

For Sale

# US 27 Retail Lot

1 Acre Corner Lot



## 1 AC Corner Lot on US 27

Lexington & Zoe Roads  
Nicholasville, Kentucky 40356

### Property Highlights

- Average daily traffic count of +/-35,907 VPD
- 1 AC front row lot US 27 frontage
- Access from US 27 via the new Zoe Road and Park Central and additional right-in-right-out proposed direct to property
- Close proximity to Kohl's, Sam's Club, Starbucks, and more
- Zoned B-2; Additional lots available
- Zoned I-1 lots also available by same owner
- Sale Price: \$450,000
- Owner is a licensed real estate agent in KY

### DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	364	\$102,657
5 Miles	102,193	\$71,479
10 Miles	340,636	\$64,538

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**

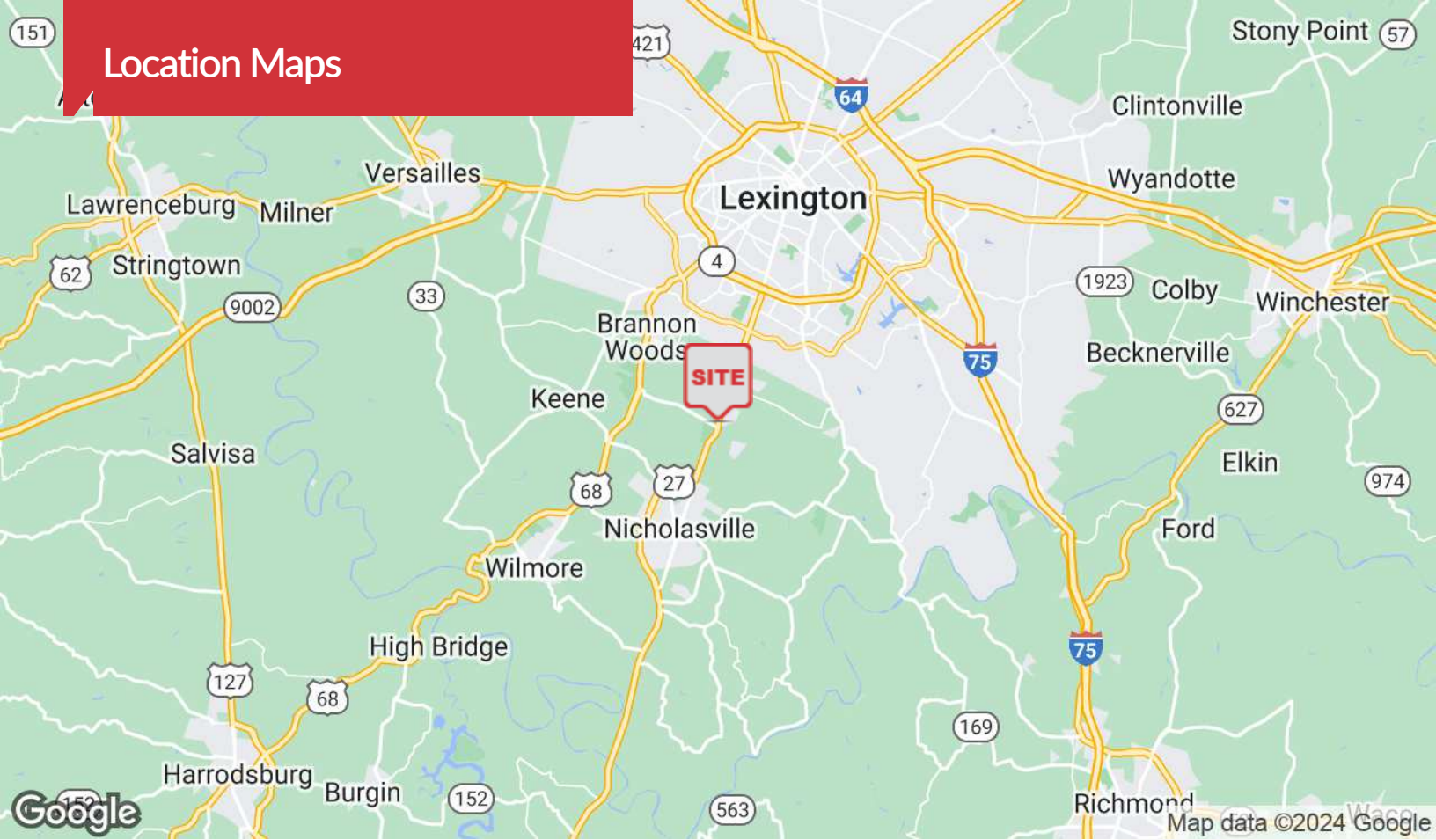
O: 859 422 4410 | C: 270 945 2029  
jlcannady@naiisaac.com



# Aerial Photographs

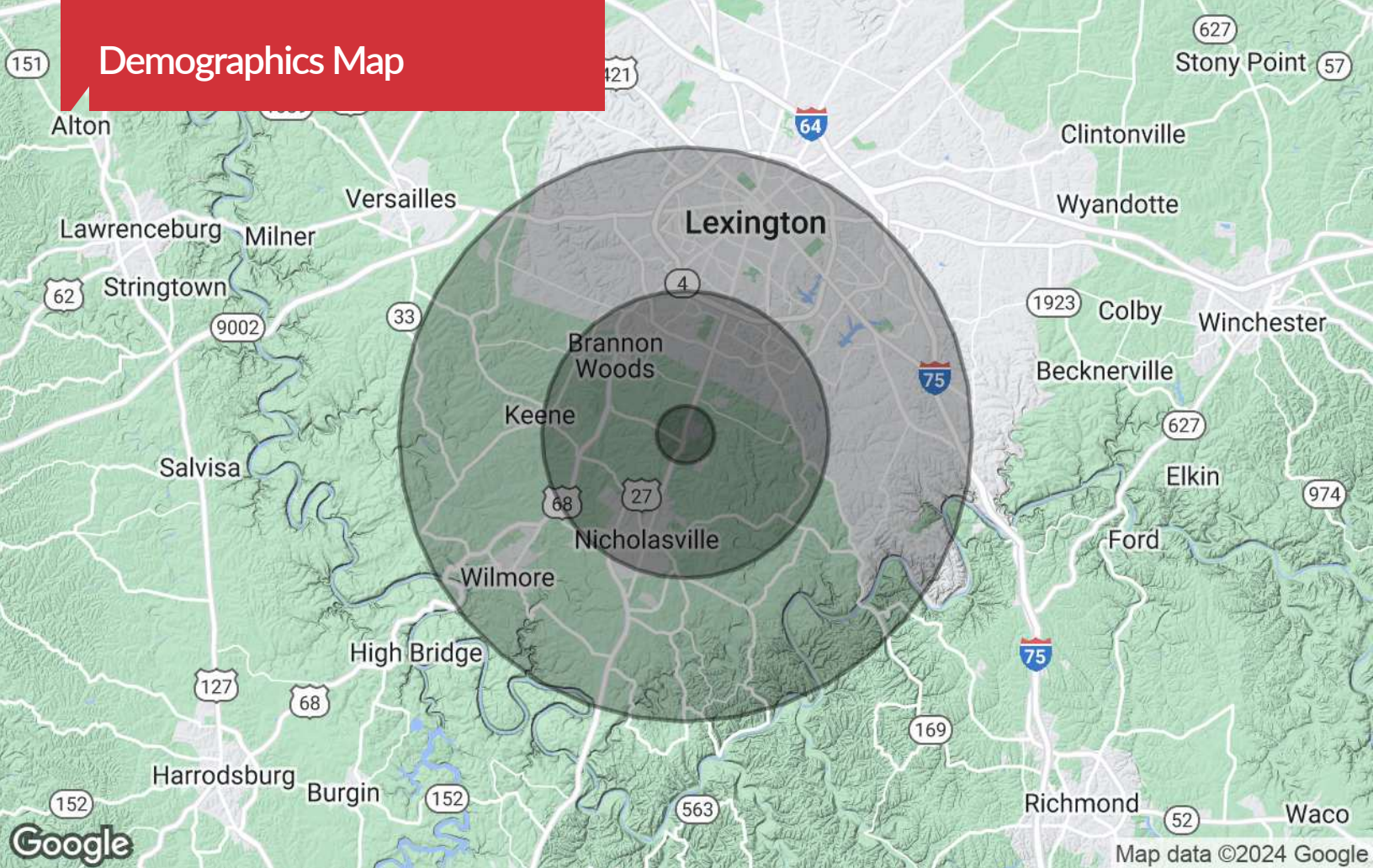








# Demographics Map



## Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	364	102,193	340,636
MEDIAN AGE	43.8	35.1	34.9
MEDIAN AGE (MALE)	44.3	33.7	33.8
MEDIAN AGE (FEMALE)	43.1	36.4	36.2

## Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	140	41,331	142,695
# OF PERSONS PER HH	2.6	2.5	2.4
AVERAGE HH INCOME	\$102,657	\$71,479	\$64,538
AVERAGE HOUSE VALUE	\$456,049	\$217,154	\$241,184

\* Demographic data derived from 2020 ACS - US Census