

For Sale-PRICE REDUCED

Retail Property

2,987 SF | \$1,600,000



Freestanding Restaurant

1446 & 1452 W Lexington Avenue
Winchester, Kentucky 40391

Property Highlights

- +/- 2,987 SF freestanding restaurant with drive-thru
- Situated on 1 acre of Zoned B-3 land and there is an additional 2 acres of Zoned R-5 land behind the building
- Walk-in cooler, freezer and restaurant equipment in place
- +/-78 seats
- 57 parking spaces
- Pole signage available
- Located near the intersection of Bypass Road and I-64 at Exit 94
- Area restaurant and retailers include Hardees, Bargain Hunt, Starbucks, Cook Out, McDonald's, Burger King, Applebee's and more
- Sale Price: \$2,000,000 reduced to \$1,600,000 (Zoned B-3 & R-5 parcels)

OFFERING SUMMARY

Sale Price	\$1,600,000 REDUCED
Lot Size	3 Acres
Building Size	2,987 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	7,349	\$58,399
3 Miles	25,493	\$67,266
5 Miles	30,600	\$69,130

For more information

Jim Kemper, Vice President

O: 859 422 4407 | C: 859 806 4407
jimkemper@naiisaac.com

Bruce R. Isaac, SIOR, CCIM, Senior Vice President

O: 859 422 4403 | C: 859 221 4438
bruceisaac@naiisaac.com



Commercial Real Estate Services, Worldwide.

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



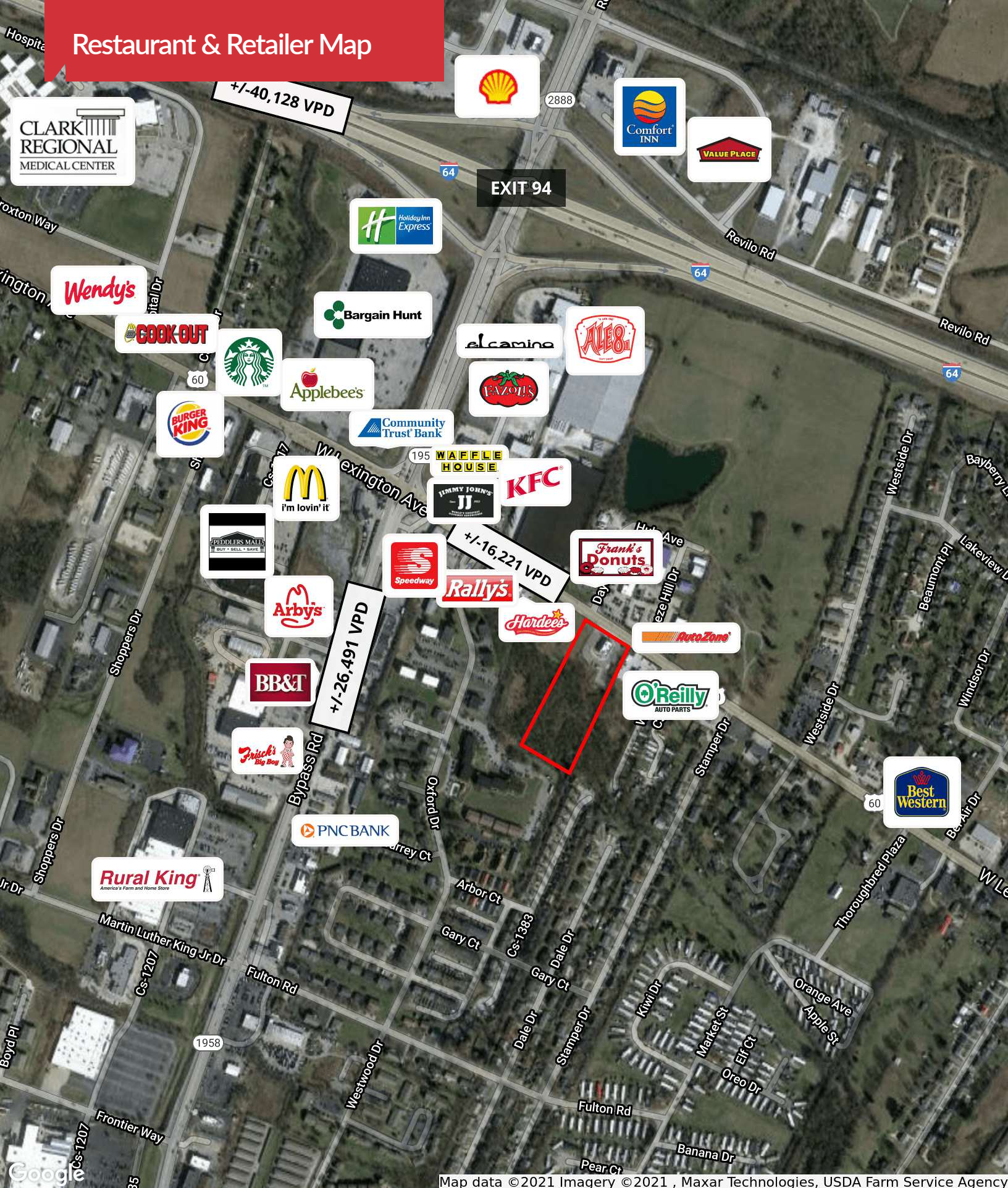
Additional Photos



Location Maps

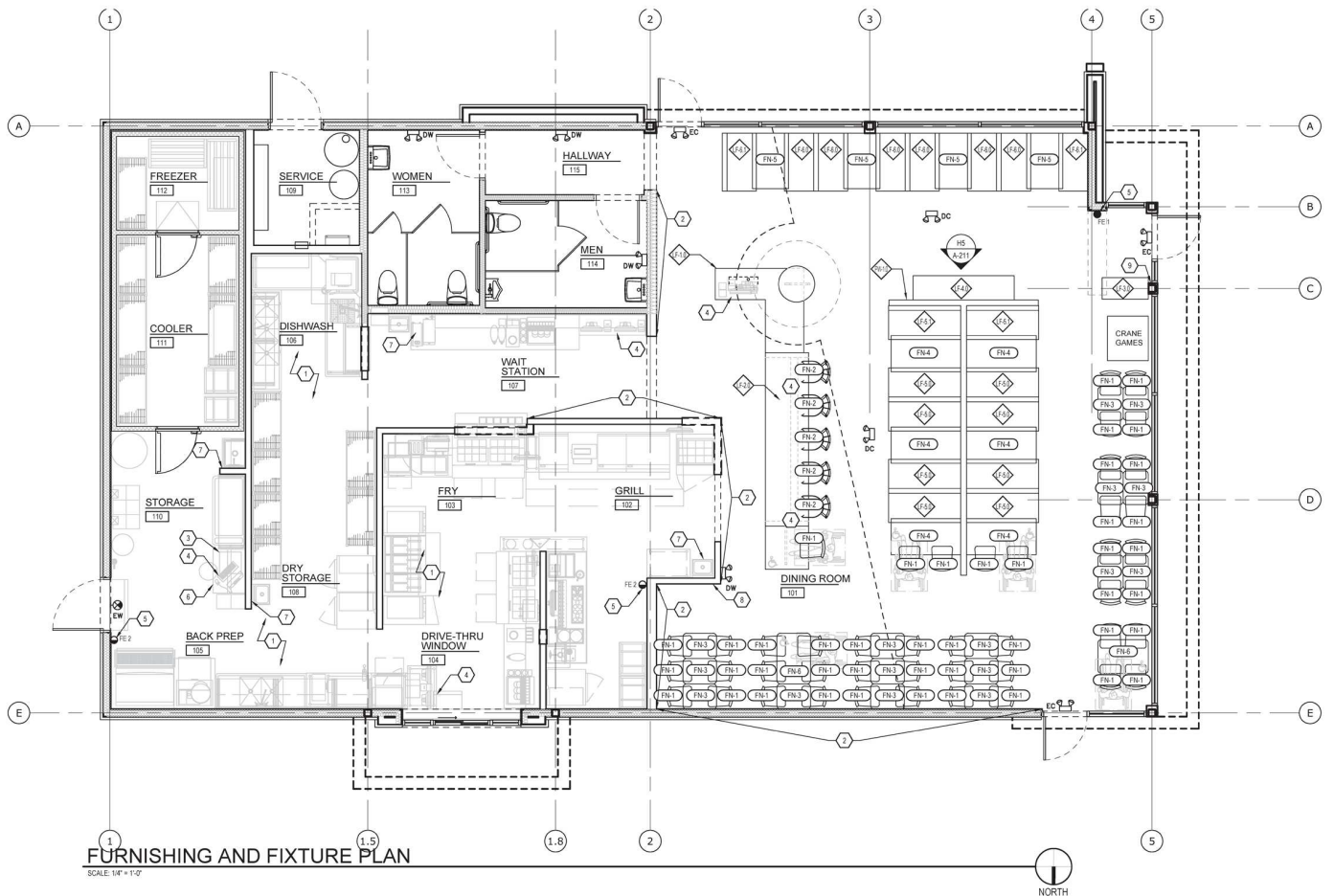
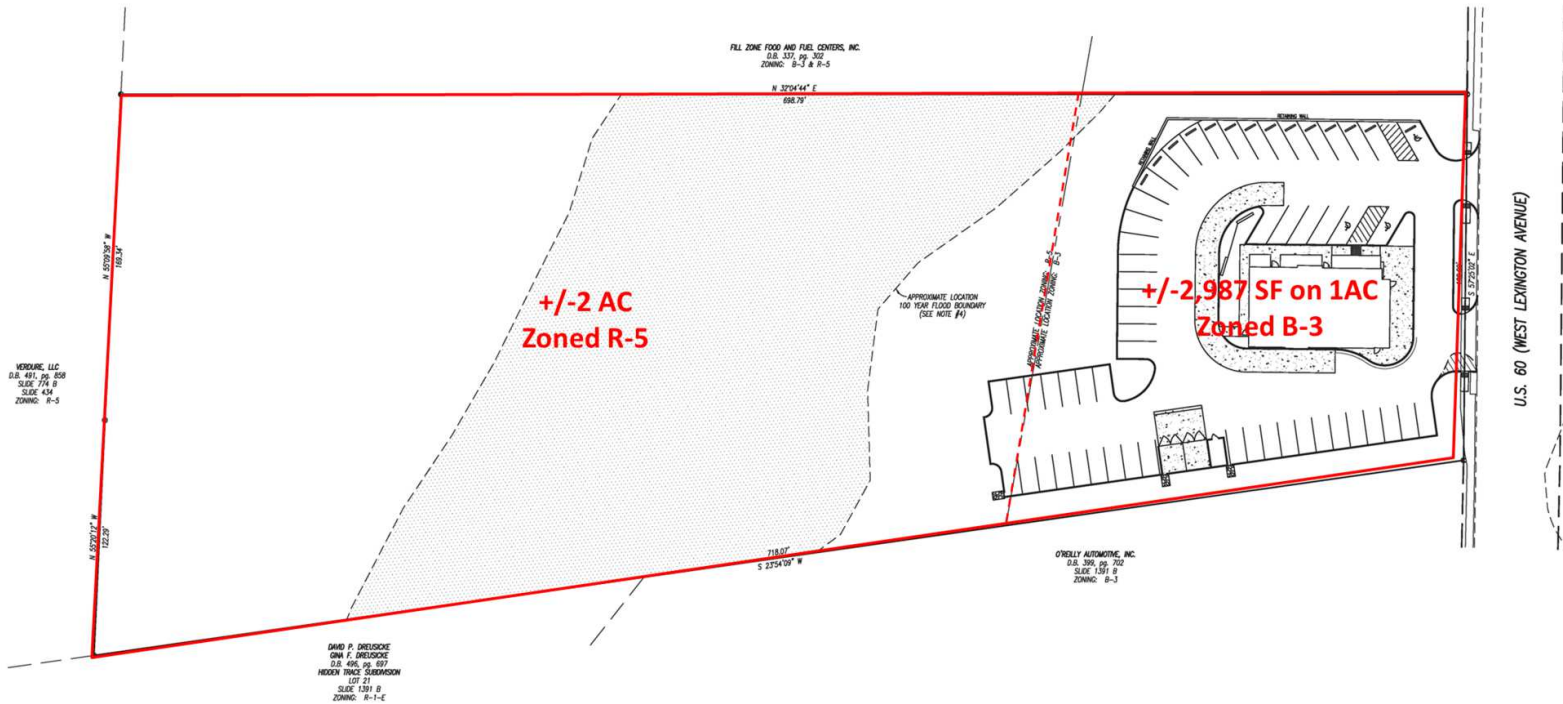


Restaurant & Retailer Map



Map data ©2021 Imagery ©2021 , Maxar Technologies, USDA Farm Service Agency

Site Plan & Floor Plan



Clark County

* Demographic data derived from STDB 2020

CLARK COUNTY SUMMARY

POPULATION

HOUSEHOLDS

AVERAGE HOUSEHOLD INCOME

PER CAPITA INCOME

2020

37,413

14,895

\$71,801

\$28,604

