

**SALE**

# 6 Acres Commercial Land | Georgetown, KY

**1878 FRANKFORT ROAD**

Georgetown, KY 40324

**PRESENTED BY:**

**MATT STONE, CCIM, SIOR,  
MBA**

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Frankfort Pike/US 460  
6,569+ VPD

McClellan Circle/US 460 Bypass  
10,581+ VPD



For marketing purposes only.  
exact locations not warranted.

## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,966,250
<b>LOT SIZE:</b>	6.05 Acres
<b>PRICE / ACRE:</b>	\$325,000
<b>ZONED:</b>	B-2 (Highway Commerical)
<b>APN:</b>	140-10-001.000

## PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to present this 6.05-acre tract of commercial land available FOR SALE in Georgetown, KY. This property is zoned B-2 (Highway Commercial) and allows for a variety of retail, restaurant and other commercial uses. The property is located at the McClelland Circle (U.S. 460 Bypass)/Frankfort Pike (US 460) intersections and has daily combined traffic counts of over 16,000 VPD. Great Crossing High School, Elkhorn Middle School, and Western Elementary School are all located across McClelland Circle (U.S. 460 Bypass) and create a great opportunity for any business wanting to service that community and the abundant housing in the surrounding area. Nearby businesses include Peoples Bank, Giovanni's Pizza, and Clark's Pump-N-Shop.

For additional information, please contact Nathan Dilly // [nathan.dilly@svn.com](mailto:nathan.dilly@svn.com) // 859.420.5492 or Matt Stone // [matt.stone@svn.com](mailto:matt.stone@svn.com) // 859.351.5444.

## PROPERTY HIGHLIGHTS

- 6.05 Acres For Sale
- B-2 Zoning (Highway Commercial)
- Over 16,000 VPD
- Frankfort Pike (US 460)/McClelland Circle (U.S. 460 Bypass) Intersection
- Only 2.4 miles from the Kroger Marketplace center, and only 1.9 miles from Downtown Georgetown/Georgetown College

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## ADDITIONAL PHOTOS



**MATT STONE, CCIM, SIOR, MBA**

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# AERIAL



**MATT STONE, CCIM, SIOR, MBA**

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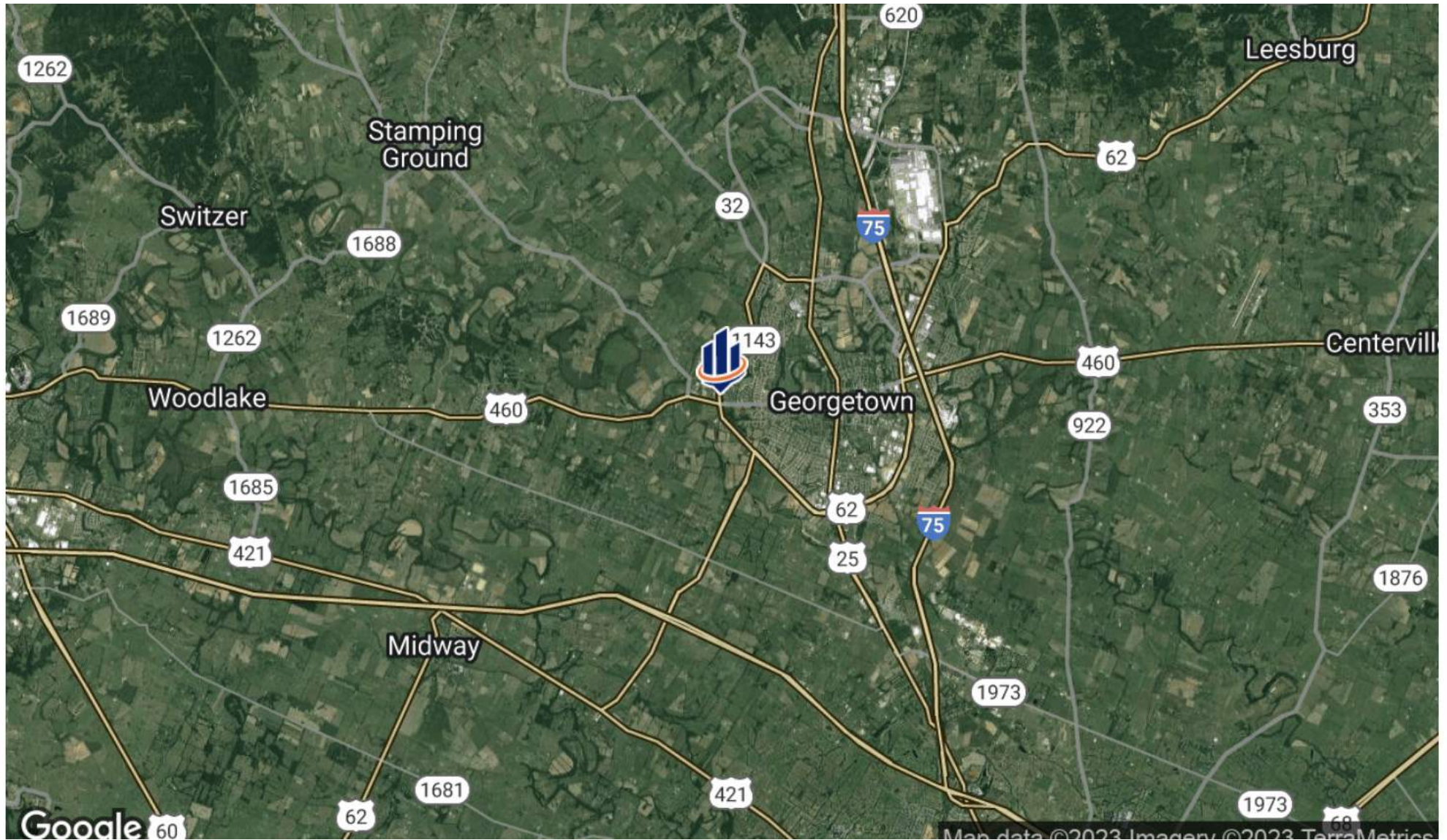
matt.stone@svn.com

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## LOCATION MAP



**MATT STONE, CCIM, SIOR, MBA**

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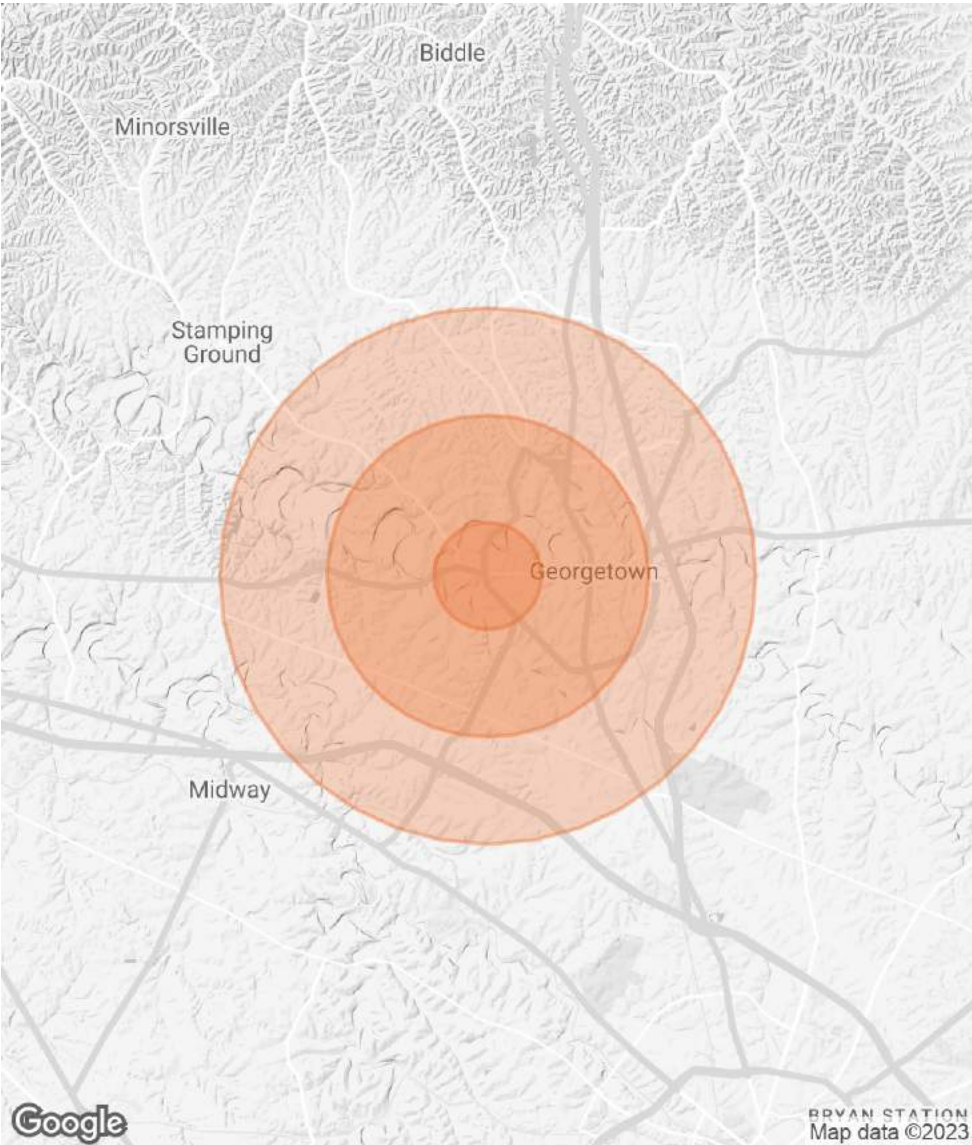
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,047	22,335	39,376
AVERAGE AGE	40.3	36.5	35.8
AVERAGE AGE (MALE)	39.3	35.5	34.9
AVERAGE AGE (FEMALE)	40.2	36.2	35.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,191	9,121	15,704
# OF PERSONS PER HH	2.6	2.4	2.5
AVERAGE HH INCOME	\$116,078	\$75,899	\$79,603
AVERAGE HOUSE VALUE	\$238,162	\$184,350	\$196,816

\* Demographic data derived from 2020 ACS - US Census



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