

For Sale

Front-Row Retail Land

+/-35,153 cars per day



Nicholasville US 27 Land

3060 Lexington Road
Nicholasville, Kentucky 40356

Property Highlights

- Only one, 1.81 AC front-row lot remaining - site work underway!
- Average daily traffic count of +/-35,153 VPD
- Strategically located on the primary thoroughfare between Lexington and Nicholasville
- The US 27 corridor is experiencing a tremendous amount of recent and proposed new commercial and residential developments
- Access from US 27 via Zoe Road and a future right-in/right-out direct to property with cross access between frontage lots
- Close proximity to Kohl's, Sam's Club, Starbucks, Steak N' Shake, Brannon Crossing and more
- Zoned B-2

OFFERING SUMMARY

Lot 3: 0.84 AC	PENDING
Lot 4: 1.81 AC	\$950,000

DEMOGRAPHICS

Stats	Population	Avg. HH Income
3 Miles	23,735	\$111,360
5 Miles	116,824	\$99,320
10 Miles	330,971	\$93,233

VIEW PROPERTY VIDEO

For more information

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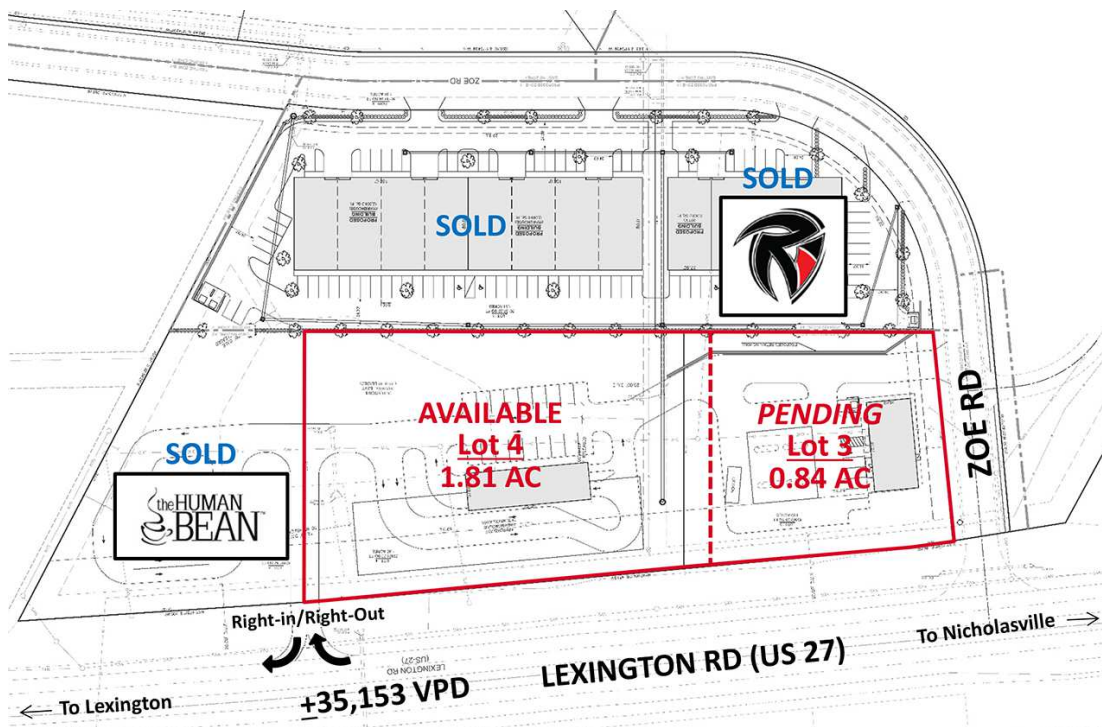
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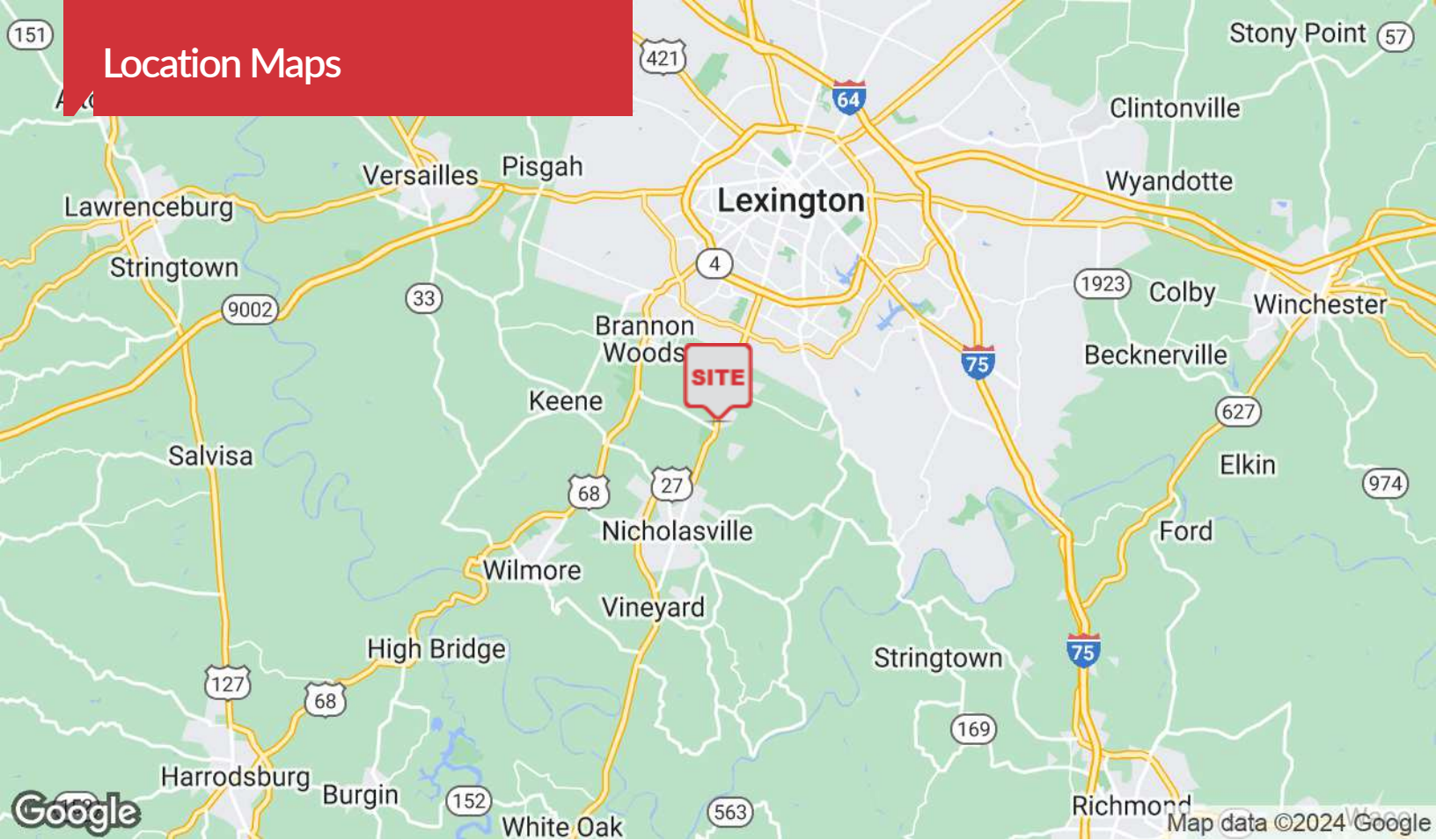
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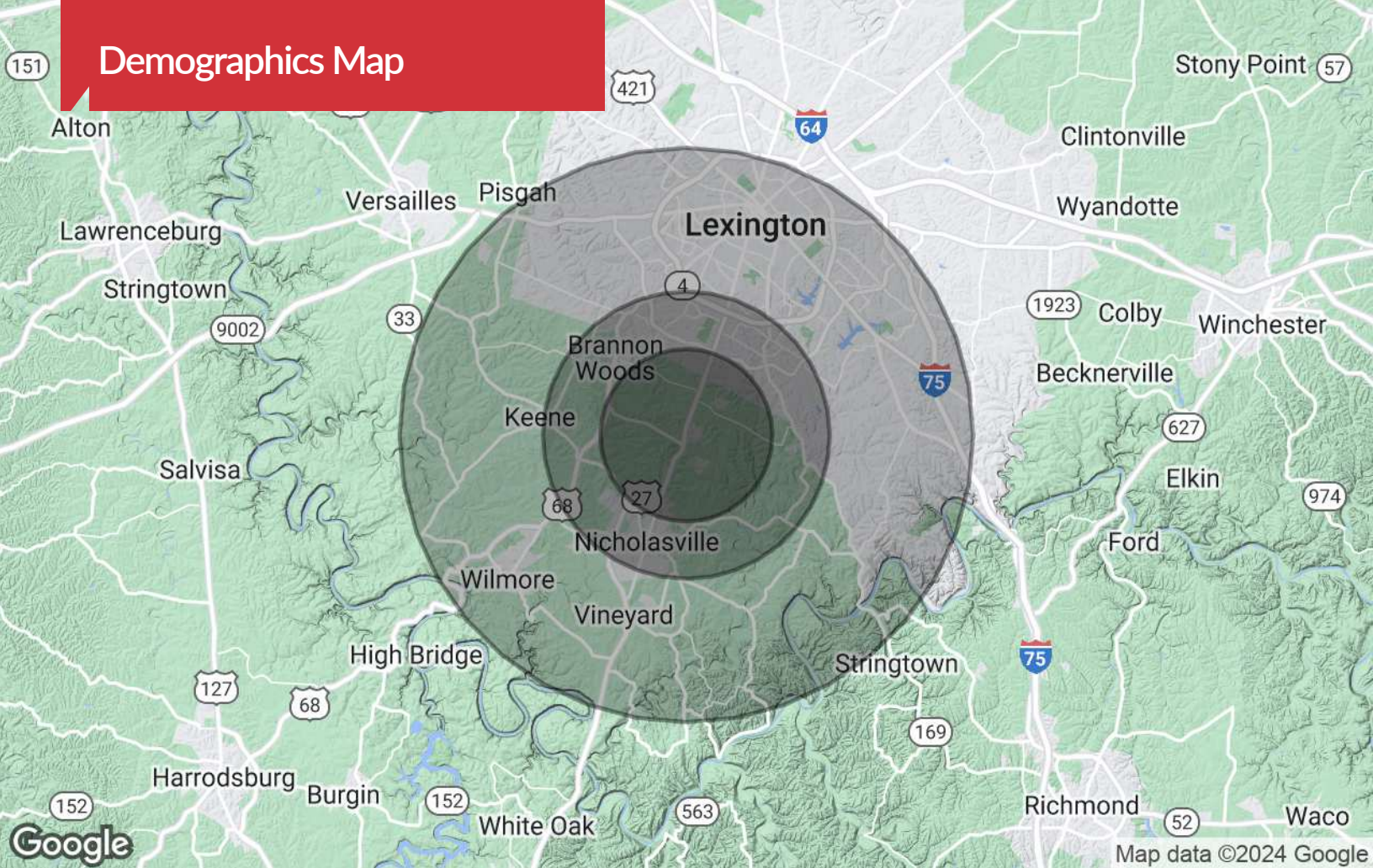








Demographics Map



Population

	3 Miles	5 Miles	10 Miles
TOTAL POPULATION	23,735	116,824	330,971
MEDIAN AGE	42.5	38.5	38.1
MEDIAN AGE (MALE)	45.8	37.5	36.9
MEDIAN AGE (FEMALE)	41.1	38.2	39.1

Households & Income

	3 Miles	5 Miles	10 Miles
TOTAL HOUSEHOLDS	9,263	48,390	137,388
# OF PERSONS PER HH	2.9	2.6	2.3
AVERAGE HH INCOME	\$111,360	\$99,320	\$93,233
AVERAGE HOUSE VALUE	\$391,241	\$251,891	\$211,086

* Demographic data derived from 2022 STDB