

Retail For Sale

# Freestanding Building



**187 W Cumberland Gap Parkway**  
Corbin, Whitley County, Kentucky, 40701

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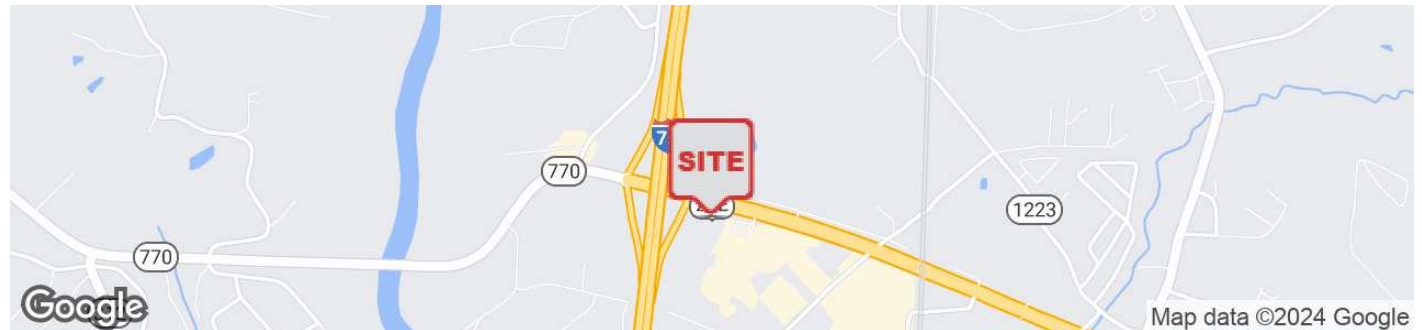
## Executive Summary



### Property Details

<b>Sale Price</b>	\$575,000
<b>Lot Size</b>	+/-0.85 Acres
<b>Building Size</b>	+/-3,000 SF
<b>Cross Streets</b>	Cumberland Gap Parkway & I-75

### Location Map



### Demographics

	3 Miles	5 Miles	10 Miles
Total Households:	6,912	11,369	23,884
Total Population:	16,545	28,325	60,105
Average HH Income:	\$45,622	\$48,819	\$52,456
Median HH Income:	\$31,685	\$34,212	\$37,090



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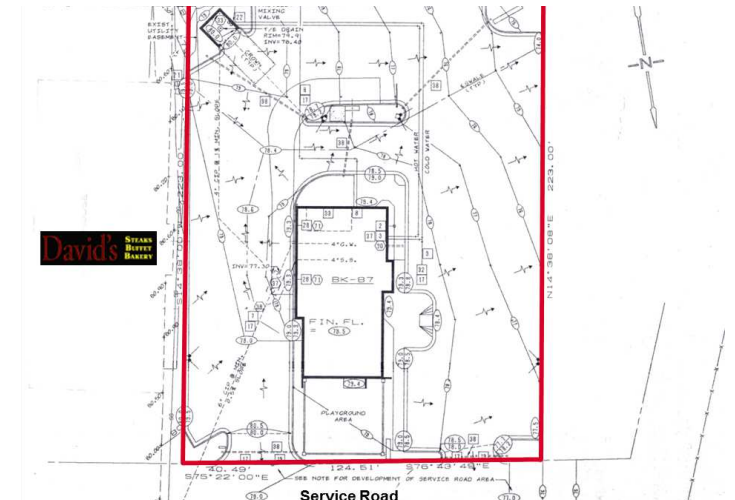
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# Complete Highlights

## PROPERTY HIGHLIGHTS

- +/-3,000 SF freestanding restaurant/retail building with drive-thru on +/-0.85 AC
- Former Burger King
- Located on West Cumberland Gap Parkway just off I-75 at Exit 29
- Adjacent to McDonald's/Pilot Center and Super 8 Motel
- 50 parking spaces
- Interstate height pole signage available
- Traffic count of +/-26,148 VPD on Cumberland Gap Parkway and +/-42,673 VPD on I-75
- Area retailers include Walmart and Lowes
- Area restaurants include Long John Silvers, Cracker Barrel, Sonny's BBQ, Huddle House, Arby's and KFC
- Corbin is 80 miles south of Lexington, Kentucky and 80 miles north of Knoxville, Tennessee
- Corbin is located at the convergence of Knox, Laurel and Whitley Counties
- Sale Price: \$575,000

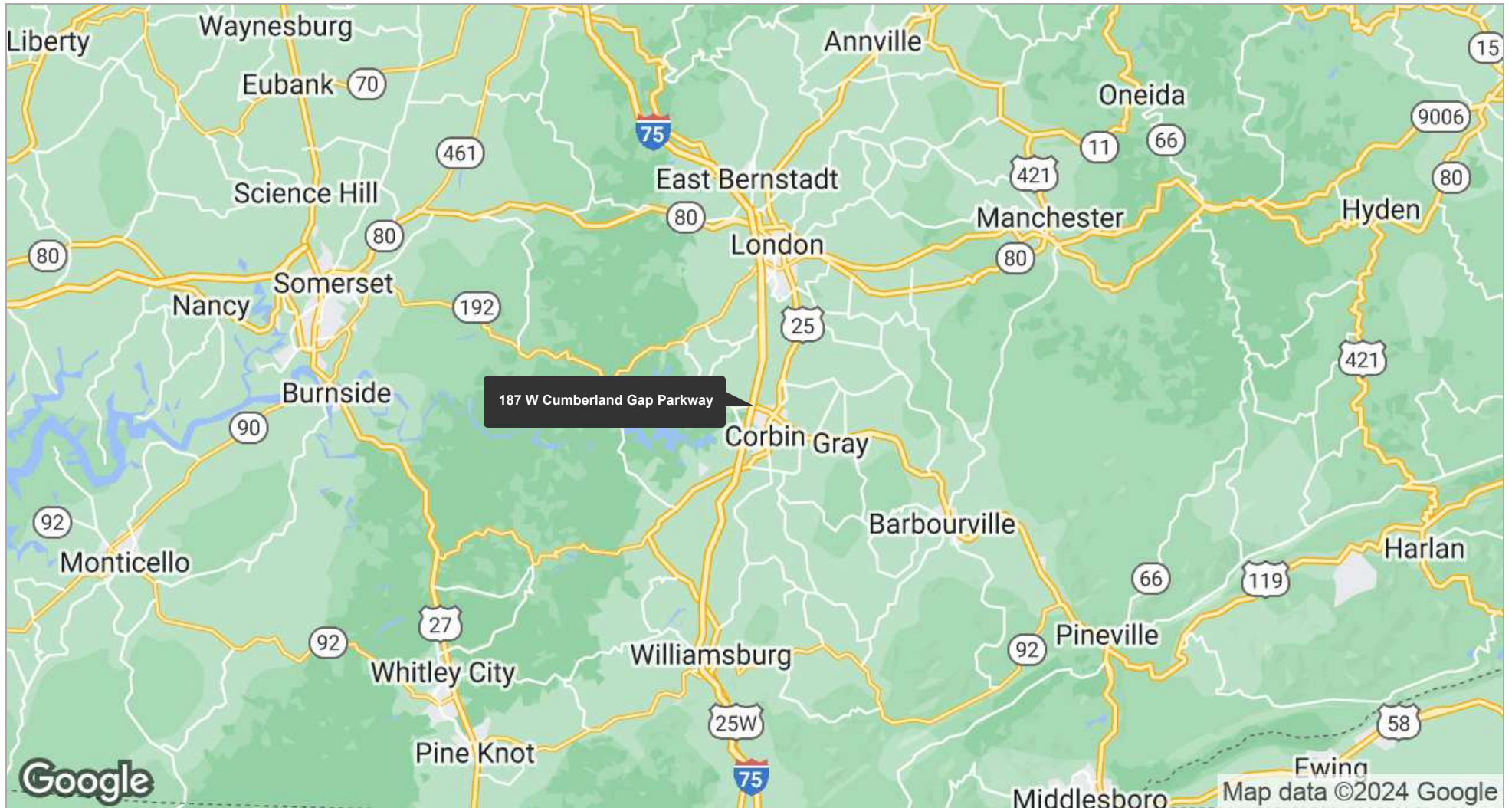




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## Regional Map



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## Retailer Map



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## Retailer Map



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## Additional Photos



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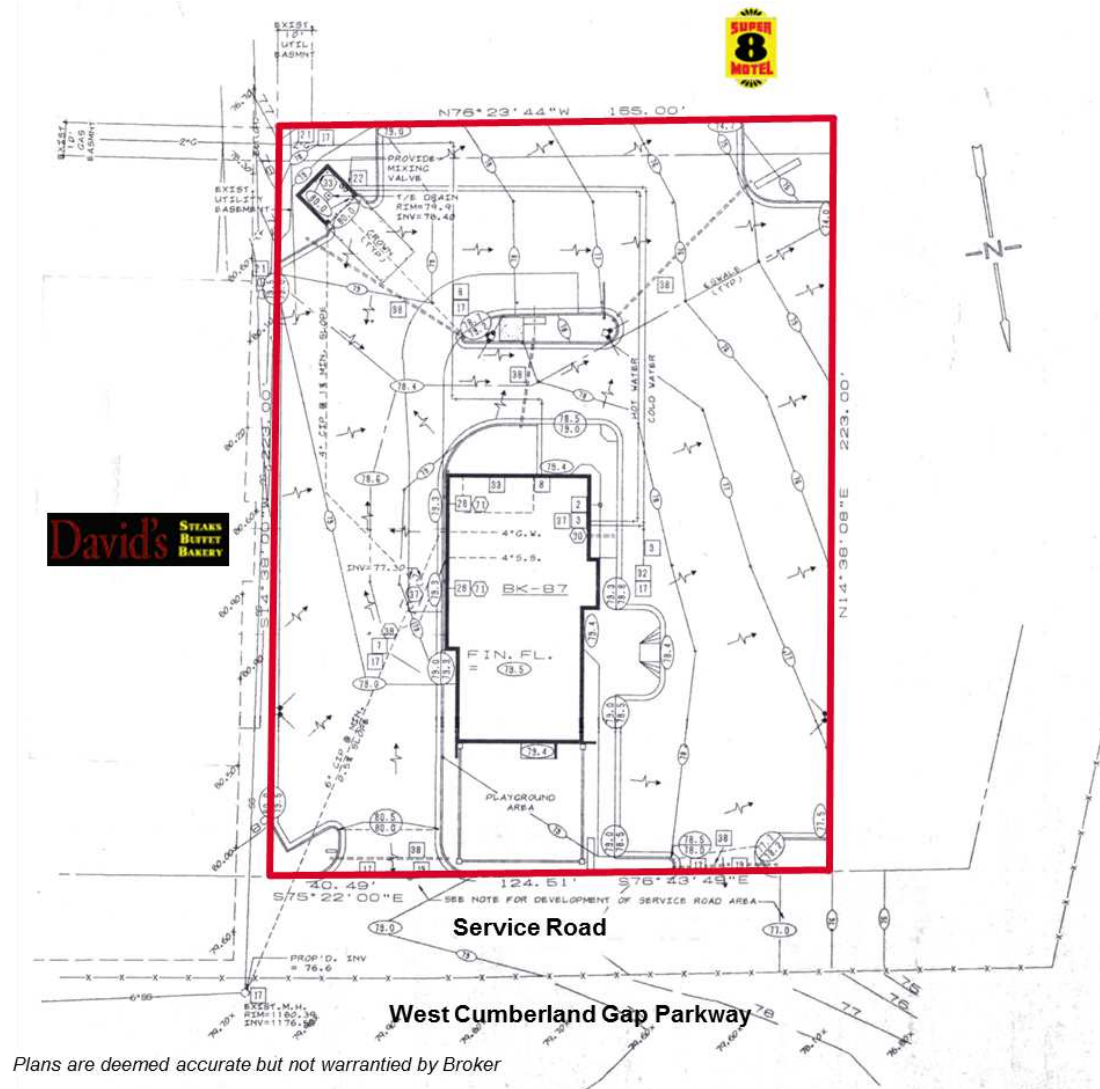
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# Site Plan

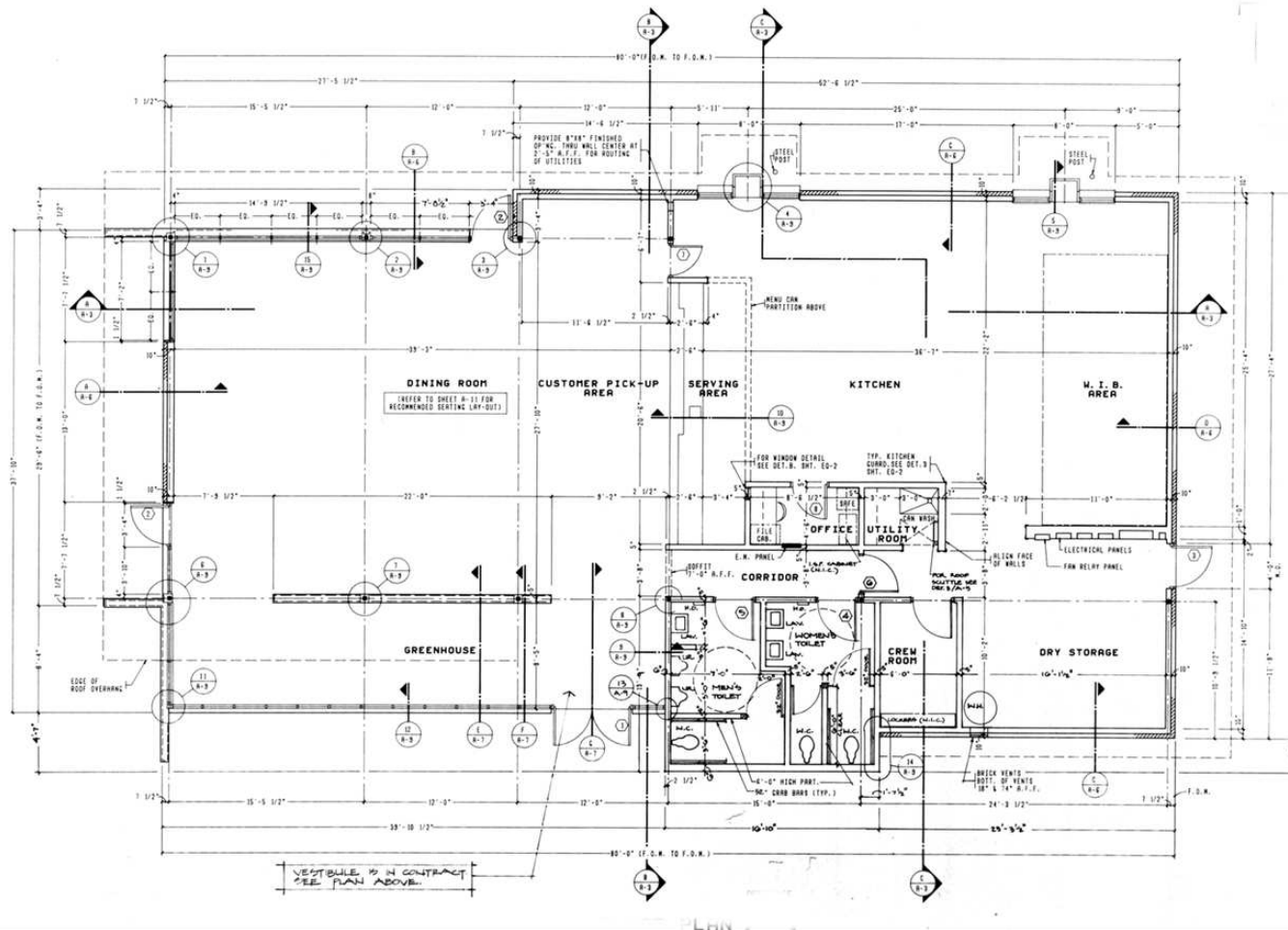




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## Floor Plans



Plans are deemed accurate but not warranted by Broker

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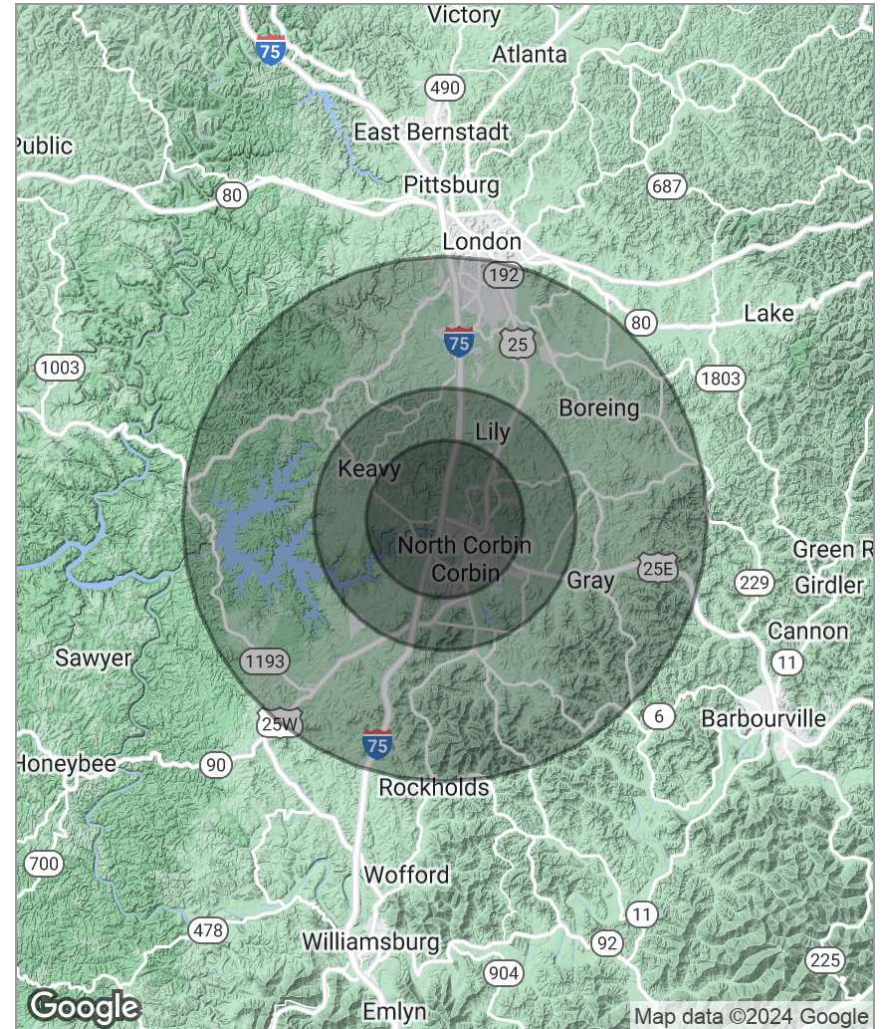
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## Demographics Map

Population	3 Miles	5 Miles	10 Miles
TOTAL POPULATION	16,545	28,325	60,105
MEDIAN AGE	36.3	37.2	38.6
MEDIAN AGE (MALE)	34.4	35.6	37.3
MEDIAN AGE (FEMALE)	38.0	38.7	40.2

Households & Income	3 Miles	5 Miles	10 Miles
TOTAL HOUSEHOLDS	6,912	11,369	23,884
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$45,622	\$48,819	\$52,456
AVERAGE HOUSE VALUE	\$110,110	\$110,589	\$117,335



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