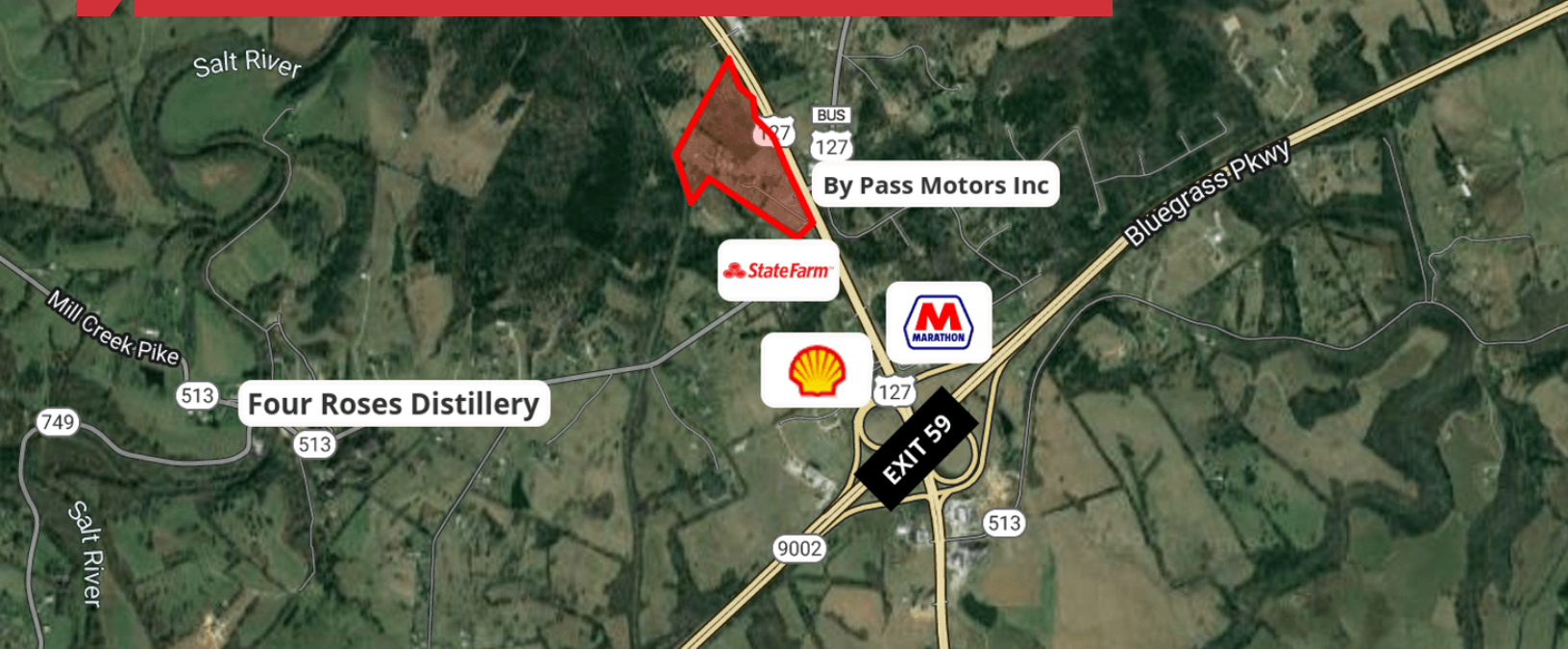


For Sale

Prime Mixed-Use/Industrial Land

28.84 Acres | \$675,000



28.84 AC Prime Mixed-Use/Industrial Land

1952 Harrodsburg Road (US Hwy 127)
Lawrenceburg, Kentucky 40342

Property Highlights

- Prime mixed-use/industrial land for sale
- Rail spur possible
- +/-28.84 acres (can be subdivided)
- +/-2,000 SF four bedroom home onsite
- Onsite water, sewer and electric
- Existing +/-100' x 50' metal building with +/-12' x 12' drive-in door
- Property has two access points off US Hwy 127 Bypass, with one entrance located across US Hwy 127 Bypass that lines up with Harrodsburg Road (US Hwy 127 Business)
- Located off US Highway 127 in Lawrenceburg, less than a mile north of Exit 59 on Bluegrass Parkway
- Summit Polymers Inc. process underway to construct a \$37.5M manufacturing facility that will create 218 full-time jobs in June 2023
- Buffalo Trace Distillery, one of the largest bourbon distillers in the world, has planned to build 24 barrel houses along Highway 151 in Lawrenceburg
- Traffic count of 13,110 VPD in front of the site
- Zoned I-1, Industrial (<https://bit.ly/ZonedI-1>)
- B-1 zoning may be available as conditional use
- Only 17 miles to Lexington/Blue Grass Airport, 13 miles to I-64 and 68 miles to Louisville International Airport and UPS Worldport Air Hub

OFFERING SUMMARY

Sale Price	\$675,000 REDUCED!
Lot Size	28.84 Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income
3 Miles	5,226	\$78,882
5 Miles	16,662	\$79,429
10 Miles	42,292	\$85,664

For more information

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

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

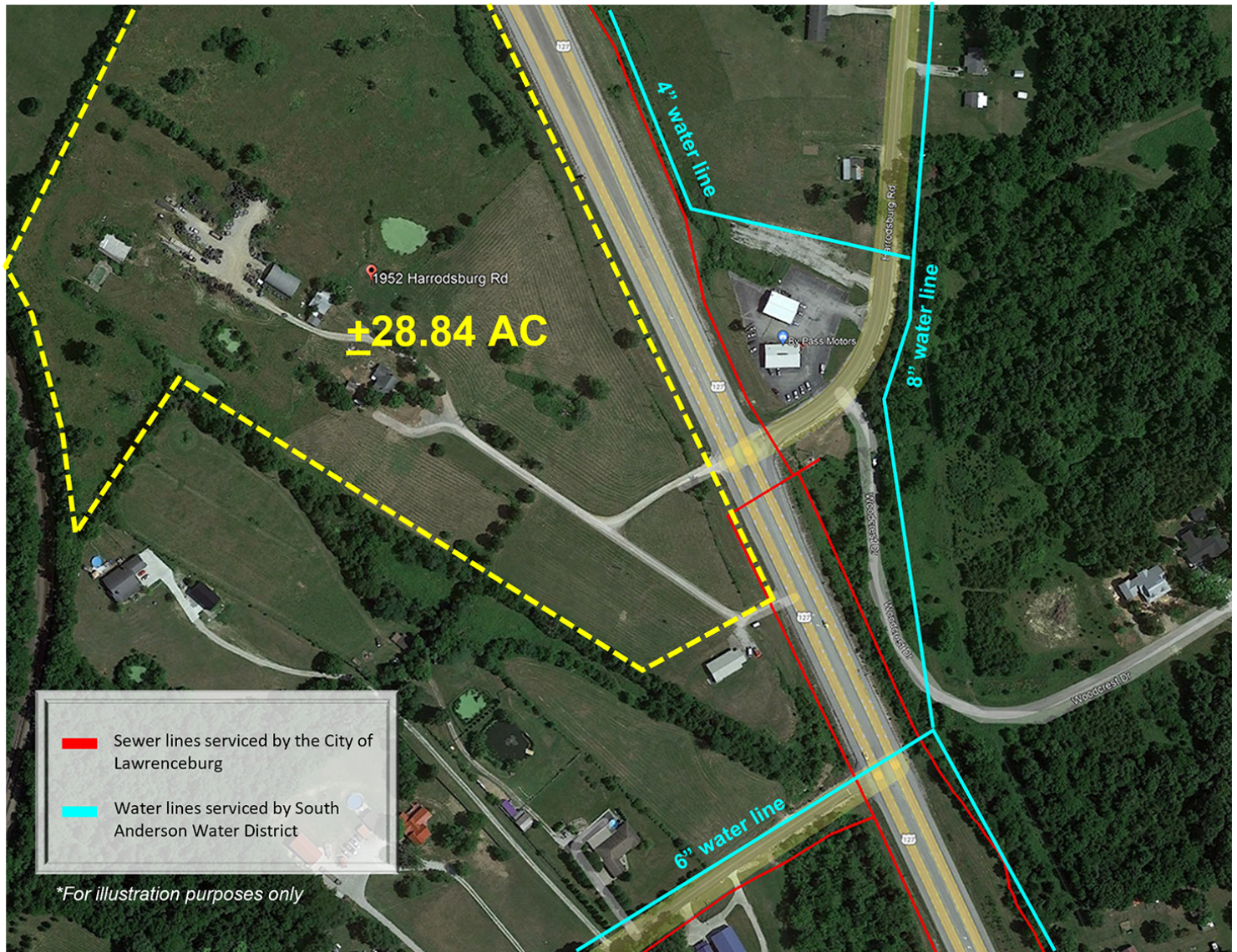


Commercial Real Estate Services, Worldwide.

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







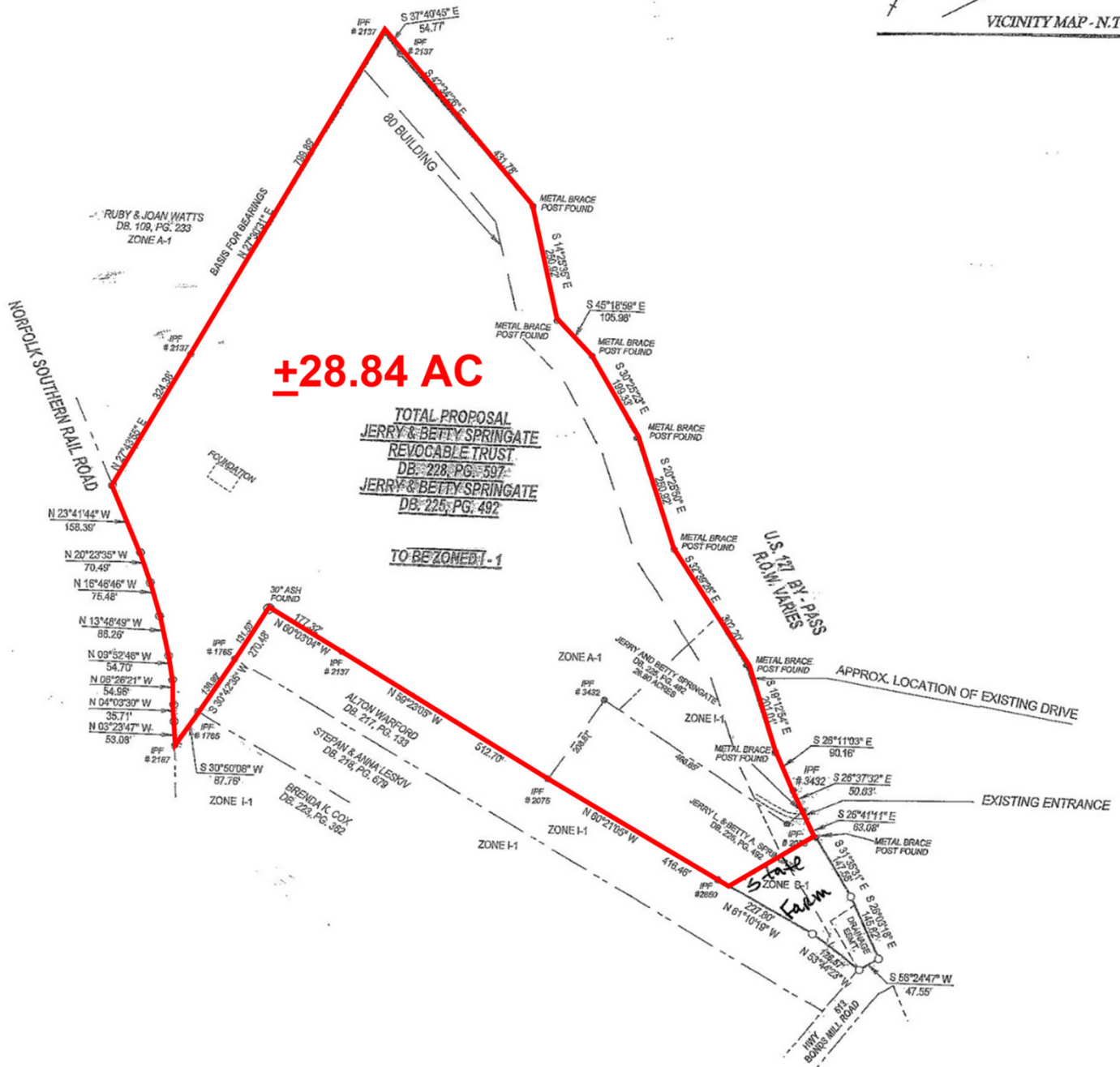
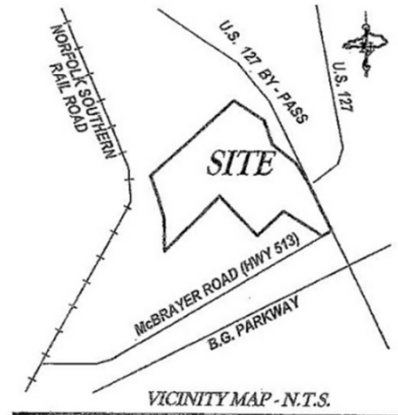
Site Plan



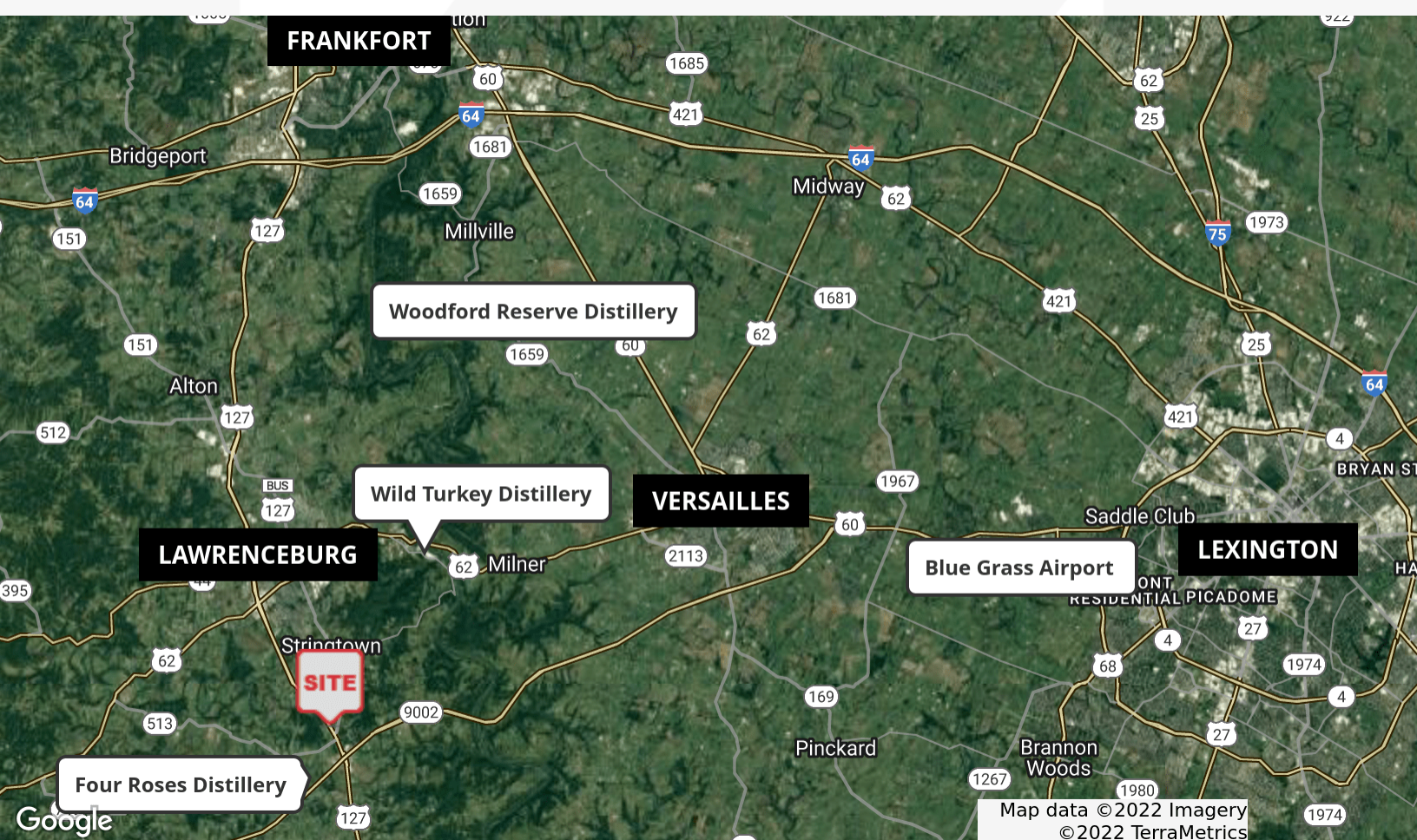
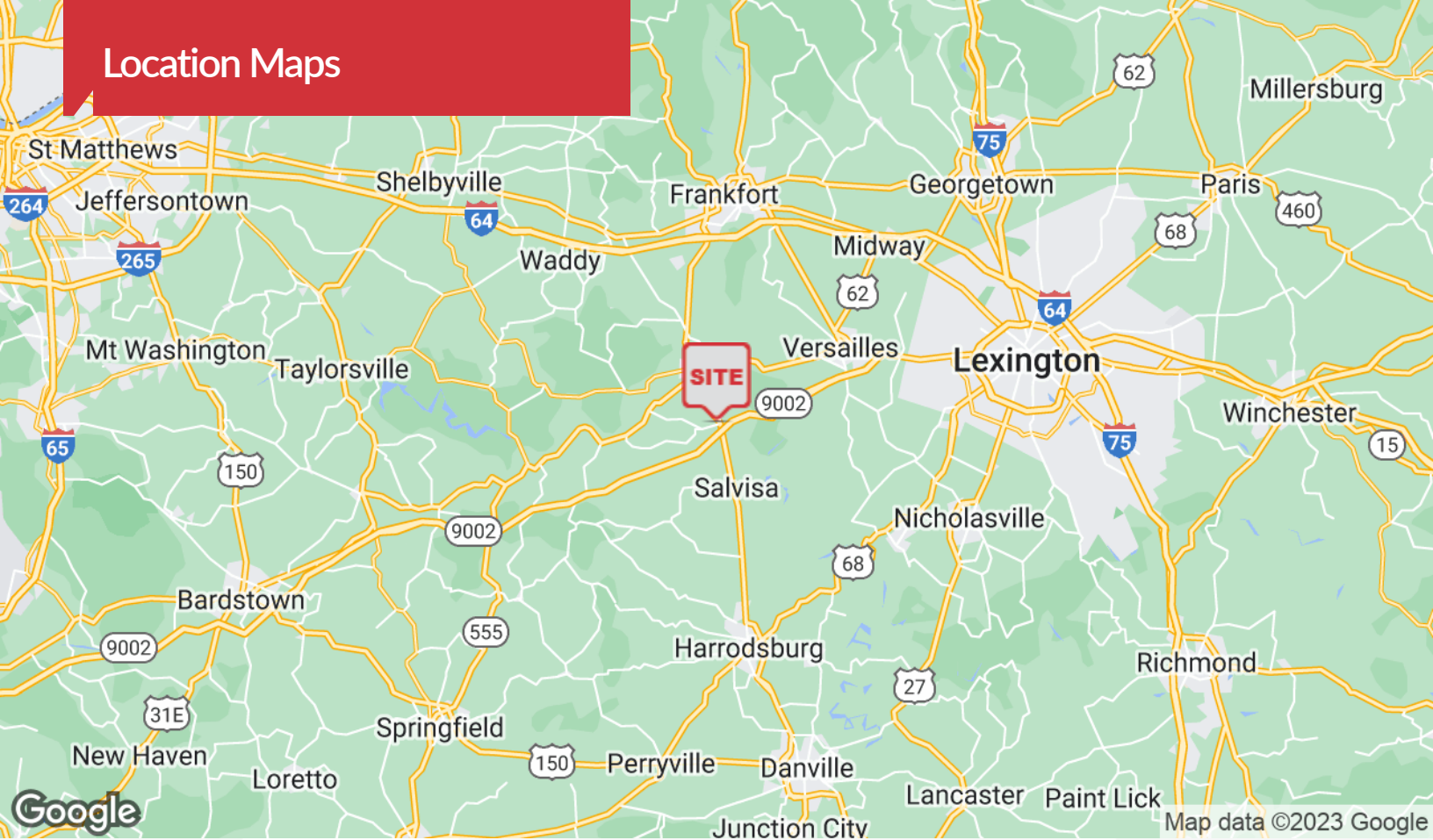
0 100 200 400
Scale 1" = 200'

LEGEND

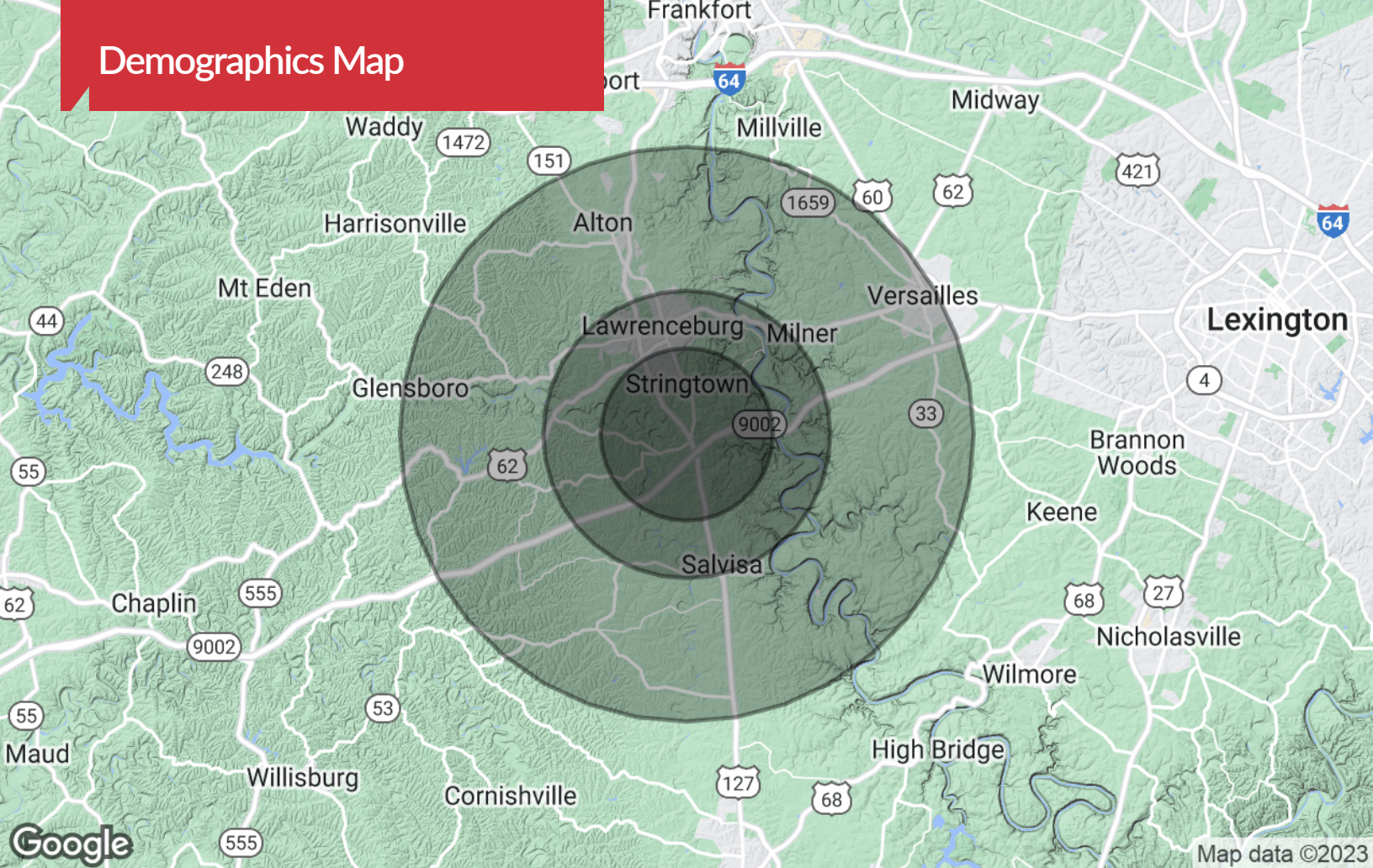
- IPS - IRON PIN SET (1/2" X 18" REBAR W/ CAP P.L.S. # 3432)
- IPF - MONUMENT FOUND (STATED)
- TREE FOUND - SIZE, KIND NOTED
- ADJOINING PROPERTY LINE
- BOUNDARY LINE
- EXISTING DRIVE



Location Maps



Demographics Map



Population

	3 Miles	5 Miles	10 Miles
TOTAL POPULATION	5,226	16,662	42,292
MEDIAN AGE	39.3	40.5	38.2
MEDIAN AGE (MALE)	37.4	39.1	37.1
MEDIAN AGE (FEMALE)	43.2	42.8	40.4

Households & Income

	3 Miles	5 Miles	10 Miles
TOTAL HOUSEHOLDS	2,014	6,658	16,877
# OF PERSONS PER HH	2.5	2.5	2.6
AVERAGE HH INCOME	\$78,882	\$79,429	\$85,664
AVERAGE HOUSE VALUE	\$178,346	\$172,604	\$181,169

* Demographic data derived from 2022 STDB