

## +/-0.25 AC Retail Lot

191 E. Cumberland Gap Parkway  
Corbin, Kentucky 40701

### Property Highlights

- +/-0.25 AC retail lot
- Adjacent to O'Reilly Auto Parts
- Located just one mile from I-75 at the intersection of US Hwy 25 and East Cumberland Gap Parkway
- Situated in the center of retail activity for this section of the City of Corbin
- Traffic count of +/-26,148 VPD on Cumberland Gap Parkway and +/-42,673 VPD on I-75
- Area retailers include Walmart, Kroger and Lowes
- Area restaurants include McDonald's, Long John Silvers, Cracker Barrel, Huddle House, Arby's and more
- Corbin is 80 miles south of Lexington, Kentucky and 80 miles north of Knoxville, Tennessee
- Corbin is located at the convergence of Knox, Laurel and Whitley Counties

### Offering Summary

Sale Price:	\$100,000
Available SF:	
Lot Size:	0.25 Acres

### For More Information



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For Sale

0.25 Acres | \$100,000

Retail Lot



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For Sale

0.25 Acres | \$100,000

Retail Lot

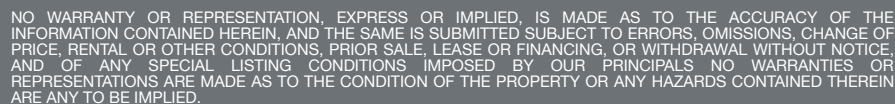


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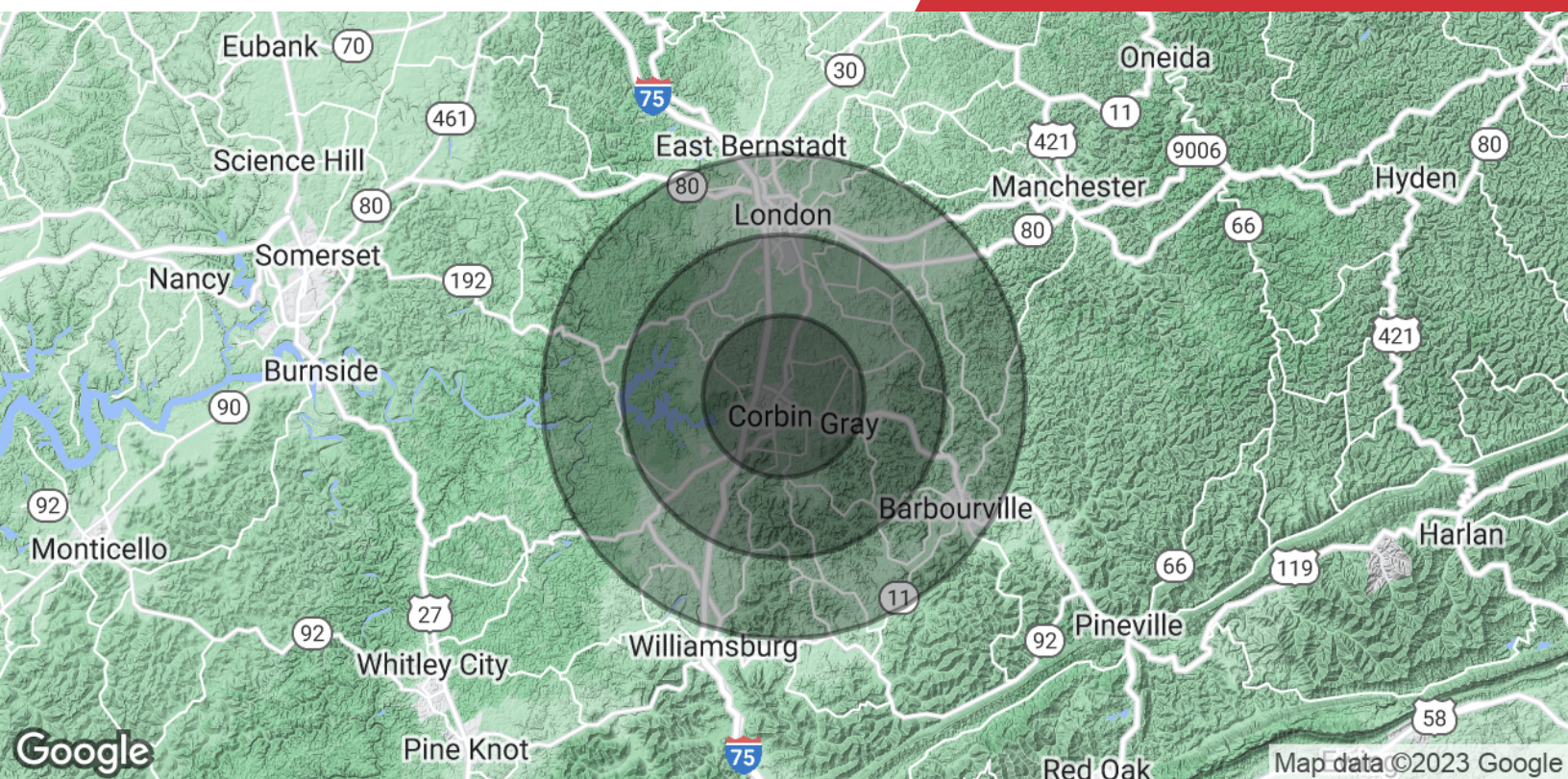
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## Population

	5 Miles	10 Miles	15 Miles
<b>Total Population</b>	28,080	59,937	101,270
<b>Average age</b>	37.7	38.8	38.5
<b>Average age (Male)</b>	36.0	37.3	36.9
<b>Average age (Female)</b>	39.6	40.3	40.4

## Households & Income

	5 Miles	10 Miles	15 Miles
<b>Total households</b>	11,211	23,747	39,920
<b># of persons per HH</b>	2.5	2.6	2.6
<b>Average HH income</b>	\$46,245	\$50,153	\$49,518
<b>Average house value</b>	\$110,023	\$116,303	\$120,522

\* Demographic data derived from 2020 STDB