

For Sale

Mobile Home Park

9.872 Acres | 40 Pads

Gumpton Mobile Home
Community
40 Pads / \pm 9.872 AC

Industrial Lots
Available

FUTURE DEVELOPMENT
Zoned B-2 Lots
Available

Zoe Rd

Lexington Road (US 27)

Stokley's
MARINE
Established 1972

Gumpton Mobile Home Community

3030 Lexington Road
Nicholasville, Kentucky 40356

Property Highlights

- Historically high occupancy and well-maintained mobile home community
- Located on US 27 between Lexington and Nicholasville, directly in the path of future development
- City water and sewer
- Adjacent to new industrial and retail development
- Close proximity to Kohl's, Sam's Club and Starbucks
- Approximately 3 miles from Fayette Mall, Kentucky's largest mall and less than 2 miles from Brannon Crossing (anchored by Kroger, Hobby Lobby & Marshall's) with green space
- Sale Price: \$1,750,000

Property Description

NAI Isaac is pleased to present a great investment opportunity to purchase a 40 pad mobile home community situated on \pm 9.872 acres. The property is located just off Lexington Road (US 27) in Nicholasville. Positioned in the heart of Kentucky's Bluegrass region, on the outskirts of Lexington, Nicholasville gained more new residents last year than any other city in Kentucky. The area is known for

OFFERING SUMMARY

Sale Price	\$1,750,000
Lot Size	9.87 Acres
# of Pads	40

DEMOGRAPHICS

Stats	Population	Avg. HH Income
3 Miles	22,889	\$99,981
5 Miles	117,133	\$89,721
10 Miles	331,516	\$83,929

For more information

Jamie Adams, CCIM, Vice President

O: 859 422 4413 | C: 859 396 5468
jadams@naiisaac.com

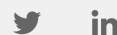
J.L. Cannady, CCIM, Vice President

O: 859 422 4410 | C: 270 945 2029
jlcannady@naiisaac.com



Commercial Real Estate Services, Worldwide.

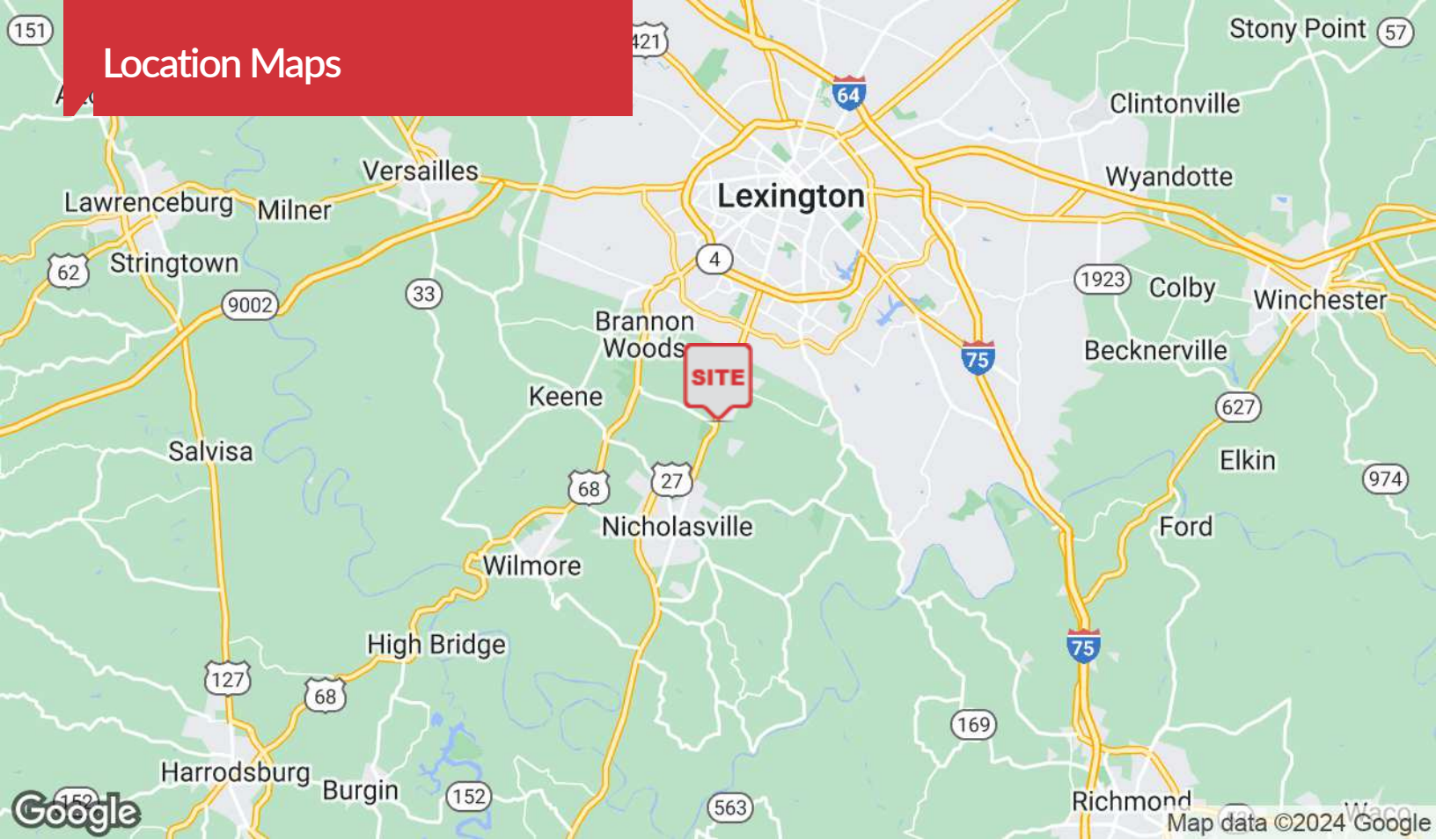
771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel
naiisaac.com



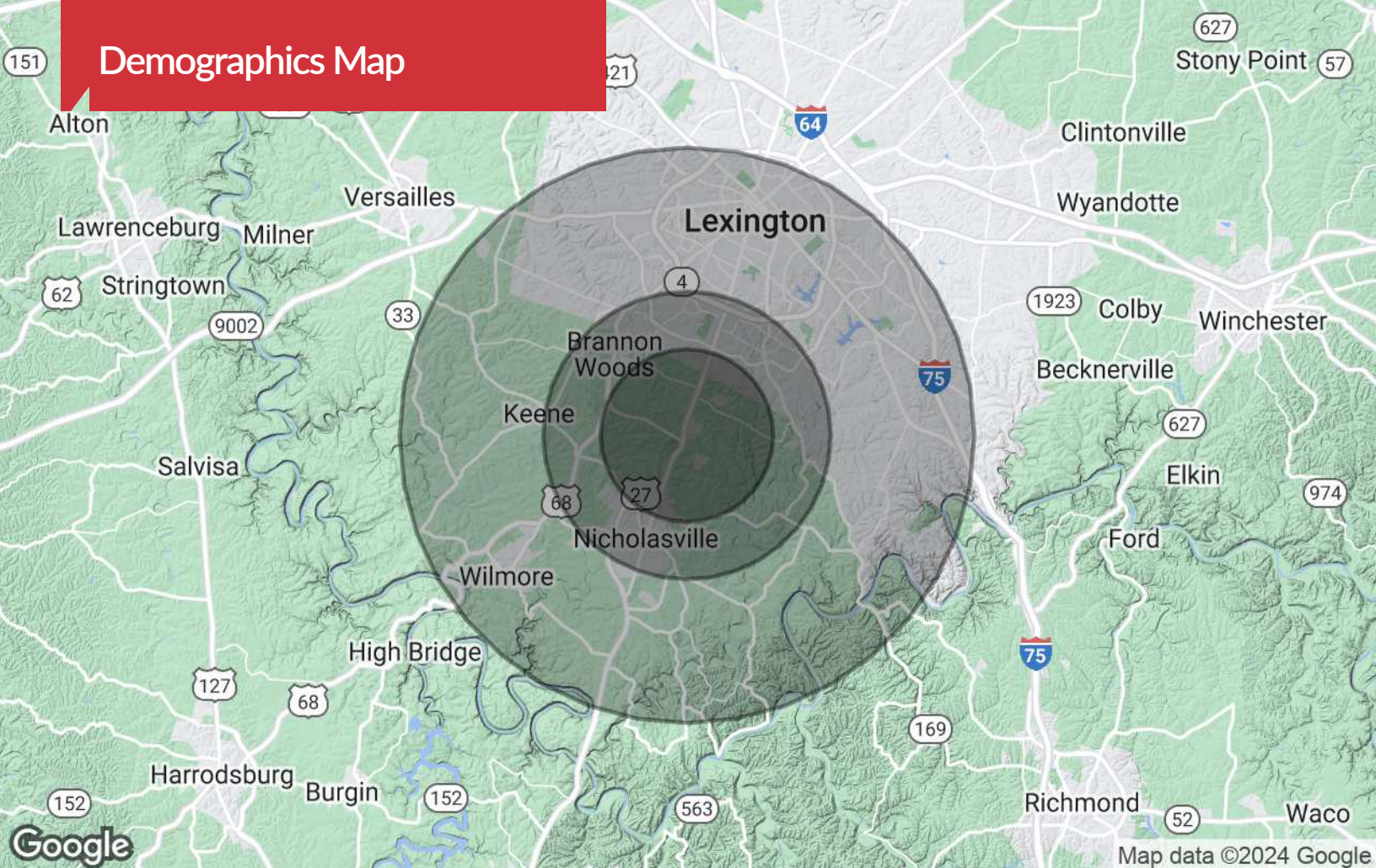
Additional Photos



Location Maps



Demographics Map



Population

	3 Miles	5 Miles	10 Miles
TOTAL POPULATION	22,889	117,133	331,516
MEDIAN AGE	34.8	35.0	34.8
MEDIAN AGE (MALE)	33.7	33.5	33.7
MEDIAN AGE (FEMALE)	35.6	36.2	36.1

Households & Income

	3 Miles	5 Miles	10 Miles
TOTAL HOUSEHOLDS	8,695	48,004	136,966
# OF PERSONS PER HH	2.7	2.5	2.4
AVERAGE HH INCOME	\$99,981	\$89,721	\$83,929
AVERAGE HOUSE VALUE	\$239,735	\$216,385	\$241,371

* Demographic data derived from 2020 ACS - US Census