



Freestanding Restaurant

263 Kroger Way
Versailles, Kentucky 40383

Property Highlights

- +/-3,800 SF freestanding restaurant with drive-thru on 1.11 AC
- Existing lease expires 5/31/31
- 44 parking spaces
- Outparcel to Kroger Marketplace Center
- Other outlot occupants include Burger King, Kroger Fuel, Auto Zone, Starbucks and AT&T
- Average daily traffic count of 25,121 VPD on Lexington Road
- High visibility location with monument signage available
- Zoned B-4, Highway Business District
- Rental Rate: Negotiable

Summary

Lease Rate:	Negotiable
Building Size:	+/-3,800 SF
Lot Size:	1.11 Acres

For More Information

Bruce R. Isaac, SIOR, CCIM

Senior Vice President

O: 859 422 4403

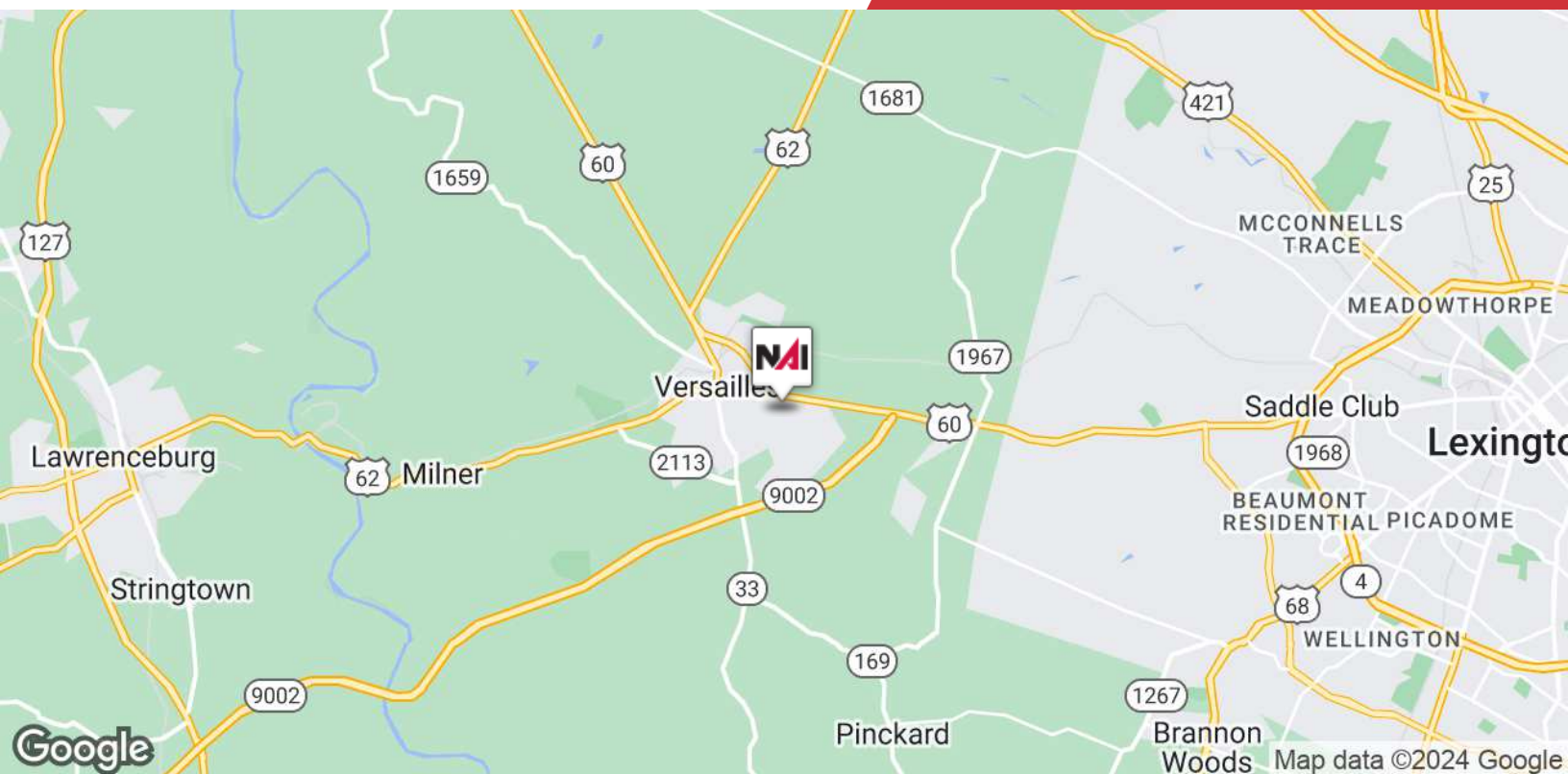
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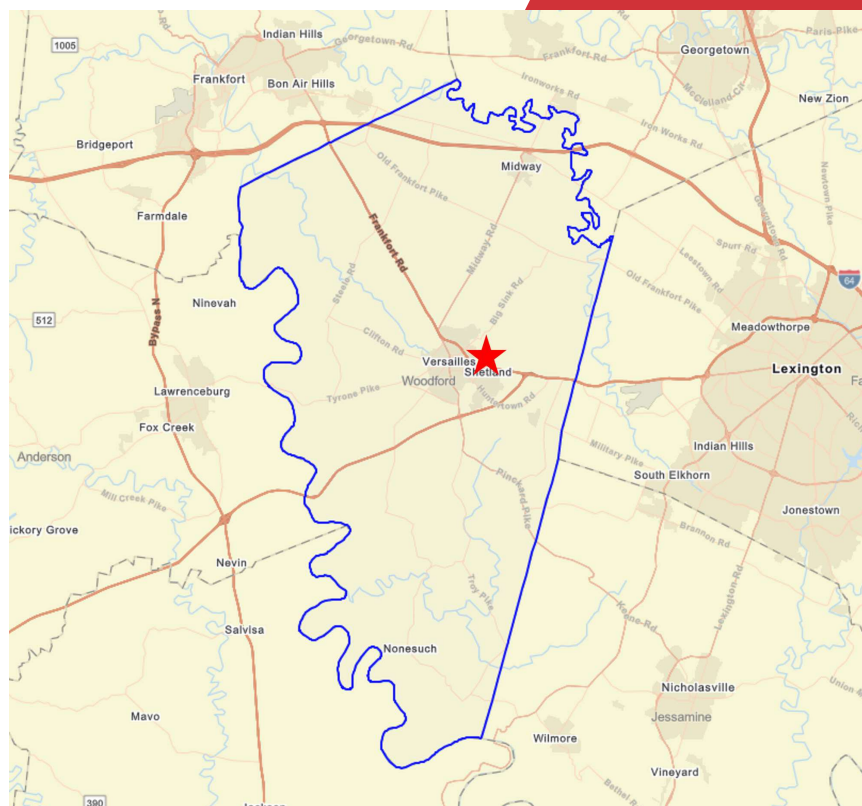
Jim Kemper

Vice President

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Woodford County Demographics

	2022
Population	27,198
Households	10,886
Average Household Income	\$93,017
Per Capita Income	\$37,252