



## Retail/Restaurant Building

204 Kings Way

London, Kentucky 40741

### Property Highlights

- +/-9,832 SF former restaurant/retail building with 1-2 AC available
- Building can be used or demolished
- Landlord will consider a build to suit for qualified tenants
- High profile location on KY 192 in front of Walmart near I-75 at Exit 38
- Traffic count of 29,827 ('19) VPD on KY 192
- Nearby retailers include Walgreen's, Taco Bell, Michael's, Tractor Supply, Office Depot, Starbucks, Texas Roadhouse, Hardees and more
- Zoned C-2, General Business, <https://bit.ly/LondonKYZoningRegs>
- Lease Rate: \$90,000 per acre per year NNN
- Sale Price: \$2,250,000

### Offering Summary

Building Size:	9,832 SF
Lot Size:	1-2 AC

### For More Information

#### Jim Kemper

Vice President

O: 859 422 4407

[jimkemper@naiisaac.com](mailto:jimkemper@naiisaac.com) | KY #189559

#### Paul Ray Smith, Jr

Executive Vice President

O: 859 422 4401

[prsmith@naiisaac.com](mailto:prsmith@naiisaac.com) | KY #183529







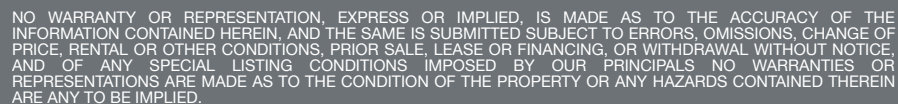
Bacho Way

**9,832 SF  
on 2 AC**

Dons Drive

Kings Way



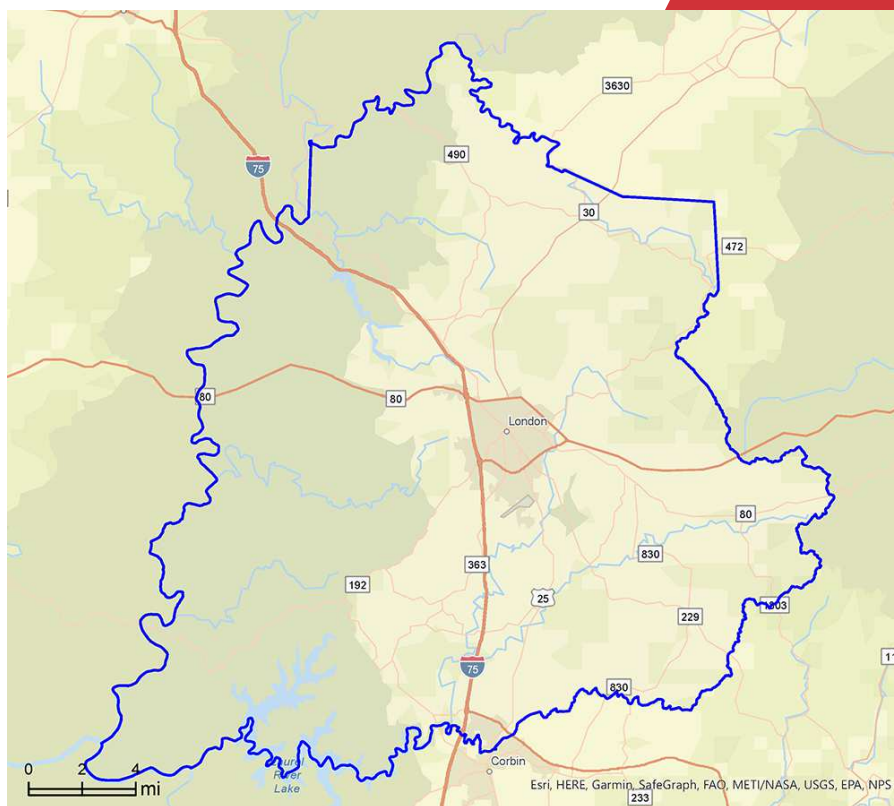






NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500  
Lexington, KY 40503  
859 224 2000 tel  
[naiisaac.com](http://naiisaac.com)



\* Demographic data derived from 2022 STDB

## Demographics

Population	63,162
Total Households	24,481
Average Household Income	\$68,014
Median Household Income	\$49,044

## Laurel County