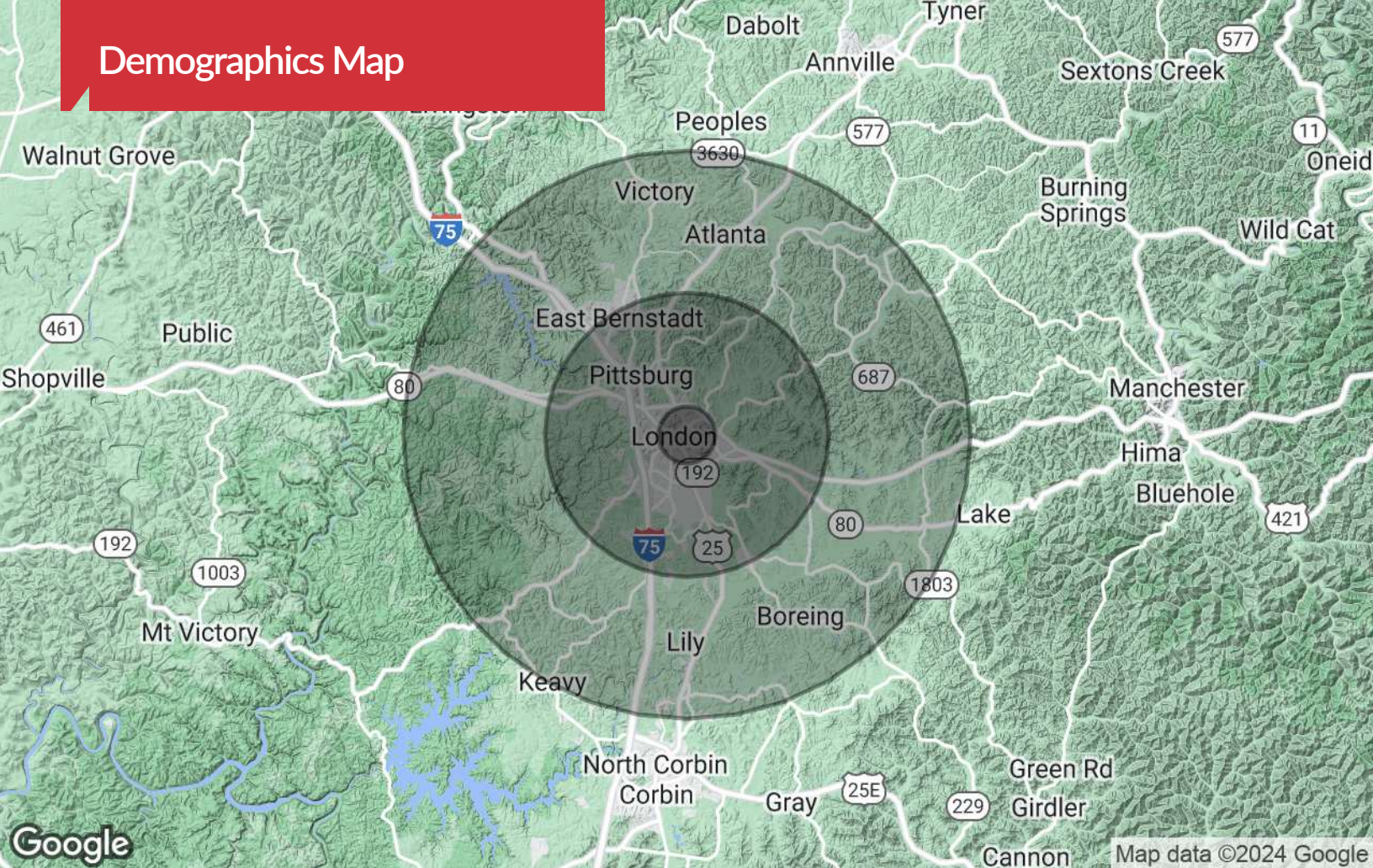
## Location Maps



### Location Description

The city of London is located 90 miles South of Lexington, Kentucky and 70 miles north of Knoxville, Tennessee. London's southern location is just minutes from Interstate 75, the major North-South corridor in the Eastern United States. This interstate brings prosperity, enterprise, industry and resources to Laurel County, which lines its route. London also benefits from the Daniel Boone Parkway which provides access to Eastern Kentucky.

# Demographics Map



## Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	1,812	25,212	53,011
MEDIAN AGE	38.5	39.5	38.1
MEDIAN AGE (MALE)	36.2	37.9	36.8
MEDIAN AGE (FEMALE)	42.6	41.9	39.3

## Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	724	9,879	19,887
# OF PERSONS PER HH	2.5	2.6	2.7
AVERAGE HH INCOME	\$38,069	\$50,388	\$50,331
AVERAGE HOUSE VALUE	\$114,109	\$135,447	\$132,244

## Race

	1 Mile	5 Miles	10 Miles
% WHITE	98.6%	97.3%	97.7%
% BLACK	1.3%	0.9%	0.9%
% ASIAN	0.1%	0.8%	0.6%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.2%
% OTHER	0.0%	1.0%	0.6%

## Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	1.4%	1.8%	1.4%

\* Demographic data derived from 2021 STDB