

SALE / LEASE

Free-Standing Restaurant w/ Drive-Thru | Lowe's Outparcel

100 MAY BLVD

Danville, KY 40422

PRESENTED BY:

NATHAN DILLY

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PROPERTY SUMMARY



SALE PRICE	\$2,200,000
LEASE RATE	\$130,000

OFFERING SUMMARY

BUILDING SIZE:	4,154 SF
LOT SIZE:	1.855 Acres
CAP RATE:	10.0%
ZONING:	Highway Commercial

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PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to present this opportunity to buy or lease a free standing restaurant in Danville, KY. The building is 4,145sf and sits on approximately 1.85 acres and has a drive-thru.

This is a rare opportunity to buy or lease a prominent out parcel in Danville, KY which has high barriers to entry in this specific retail area.

Notable tenants in the area include Lowes, Walmart, Kroger, Hobby Lobby, T.J. Maxx, Liquor Barn, Ollie's Bargain Outlet, along with multiple national restaurants/QSR's and others. The property has access to both Hustonville Road and the S Danville Bypass which have a combined traffic count of 38,761 VPD.

Owner is a licensed real estate agent.

For additional information please reach out to Nathan Dilly at nathan.dilly@svn.com or (859) 420-5492.

PROPERTY HIGHLIGHTS

- Free Standing Restaurant with Drive Thru
- Lowe's Outparcel
- Ideal for Fast Food/Fast Casual, QSR, or other Restaurant Use

AERIAL

For marketing purposes only,
exact locations not warranted



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ADDITIONAL PHOTOS

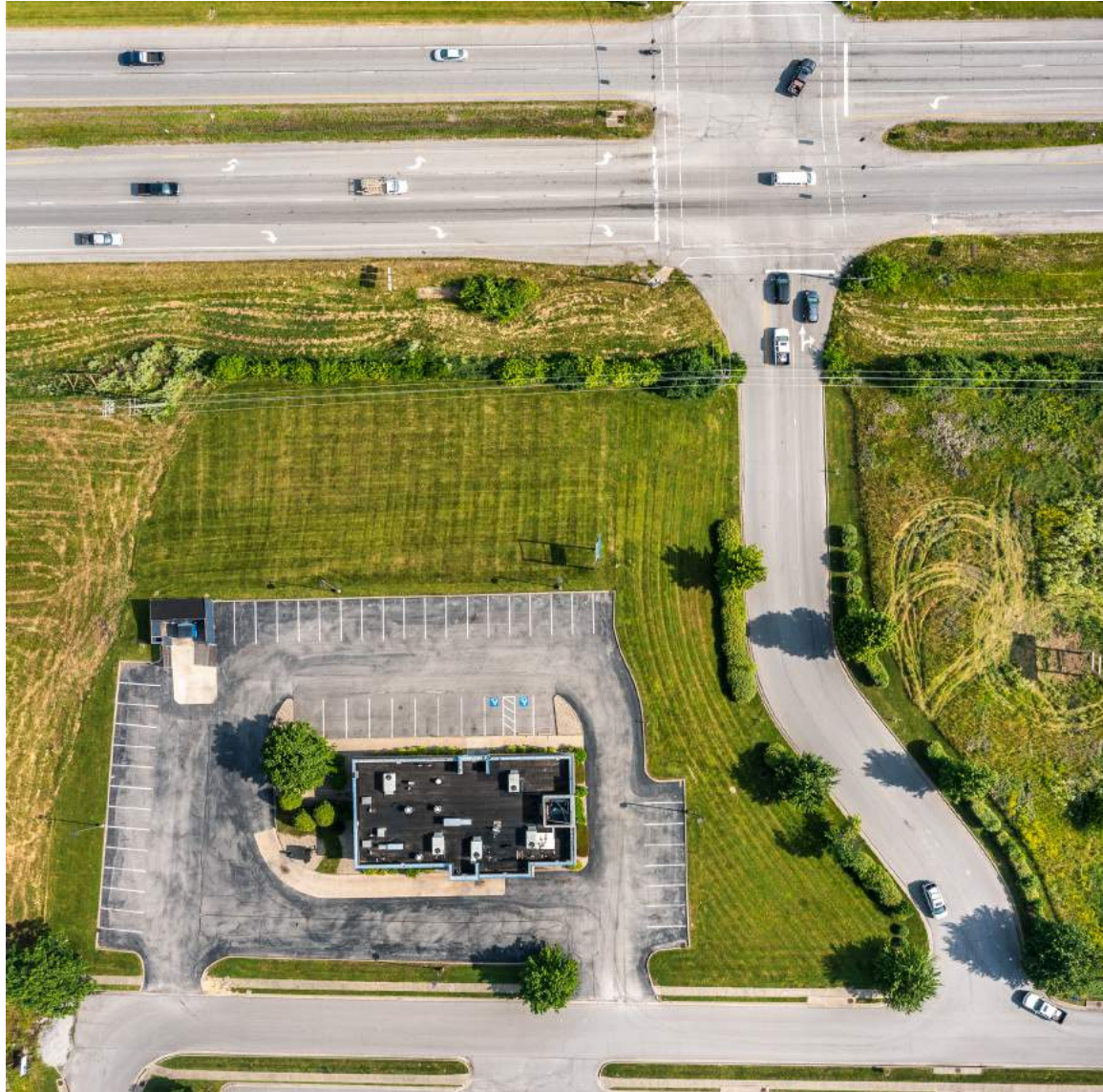


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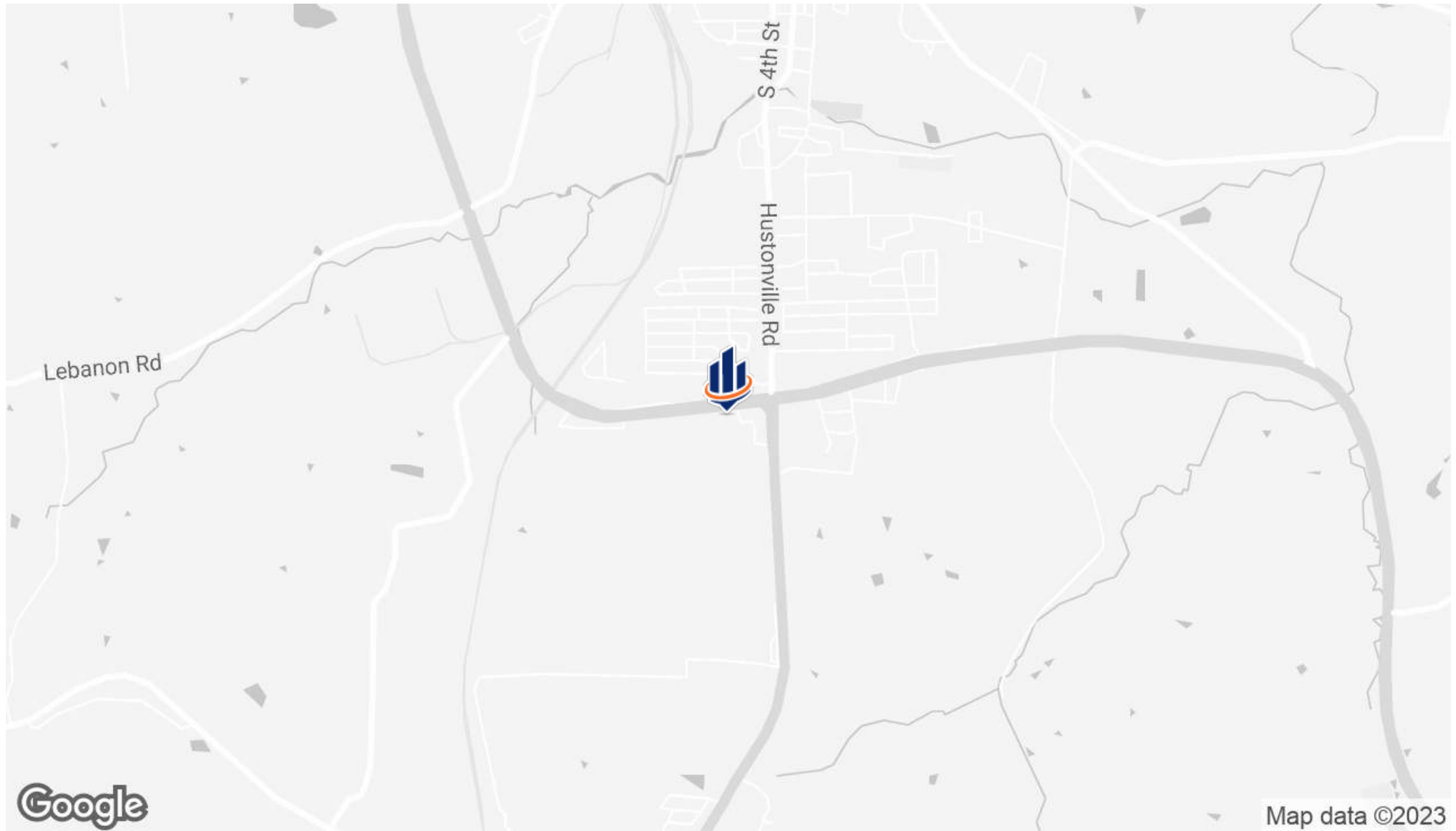


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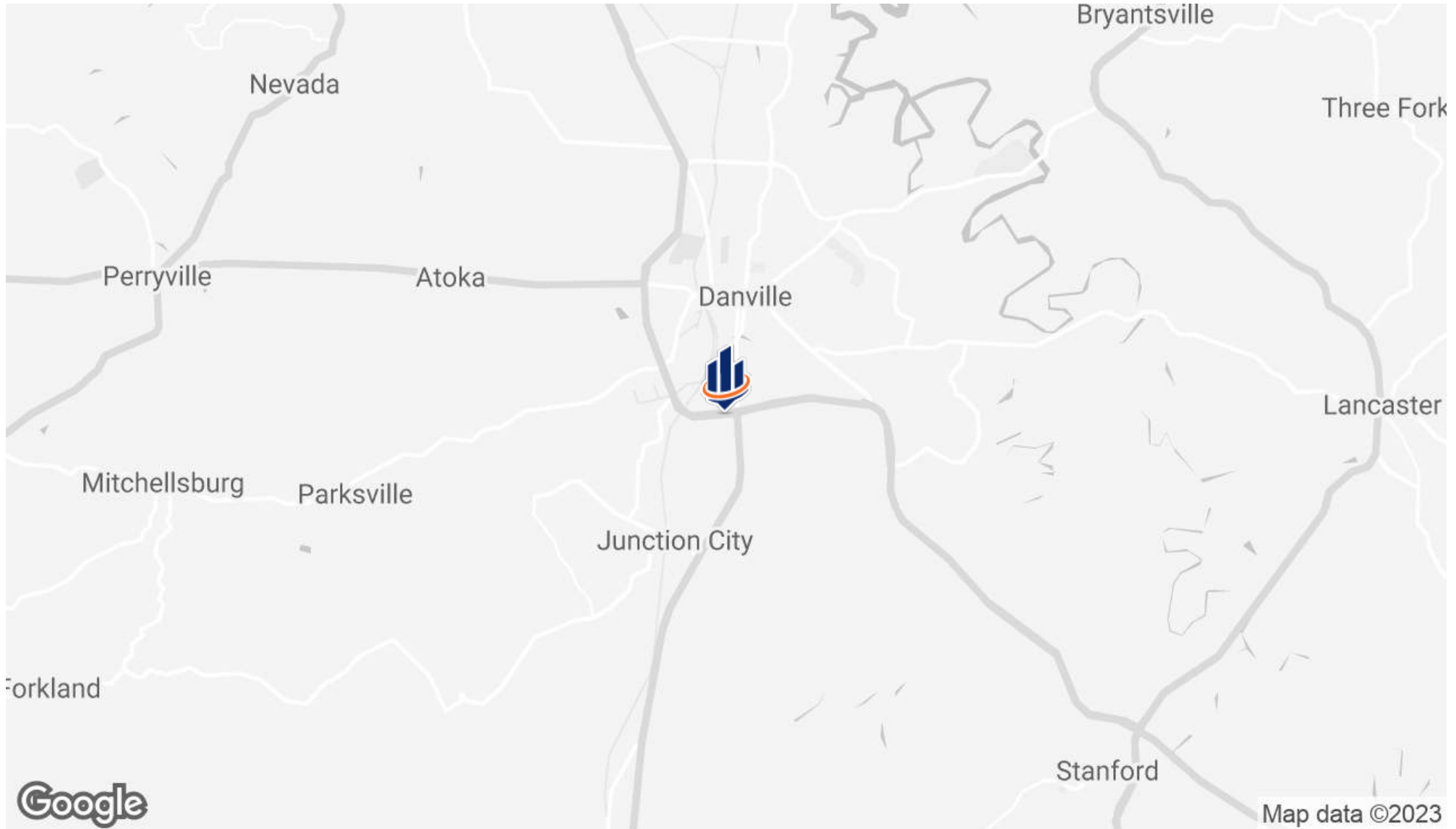
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LOCATION MAP



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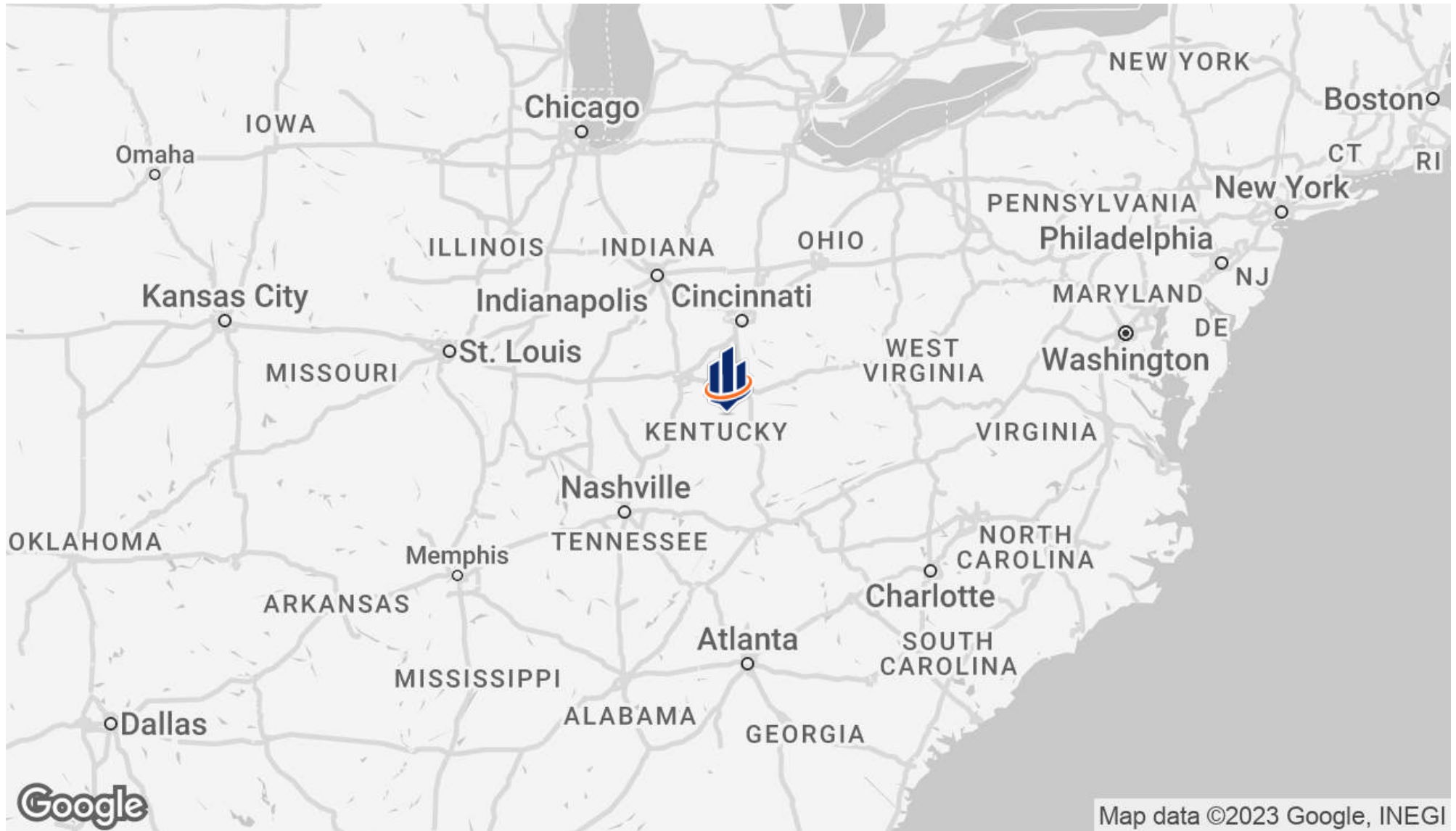


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DEMOGRAPHICS MAP & REPORT

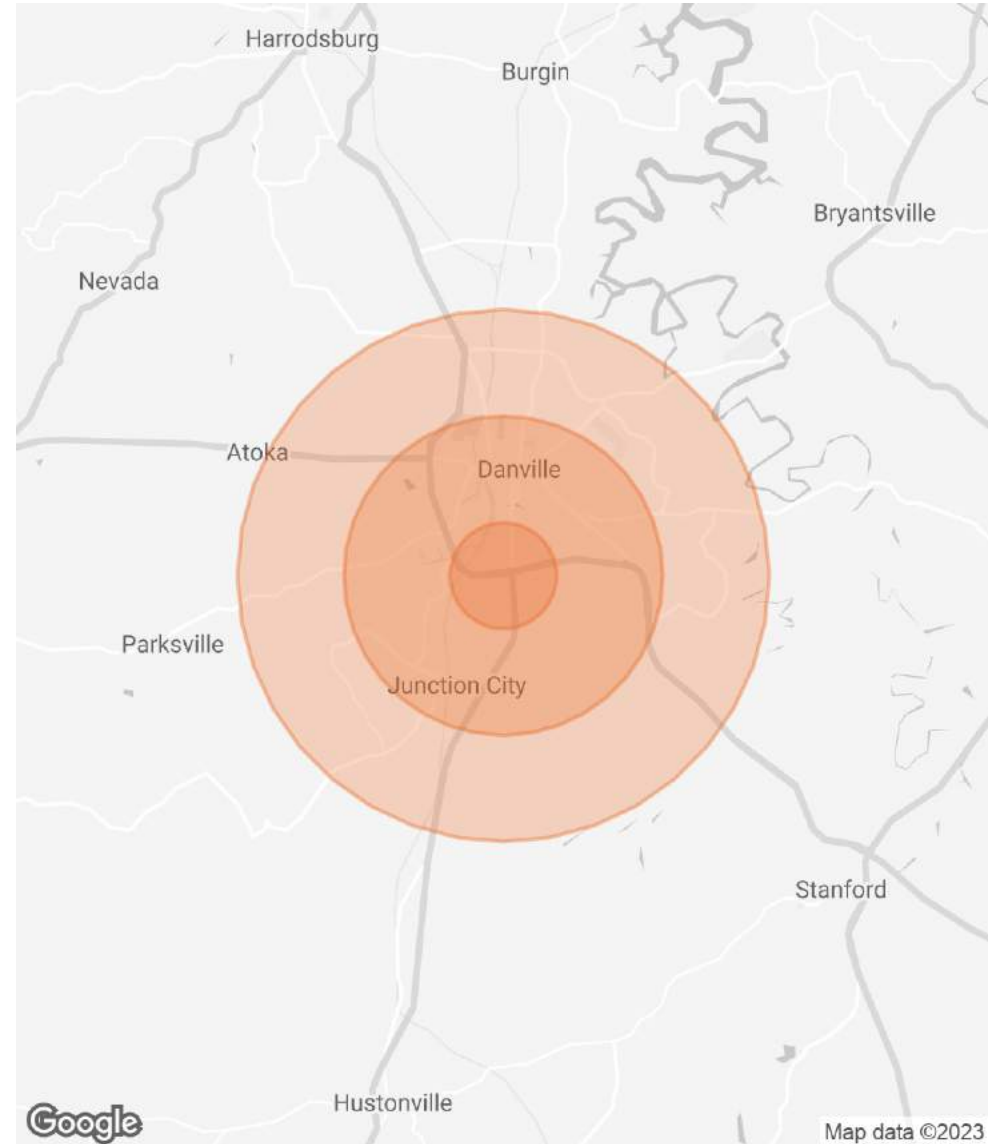
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,158	15,296	22,974
AVERAGE AGE	35.1	35.3	38.4
AVERAGE AGE (MALE)	35.4	34.5	36.9
AVERAGE AGE (FEMALE)	32.0	36.9	40.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	965	6,174	9,511
# OF PERSONS PER HH	2.2	2.5	2.4
AVERAGE HH INCOME	\$39,118	\$49,676	\$55,507
AVERAGE HOUSE VALUE	\$119,430	\$123,762	\$144,538

** Demographic data derived from 2020 ACS - US Census*



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