



Endcap W/ Drive-Thru - New Shell Station

100 Peggy Flats Road
Berea, Kentucky 40403

Property Highlights

- New Shell Station at I-75 Exit 77
- +/-2,000 SF endcap space with drive-thru available; 40' of frontage; Shares restrooms with Shell
- Area retailers include Tractor Supply, Dollar General, Quality Inn, Motel 6 and more
- The Kentucky Artisan Center is in close proximity welcoming over 4 million people to date with visitors increasing each year
- The Berea Industrial Park, located across I-75, employs +/-3,500 people with 200 more jobs coming 2021; AppHarvest has began construction on their 15 acre farm for a high-tech controlled environment for growing leafy greens to be distributed to US grocers and restaurants
- Berea is the fastest growing city in the Bluegrass Region and the second fastest in Kentucky
- +/-53,074 (119) VPD on I-75 at Exit 77

Demographics	3 Miles	5 Miles	10 Miles
Total Households	5,347	8,854	20,620
Total Population	14,503	23,746	56,811
Average HH Income	\$62,878	\$65,853	\$70,994

Available	Rate	Size
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For More Information

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For Sale

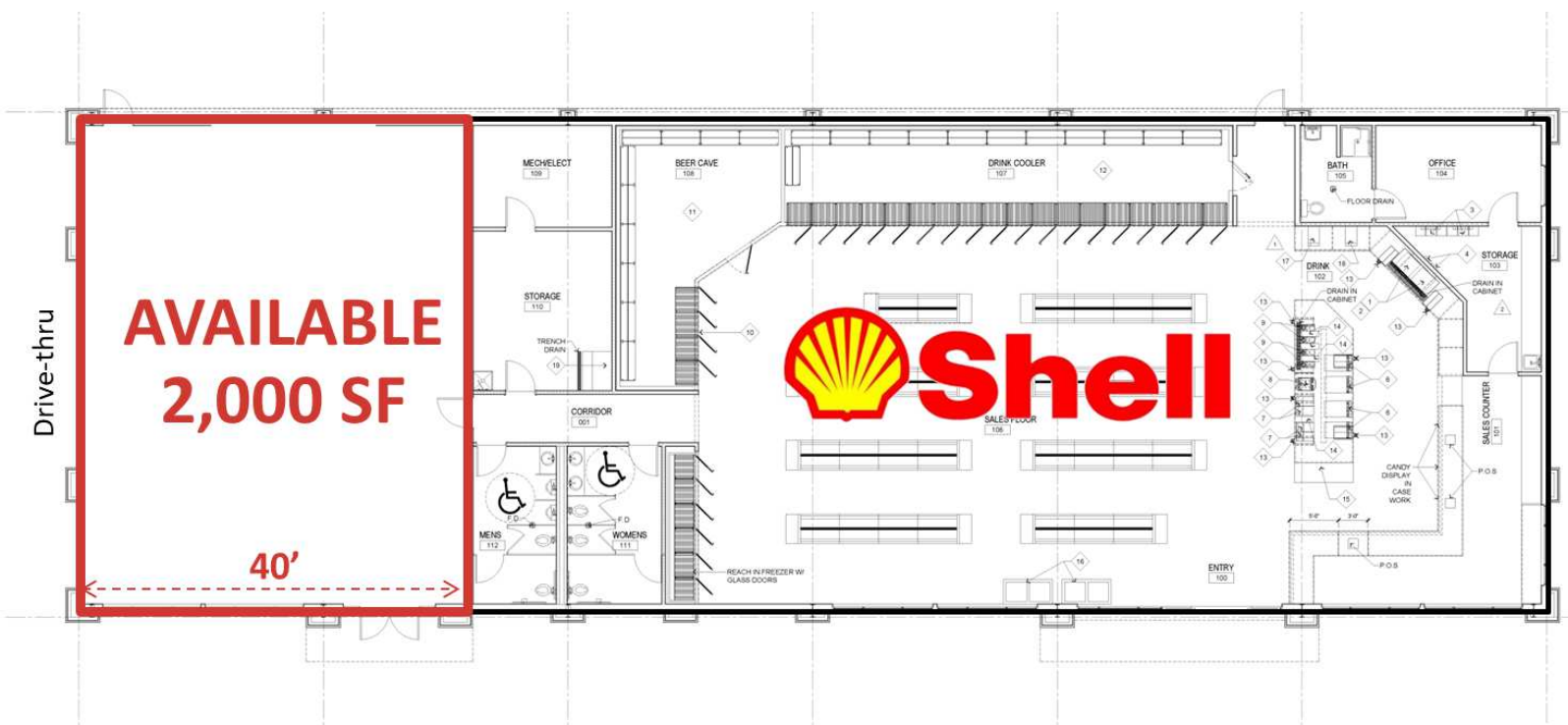
7,500 SF | Negotiable
Retail Space



For Sale

7,500 SF | Negotiable

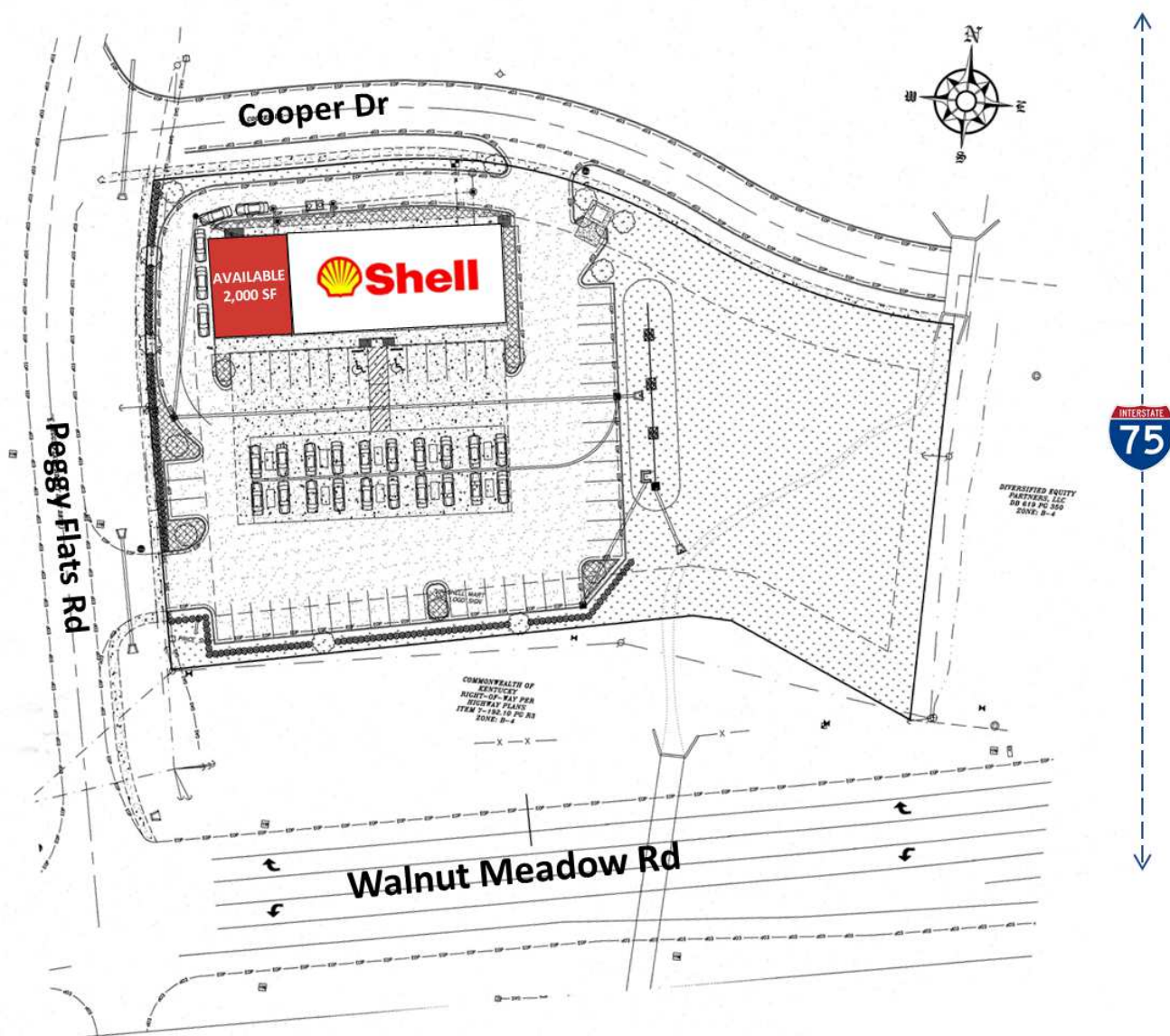
Endcap w/Drive-thru

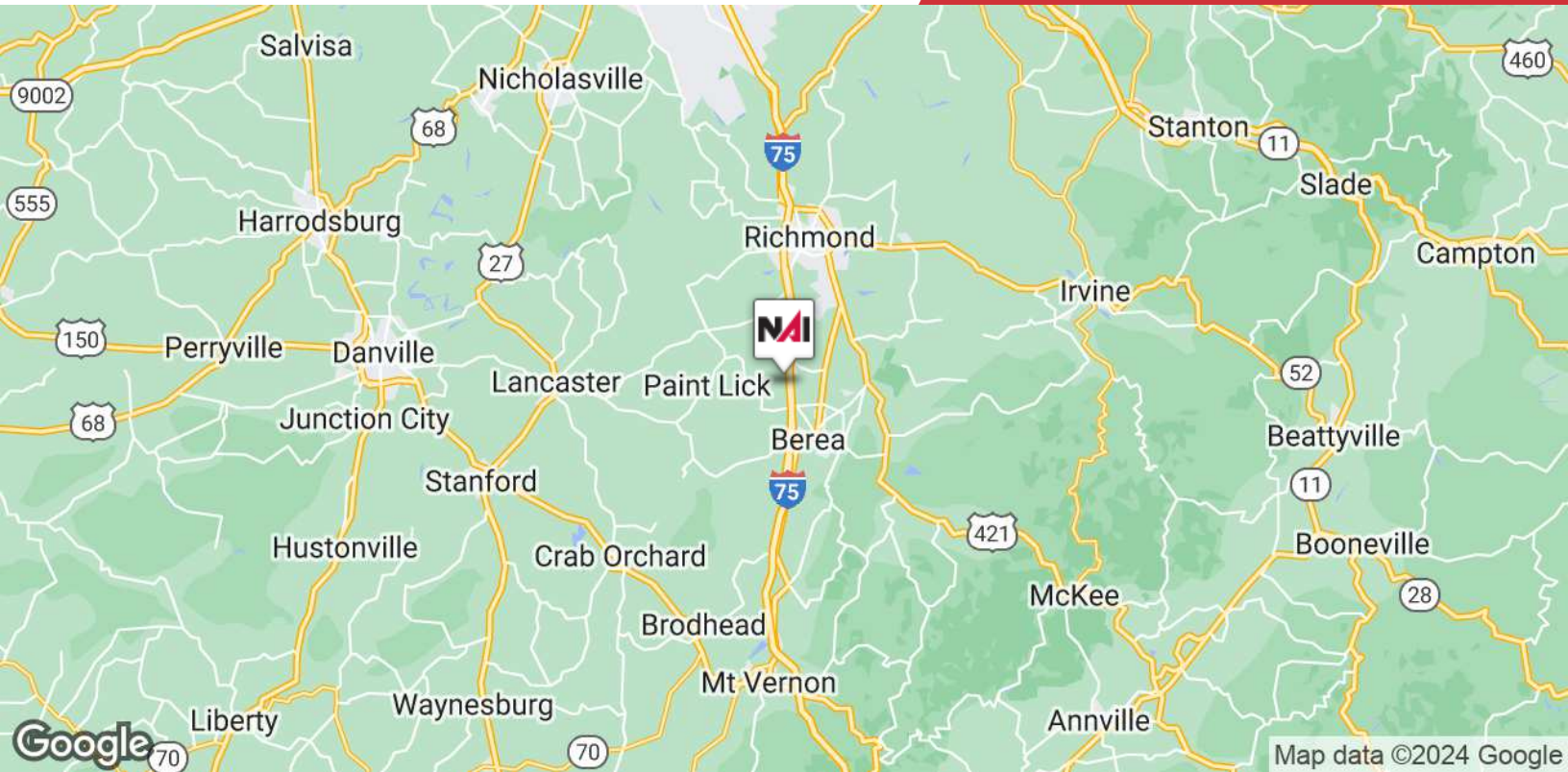


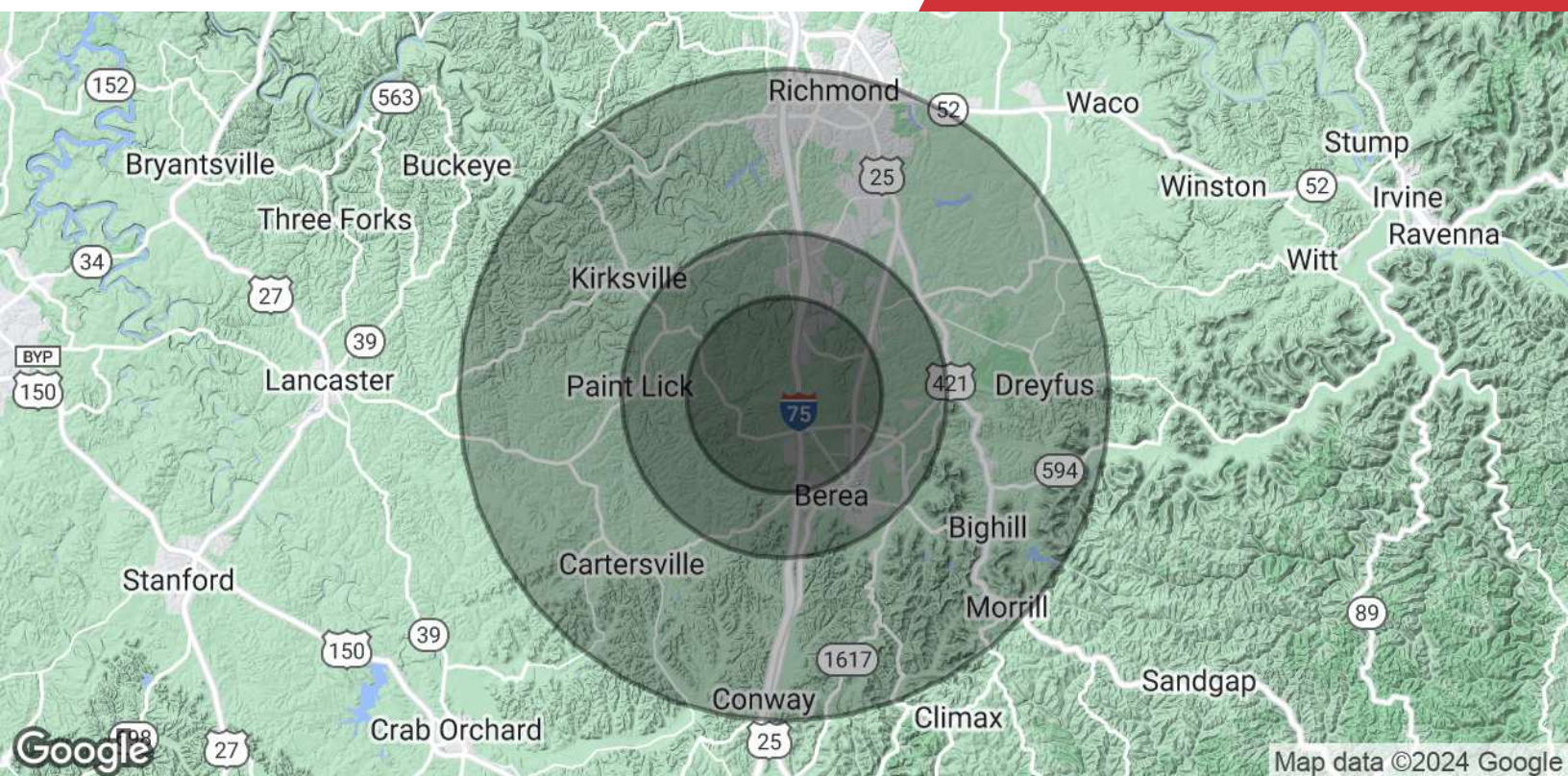
For Sale

7,500 SF | Negotiable

Endcap w/Drive-thru







	3 Miles	5 Miles	10 Miles
Population			
Total Population	14,503	23,746	56,811
Average age	33.3	31.8	32.7
Average age (Male)	30.9	30.9	32.1
Average age (Female)	35.4	32.5	32.9
Households & Income			
Total households	5,347	8,854	20,620
# of persons per HH	2.6	2.8	2.8
Average HH income	\$62,878	\$65,853	\$70,994
Average house value	\$180,275	\$171,801	\$149,549

* Demographic data derived from 2020 ACS - US Census