



SALE

S Keeneland Industrial - Richmond

651 661 S KEENELAND DRIVE

Richmond, KY 40475

PRESENTED BY:

NEAL METCALFE

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,550,000
BUILDING SIZE:	19,300 SF
PRICE / SF:	\$80.31
YEAR BUILT:	1986
RENOVATED:	2021
ZONING:	I-2

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PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to bring to market, 651 & 661 S Keeneland Drive, 2 properties totaling 19,300 SF industrial property on 2 acres in Richmond, KY. These fully occupied assets are 8,100 sf and 11,200 sf with a moving company in the 11,200 sf building with 7 years remaining in term and options, and a Crossfit gym under lease until Fall of 2025 in the 8,100 sf building. The sellers built the properties in the late 1980's and have occupied or rented the assets since.

For more information contact Neal Metcalfe at 859.312.8069 // neal.metcalfe@svn.com

PROPERTY HIGHLIGHTS

- Two Small Industrial buildings 100% occupied
- Short term on 8100 sf building
- Longer term on 11200 sf building
- I-2 Zoning

ADDITIONAL PHOTOS



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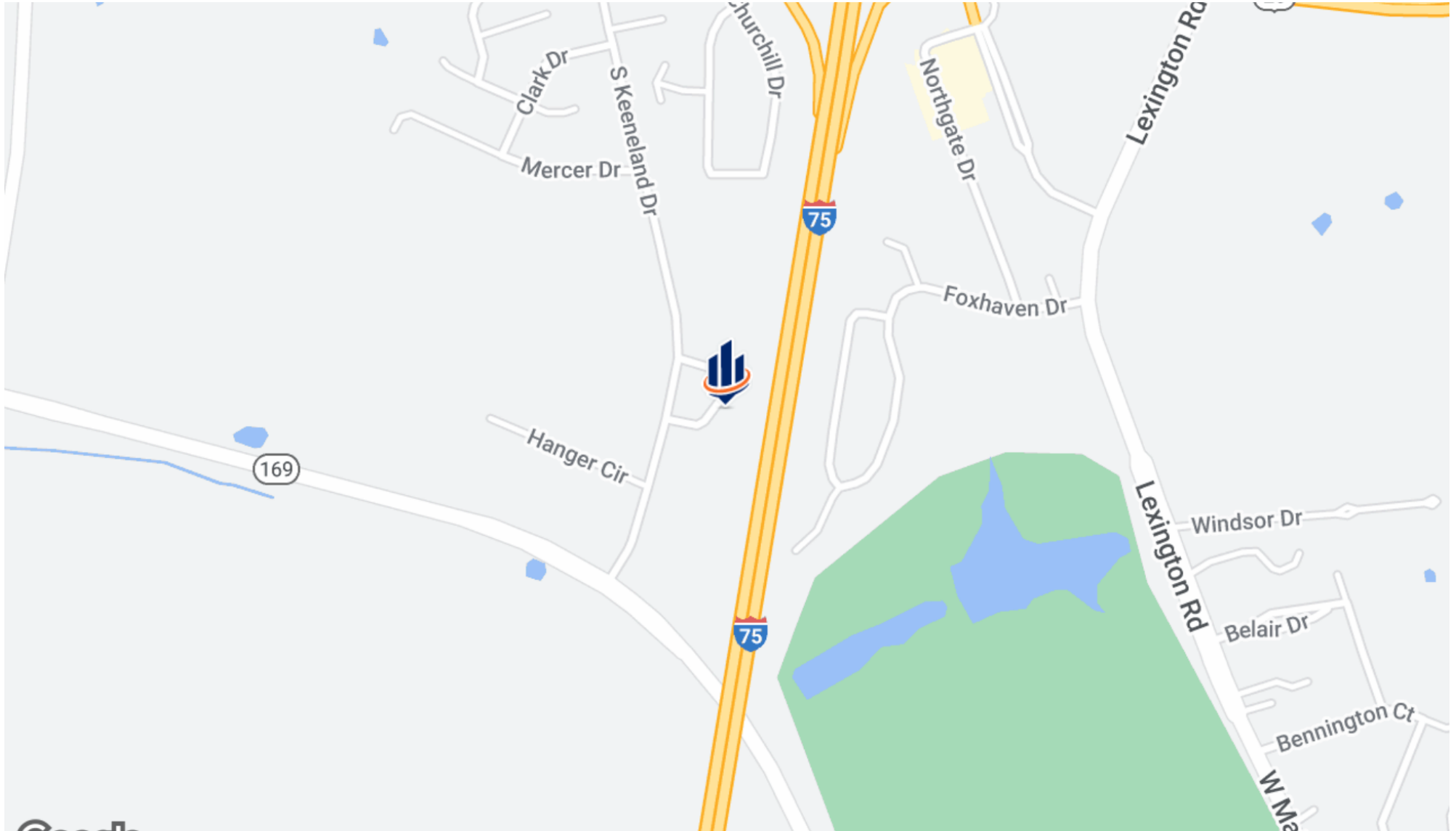


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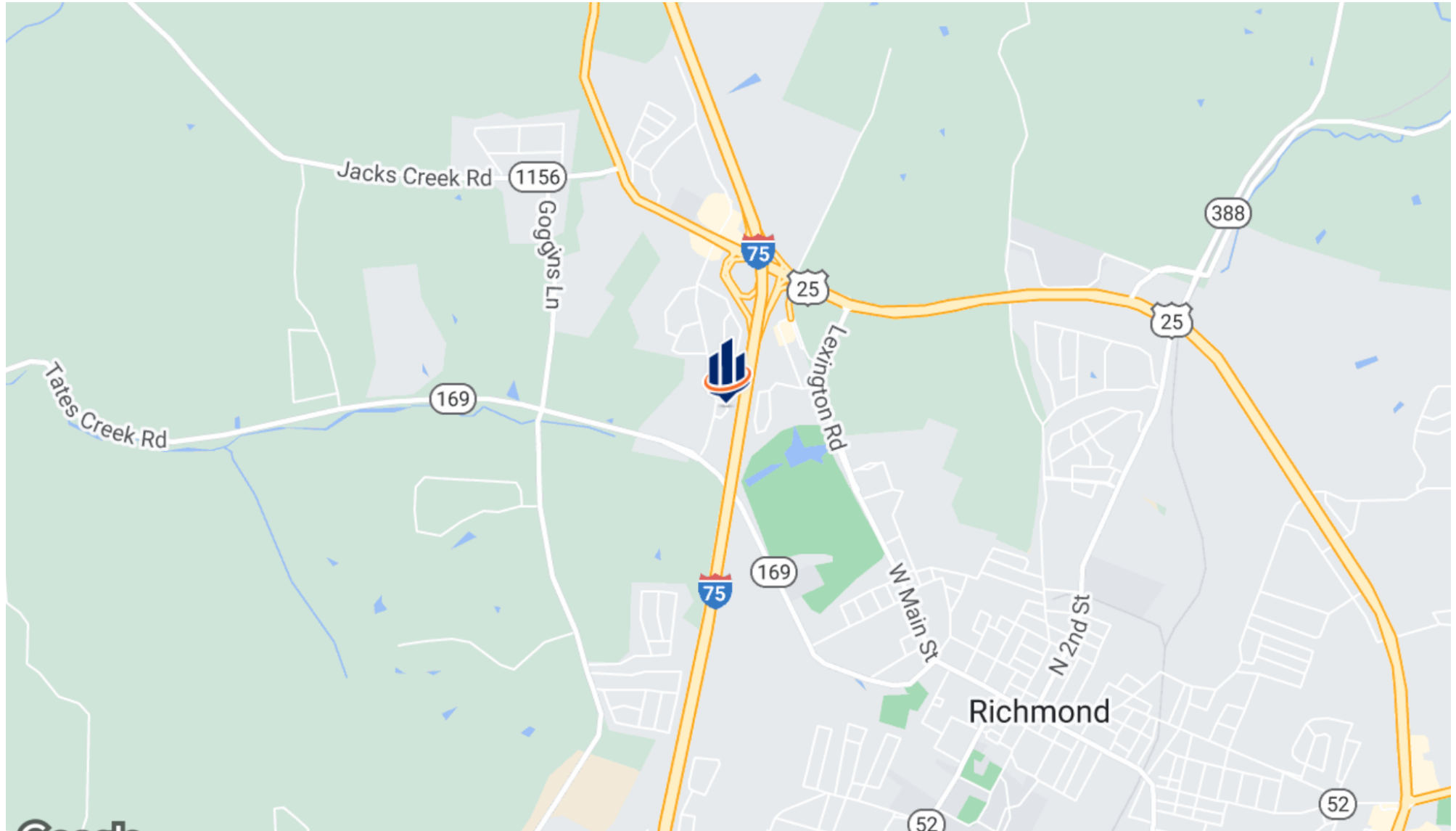


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DEMOGRAPHICS MAP & REPORT

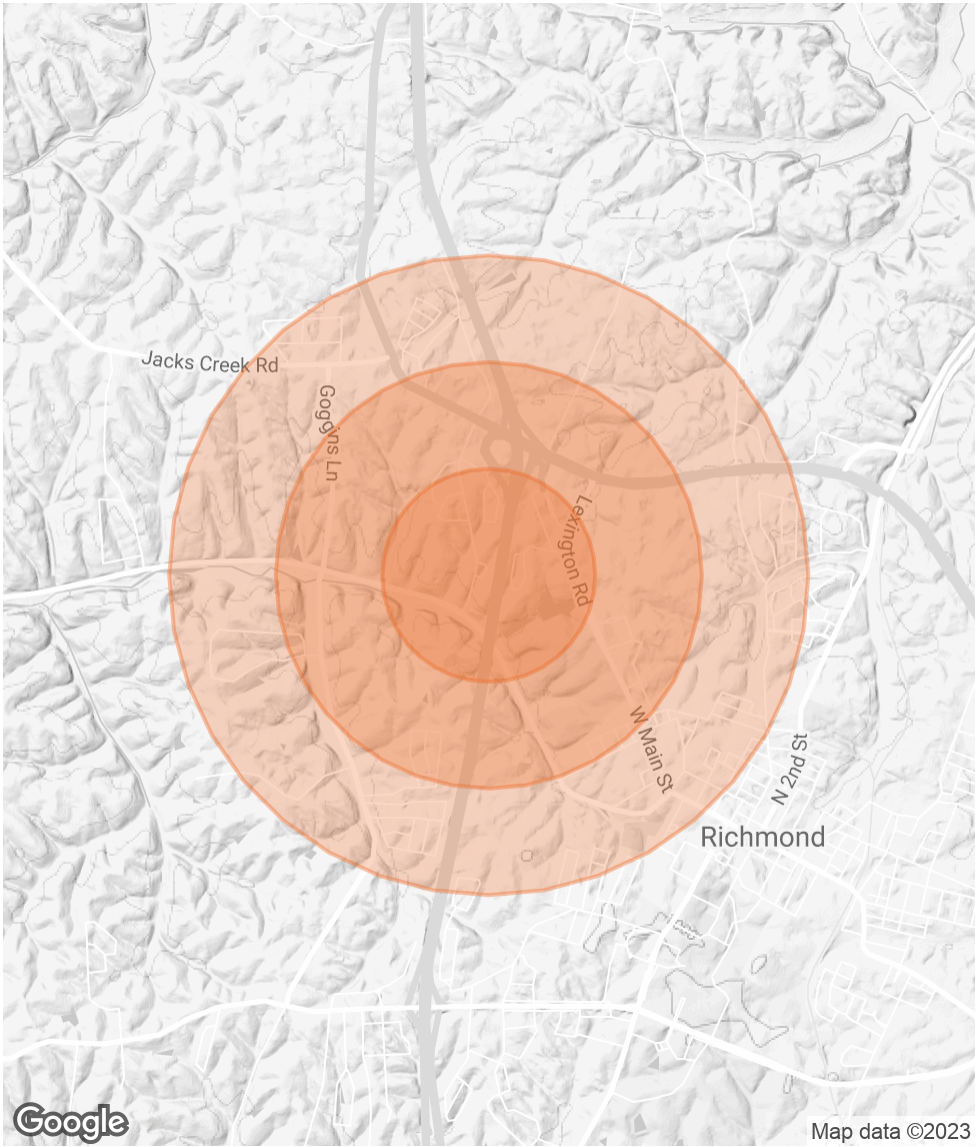
POPULATION 0.5 MILES 1 MILE 1.5 MILES

TOTAL POPULATION	979	4,019	9,366
AVERAGE AGE	31.8	33.8	32.6
AVERAGE AGE (MALE)	30.6	32.1	30.9
AVERAGE AGE (FEMALE)	34.3	36.5	35.1

HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

TOTAL HOUSEHOLDS	461	1,735	3,844
# OF PERSONS PER HH	2.1	2.3	2.4
AVERAGE HH INCOME	\$53,588	\$60,772	\$60,815
AVERAGE HOUSE VALUE	\$112,761	\$129,679	\$140,292

* Demographic data derived from 2020 ACS - US Census



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