

Barnes Mill Rd
11,700+ VPD

INTERSTATE
75
69,400+
VPD

Amberly Way

SALE / LEASE

B-3 Development Land in Richmond, KY

1030 AMBERLEY WAY

Richmond, KY 40475

PRESENTED BY:

NEAL METCALFE

C: 859.312.8069

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$995,000
LEASE RATE:	\$7,000.00 per month (NNN)
LOT SIZE:	1.45 Acres
PRICE / ACRE:	\$686,207
ZONING:	B-3
MARKET:	Richmond

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PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to offer this B-3 Development land located in the heart of Retail, Hospitality, and office space near Richmond Center at exit 87 off I-75. This corridor is considered Main and Main for retail shopping, dining, commuting to ECU, Baptist Hospital, Interstate travelers exiting for dining and shopping and the expanding City of Richmond with the Goggins Lane Mixed use project and New multi million City Park coming soon. The property is available to purchase or lease 1.45 acres. For more information, contact Neal Metcalfe at 859.312.8069 or neal.metcalfe@svn.com.

PROPERTY HIGHLIGHTS

- CALLING ALL DEVELOPERS! 1.45 acres
- Hotels, Restaurants, Inline Retail, Office and More!
- B-3 Land ready to build Site
- FOR Sale and FOR Lease

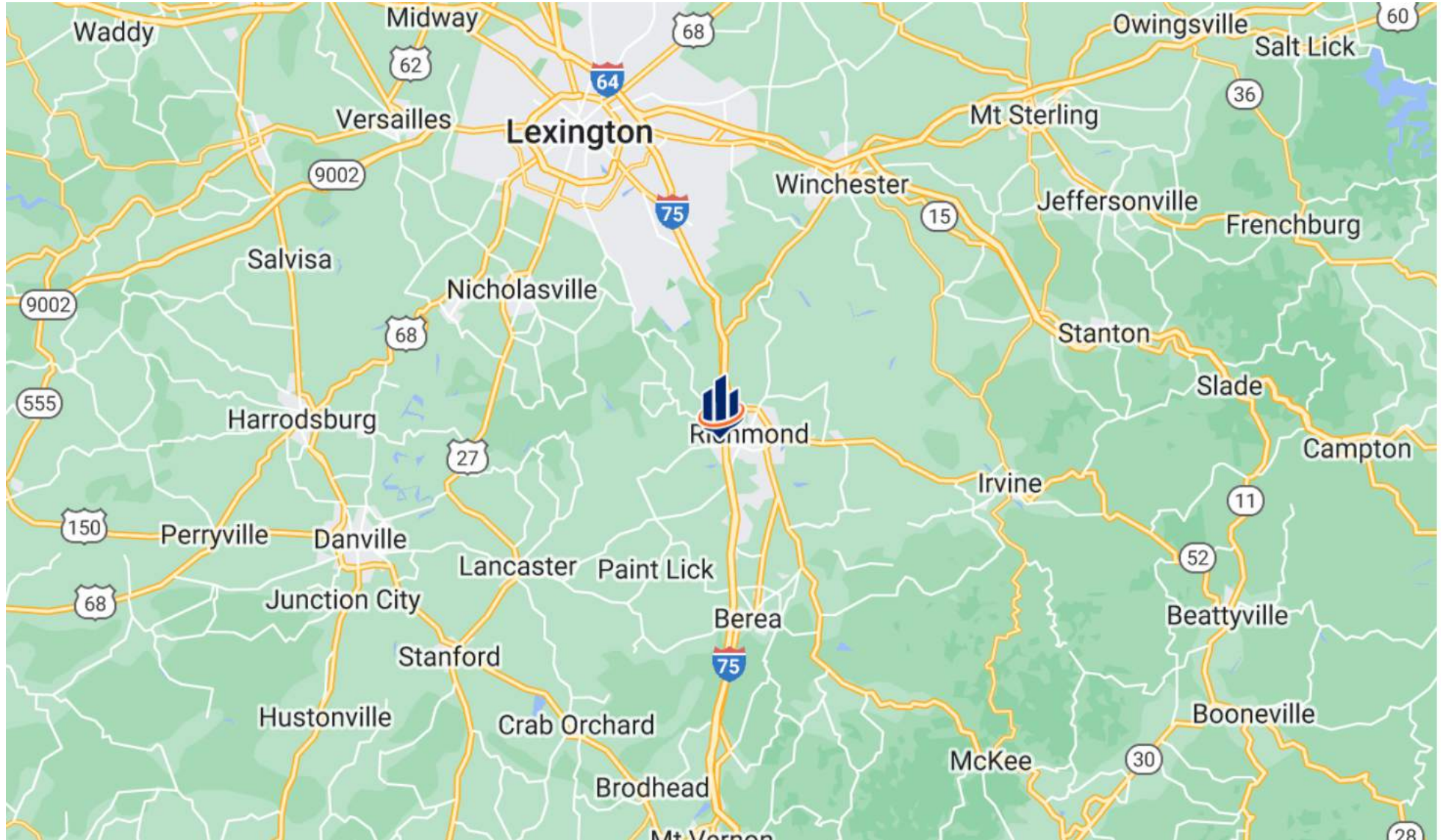


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ADDITIONAL PHOTOS



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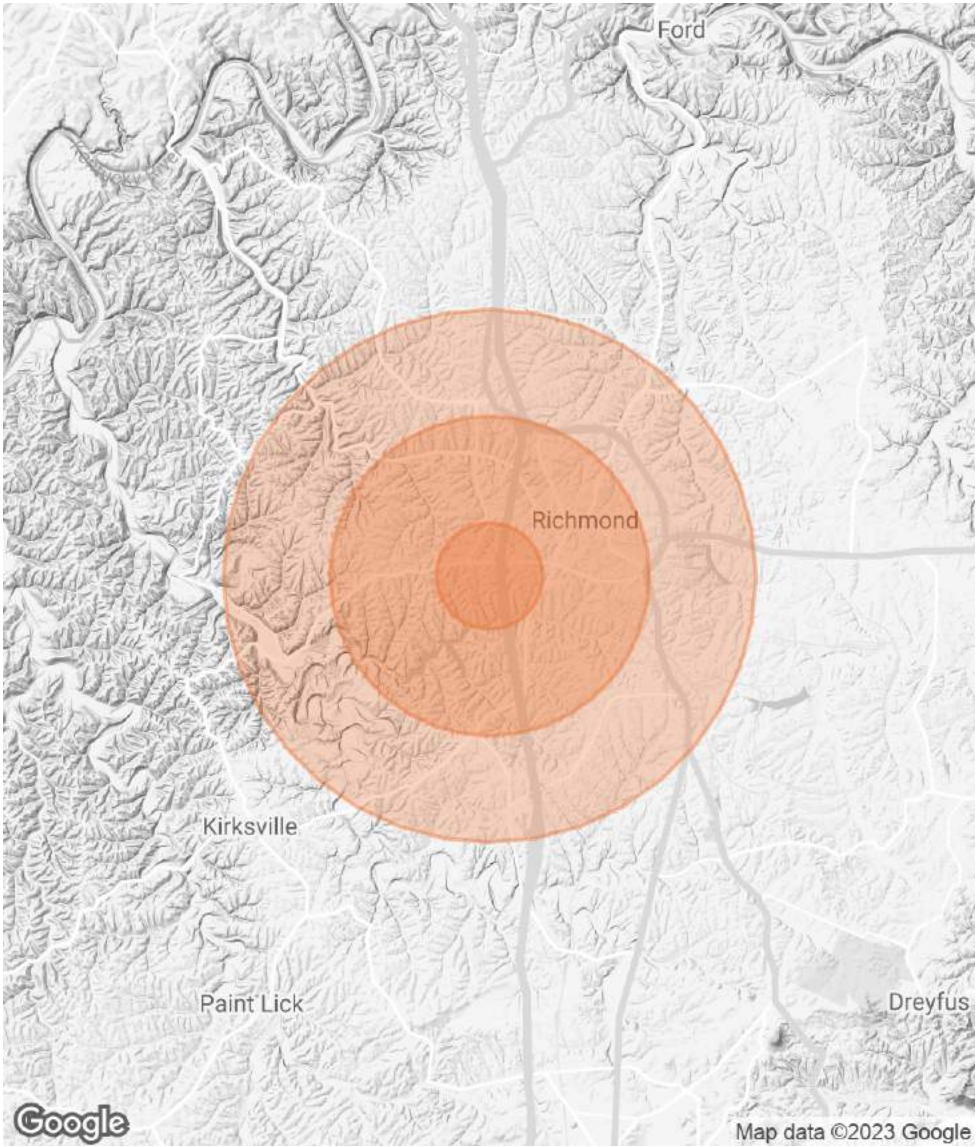
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,763	29,219	46,038
AVERAGE AGE	33.1	30.2	32.4
AVERAGE AGE (MALE)	33.0	30.3	32.3
AVERAGE AGE (FEMALE)	34.0	31.1	33.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,140	11,024	18,551
# OF PERSONS PER HH	2.2	2.7	2.5
AVERAGE HH INCOME	\$61,217	\$58,280	\$60,791
AVERAGE HOUSE VALUE	\$191,888	\$150,345	\$152,967

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



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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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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