

For Sublease

| Negotiable Freestanding Restaurant



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

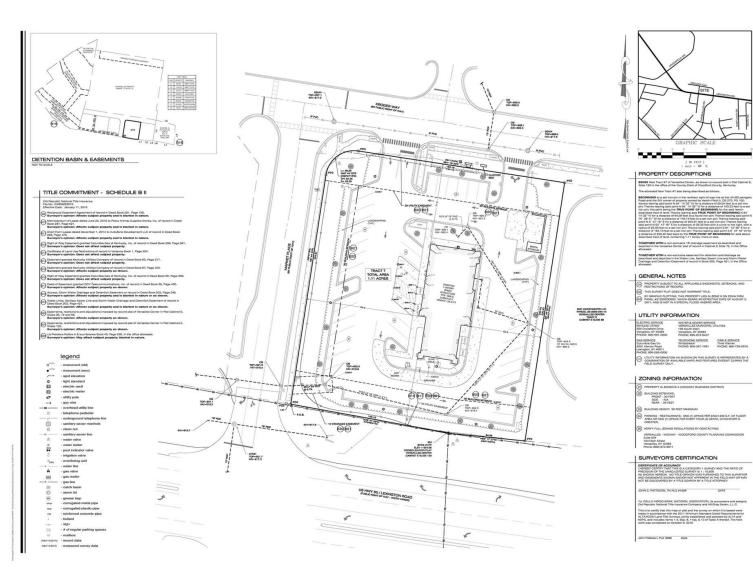
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For Lease

| Negotiable Site Plan





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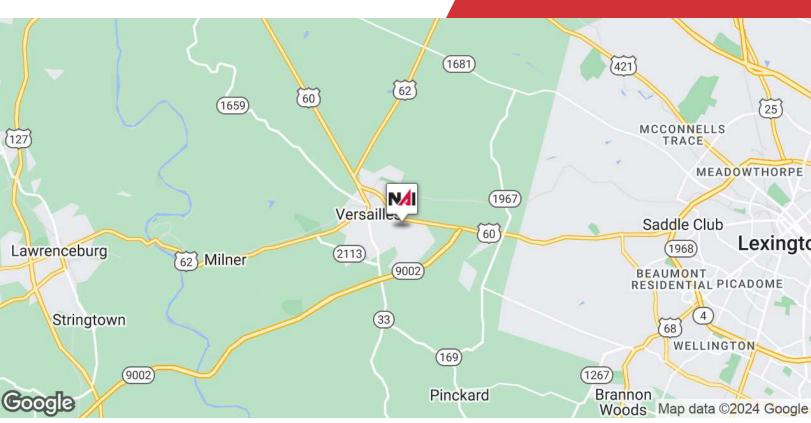
30-0000-044-13 30-0000-044-13 Deed Ref(s).: Book 286 Page 533 Book 272 Page 436 Plat Ref.(s): Cabinet E Slide 120

Appvd, By: J. Patteson
Field date: 6-19-16
Drawing date: 6-16-16
Last Revision:



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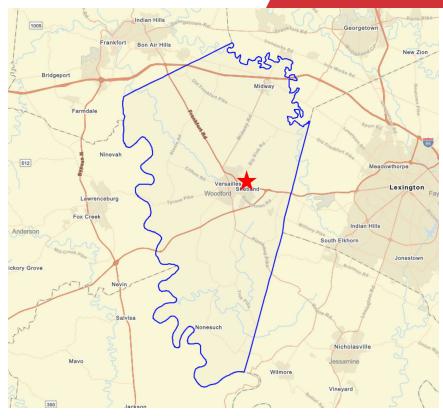






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Woodford County Demographics	2022
Population	27,198
Households	10,886
Average Household Income	\$93,017
Per Capita Income	\$37,252