

Industrial Building & Land

1948 North Main Street
Hazard, Kentucky 41701

Property Description

NAI Isaac is pleased to present the former Pepsi distribution facility and parcels for sale in Hazard, Kentucky. This facility is comprised of 1 industrial building and 2 non-contiguous parking areas spread across 4 land parcels. The facility is located in the Walkertown area +/- 1 mile north of the Hazard CBD and +/- 1 mile east of the Hal Rogers Parkway (Highway 80). The property sits between North Main Street and the North Fork of the Kentucky River. This property is located within an Opportunity Zone. A Kentucky Opportunity Zone is a low income U.S. Census tract that encourages individuals and corporations to invest in a variety of economic development projects through "Opportunity Funds". To learn more visit <http://www.thinkkentucky.com/OZ/>.

Hazard serves as the center for education, communication and healthcare for the area and surrounding counties. Hazard Community and Technical College main campus is in Hazard. Bachelors and Master degree programs are offered through the University Center of the Mountains, located on the Community College campus. The Appalachian Regional Healthcare Medical Center is also located in Hazard, offering excellent medical staff and health care service providers.

OFFERING SUMMARY

Sale Price	\$150,000
Total Lot Size	1.55 Acres
Total Building Size	21,348 SF
Zoning	B-2, General Business District
Flood Plain	Zone A, per map #21193C0189D dated 8/2/06

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	2,450	\$59,252
5 Miles	15,737	\$58,225
10 Miles	31,383	\$54,889

For more information

John P. Miller, Assistant Vice President

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771 Corporate Drive, Suite 500

Lexington, KY 40503

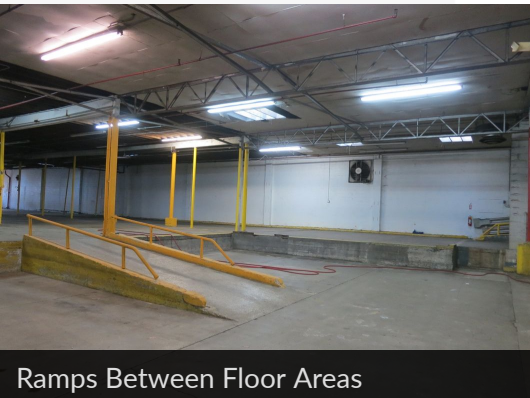
859 224 2000 tel

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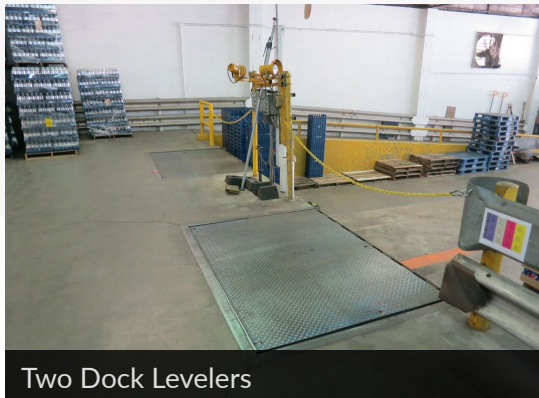
21,348 SF Warehouse Facility



Ramps Between Floor Areas



11'9" Clear Ceiling Height



Two Dock Levelers



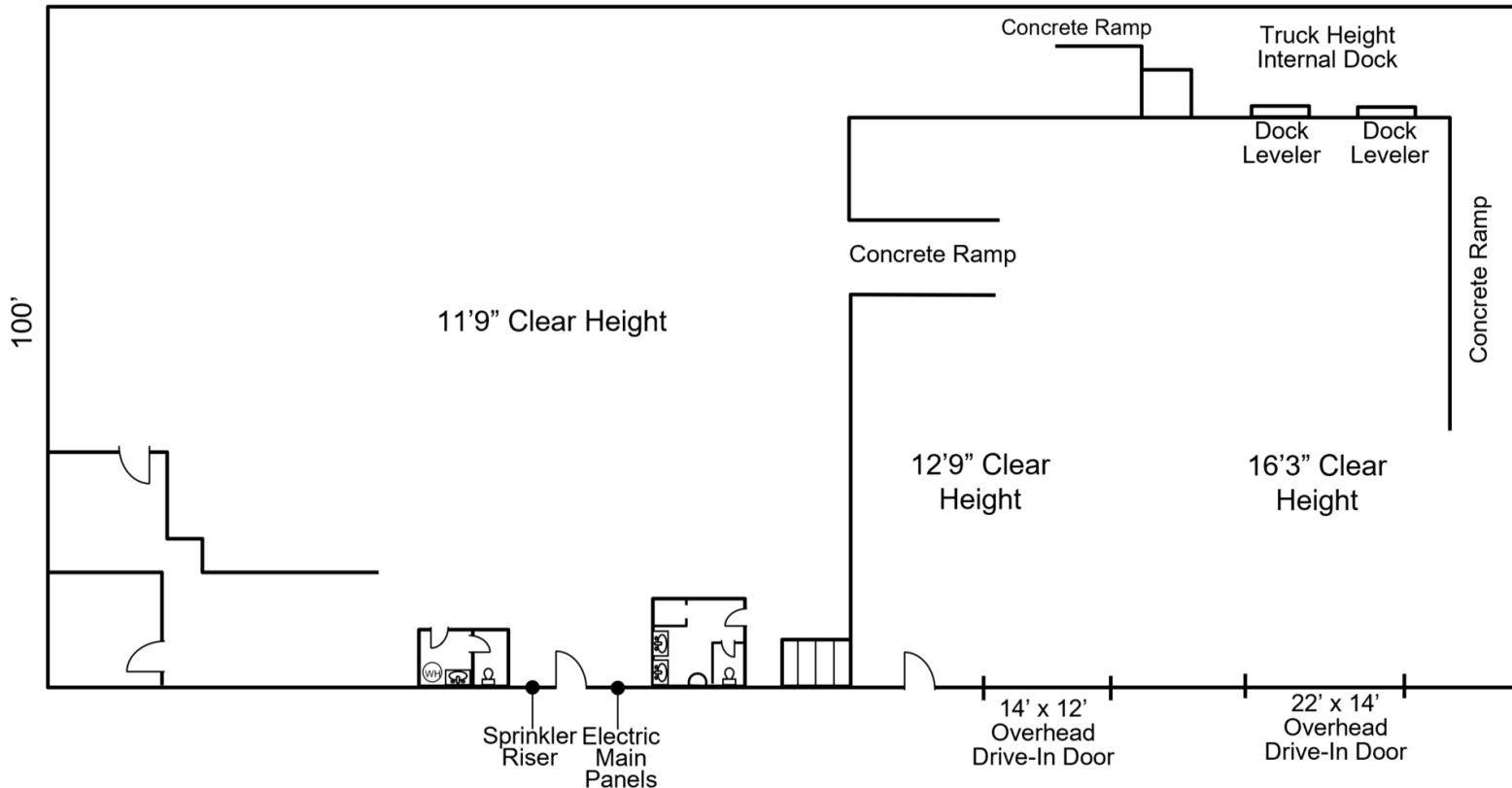
1948 N Main Street Floor Plan

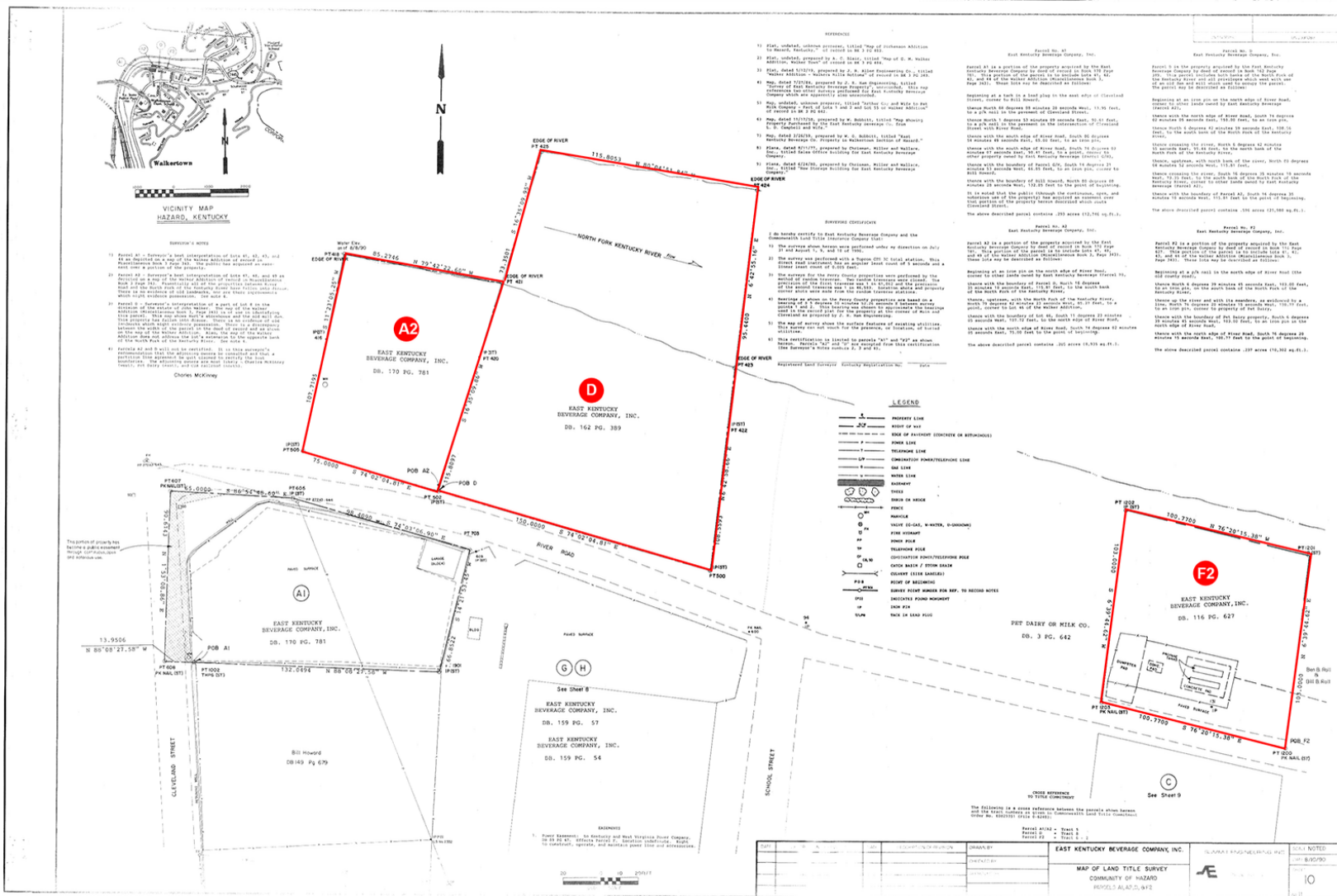
Perry County PVA Parcel ID # 101-14 02 002.00

1948 North Main Street

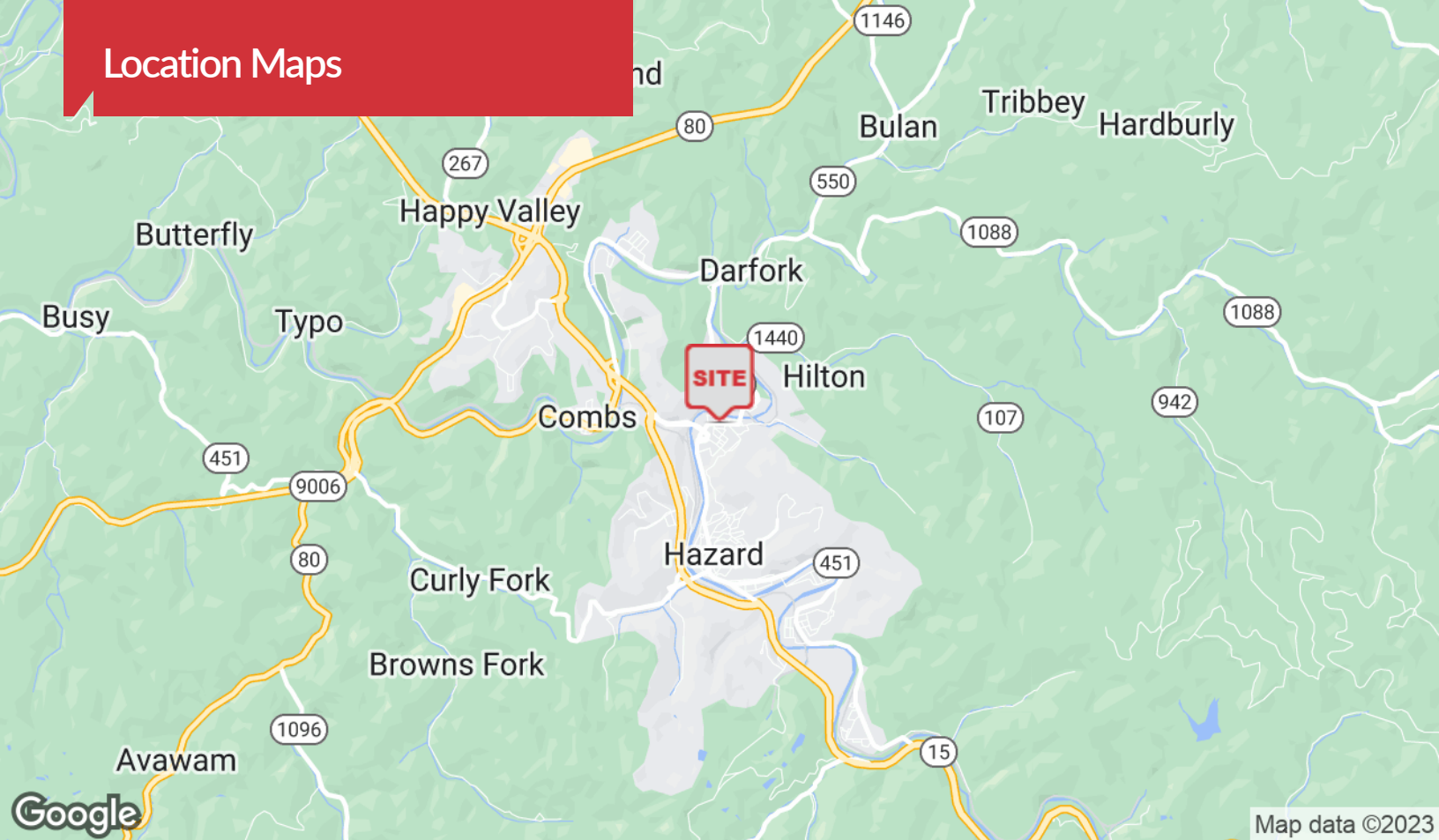
Individual Sale Price: \$150,000

- Building Size: +21,348 SF
- Year Built: Originally constructed ±1939 with additions of unknown age
- Exterior: Concrete block
- Interior: Wood frame supported by concrete and steel columns
- Roof: Believed to be ±20 years old (per prior facility staff)
- Electric: 1600 amp 3 phase service
- Sprinkler System: Wet
- Gas: Warehouse heaters
- Drive-in Doors: 2 overhead doors (14' x 12' and 22' x 14') with electric openers
- Building previously used for both a bottling production line and for warehouse/distribution
- Internal truck height dock with levelers
- Concrete ramps between floor elevations 215'

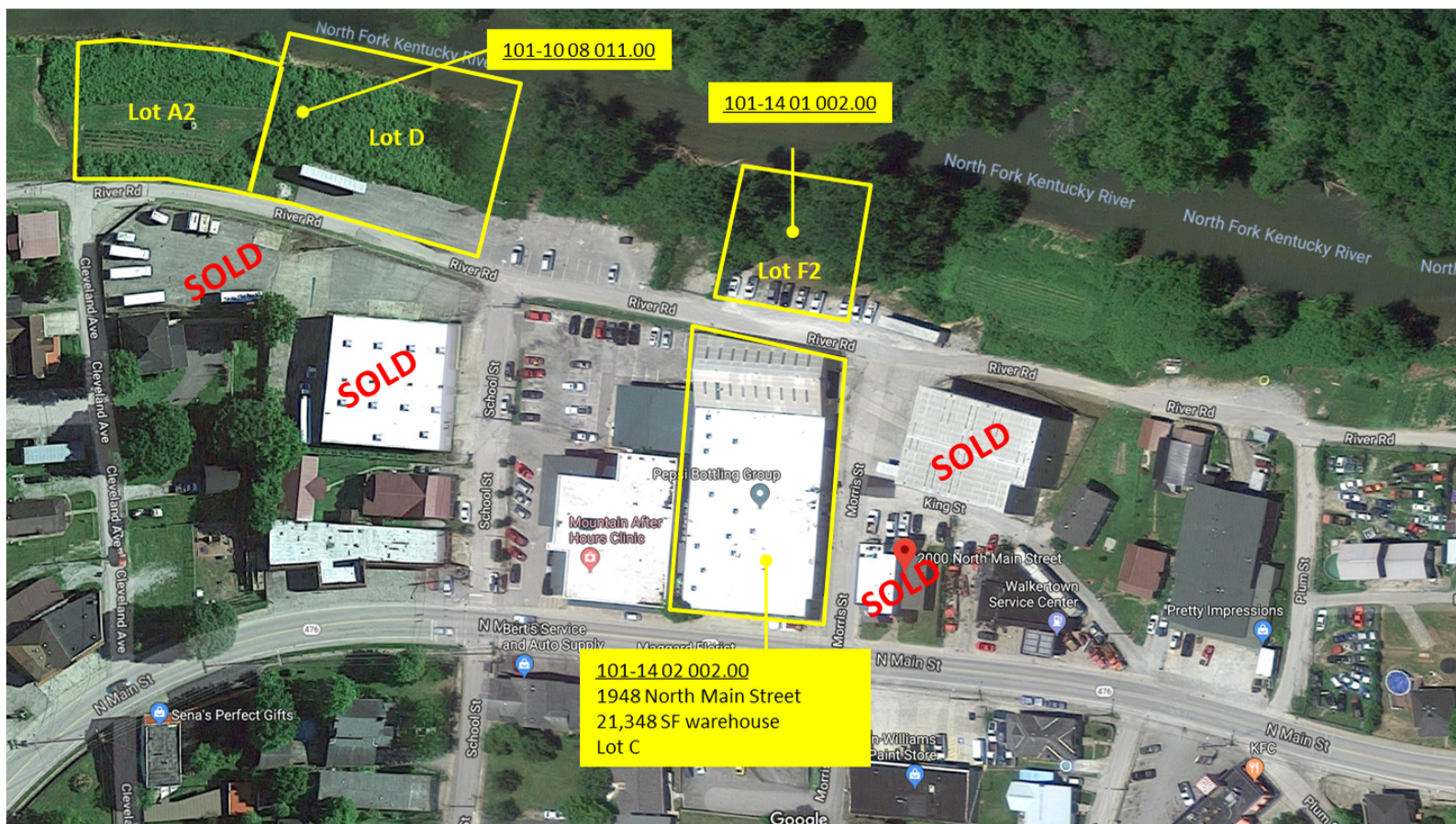




Location Maps



Map data ©2023



*Property lines are approximate based on publicly available information. A current survey was not available for broker's review.

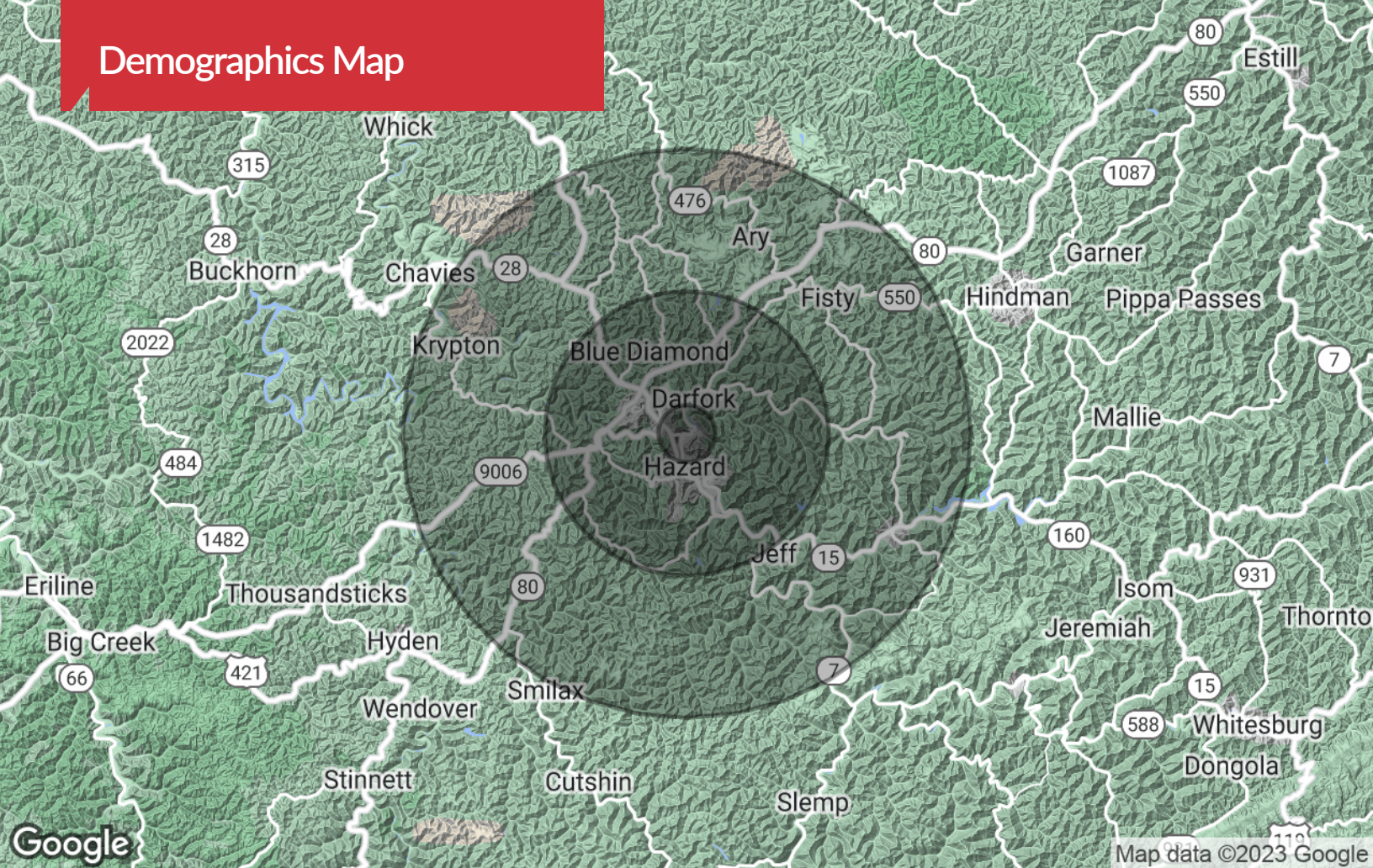


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Demographics Map



Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	2,450	15,737	31,383
MEDIAN AGE	37.2	38.7	39.5
MEDIAN AGE (MALE)	33.0	35.7	38.0
MEDIAN AGE (FEMALE)	41.5	41.5	40.8

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	1,000	6,307	12,446
# OF PERSONS PER HH	2.4	2.5	2.6
AVERAGE HH INCOME	\$59,252	\$58,225	\$54,889
AVERAGE HOUSE VALUE	\$96,155	\$104,389	\$102,119

Race

	1 Mile	5 Miles	10 Miles
% WHITE	96.4%	96.5%	97.3%
% BLACK	3.3%	2.4%	1.6%
% ASIAN	0.0%	0.2%	0.2%
% HAWAIIAN	0.0%	0.1%	0.1%
% INDIAN	0.0%	0.2%	0.2%
% OTHER	0.3%	0.7%	0.7%

Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	0.1%	0.8%	0.8%

* Demographic data derived from 2020 ACS - US Census