



Paint Lick Rd
4,900+ VPD

76 BLVD

SALE

Heavy Industrial Land - Berea

76 BOULEVARD

Berea, KY 40403



PRESENTED BY:

NEAL METCALFE

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,250,000
LOT SIZE:	18.1 Acres
PRICE / ACRE:	\$69,061
ZONING:	I-2
MARKET:	Berea

PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to offer an Industrial development land site in Berea KY, less than 1/2 mile from Interstate 75 at Exit 76. This Heavy industrial zoned (I-2), 18+ acre site has an approved plan in place with the city to extend 76 Blvd to a cul de sac access and allow for a singular use or multi parcel site development. The Sellers would also entertain a build to suit for a long term tenant on a parcel here. The site has access to all utilities at or near the site, and the land lays well for less ground work to prep the site all at once, or in phases. The neighboring industrial development, and large plants within a mile make Berea and this site an obvious choice to consider your project. Contact Neal Metcalfe at 859.312.8069 // neal.metcalfe@svn.com for any questions or conversation regarding the site.

PROPERTY HIGHLIGHTS

- Singular or Multi Parcel Heavy Industrial Zoned Land 18+ acres
- In the City of Berea
- All utilities are at or near the site

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For marketing purposes only,
exact locations not warranted

2 Miles

Berea College

Speedway

Whitaker Bank

Popeyes

gandall

Wendy's

Shell

Berea Top Shop, Inc.

RA Studios

Dad's

76 BLVD

Holiday Inn

Comfort Inn

Lee's Famous

Taco Bell

Sun Tan City

McDonald's

bp

Dollar Tree

Walmart

Casa Amigos

Paint Lick Rd 4,900+ VPD

76

Marathon

INTERSTATE 75

58,700+ VPD

**Heavy Industrial Land
FOR SALE - Berea**

*76 Boulevard
Berea, KY 40403*

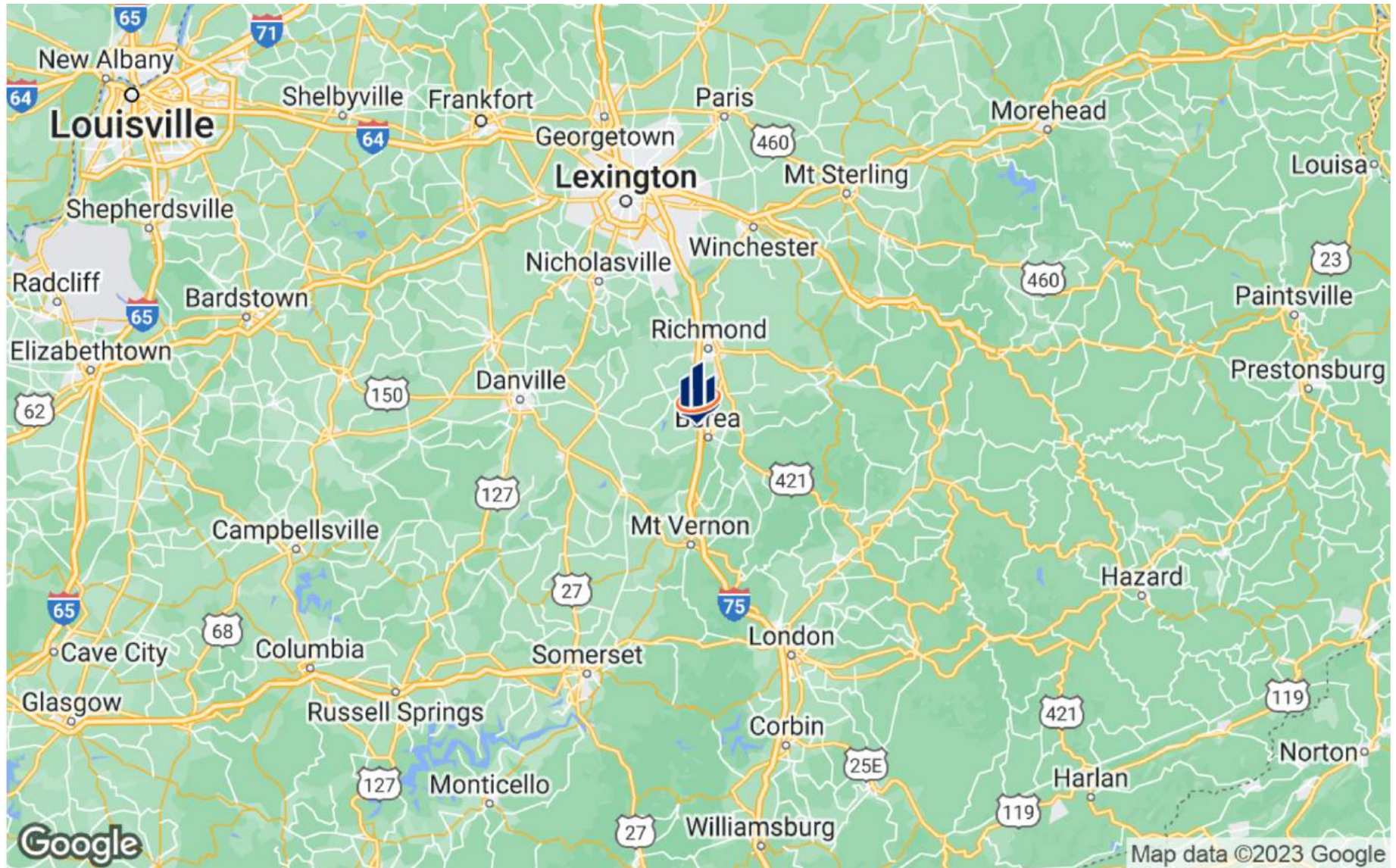
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LOCATION MAP



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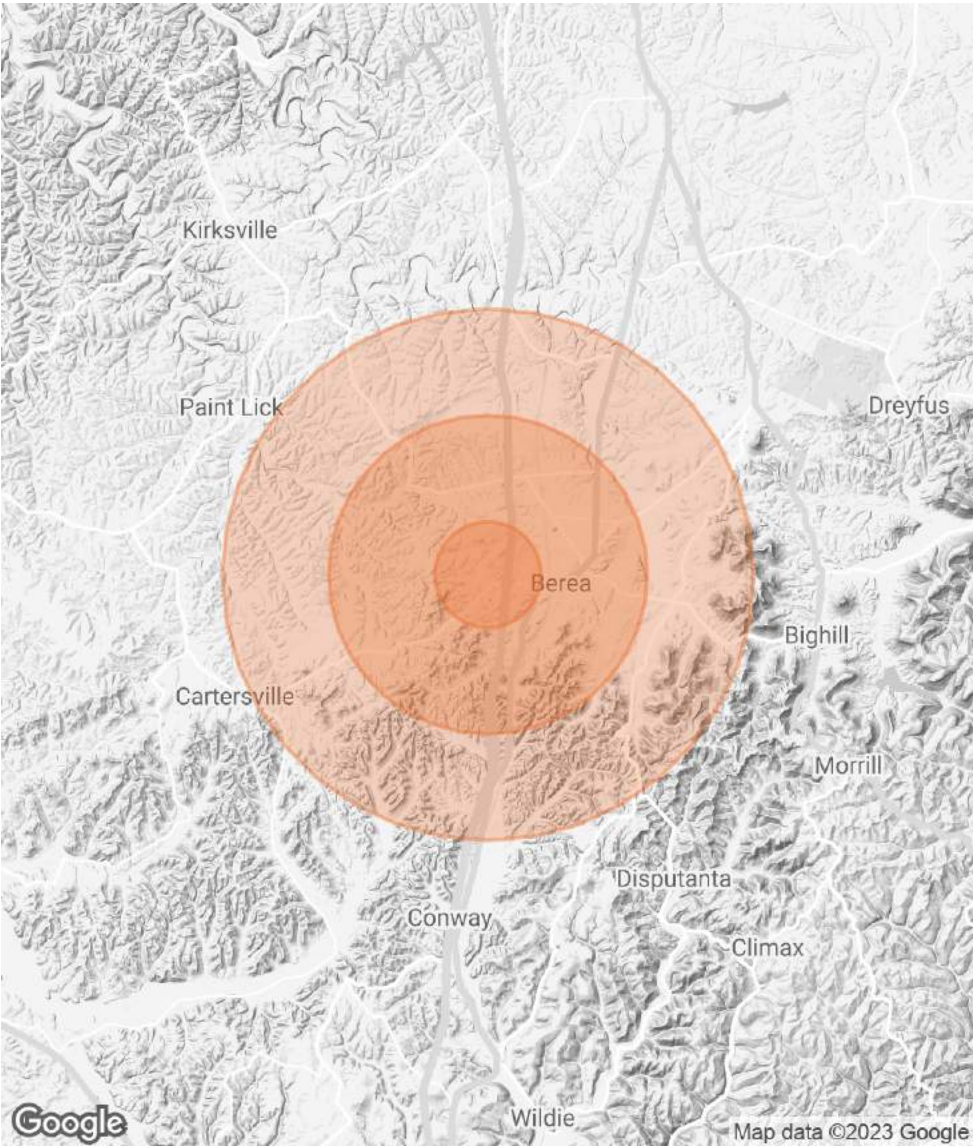
HEAVY INDUSTRIAL LAND - BERA | 76 Boulevard Berea, KY 40403

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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,413	14,787	22,124
AVERAGE AGE	36.6	34.8	35.7
AVERAGE AGE (MALE)	31.6	32.8	34.9
AVERAGE AGE (FEMALE)	40.2	36.3	36.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	984	5,736	8,518
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$53,799	\$55,660	\$56,728
AVERAGE HOUSE VALUE	\$126,761	\$131,591	\$136,207

* Demographic data derived from 2020 ACS - US Census



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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