

LEASE

Atwood Drive @ Four Mile Road

ATWOOD DR @ FOUR MILE ROAD

Richmond, KY 40475

PRESENTED BY:

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Four Mile Rd

Robert R Martin Byp
22,200+ VPD

Atwood Dr

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$4,000.00 per month (Land Lease)
LOT SIZE:	0.92 Acres
ZONING:	B-3
MARKET:	Richmond

PROPERTY OVERVIEW

CALLING ALL DEVELOPERS! SVN Stone Commercial Real Estate is offering a Bypass accessible site to lease or build to suit up to 6,000 sf on 0.92 acres of commercial development land in the predominate Roof top growth area of Richmond at Atwood Drive at Four Mile Road. This area of Richmond has been designated as a corridor for Retail growth to support the housing being developed contiguous to this site. This 0.92 acre site is located near a Lighted intersection on the heavily traveled Bypass. This area is known as Auto Alley, with many auto dealerships and across from Kohls, and Future Popeye's Chicken, Speedway, Save A Lot Grocery and more to come.

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

PROPERTY HIGHLIGHTS

- 0.92 acres of B-3 Zoned Land
- Owner would build up to 6,000 SF inline retail with Drive thru End cap
- Land Lease entire site Near Lighted intersection on the bypass

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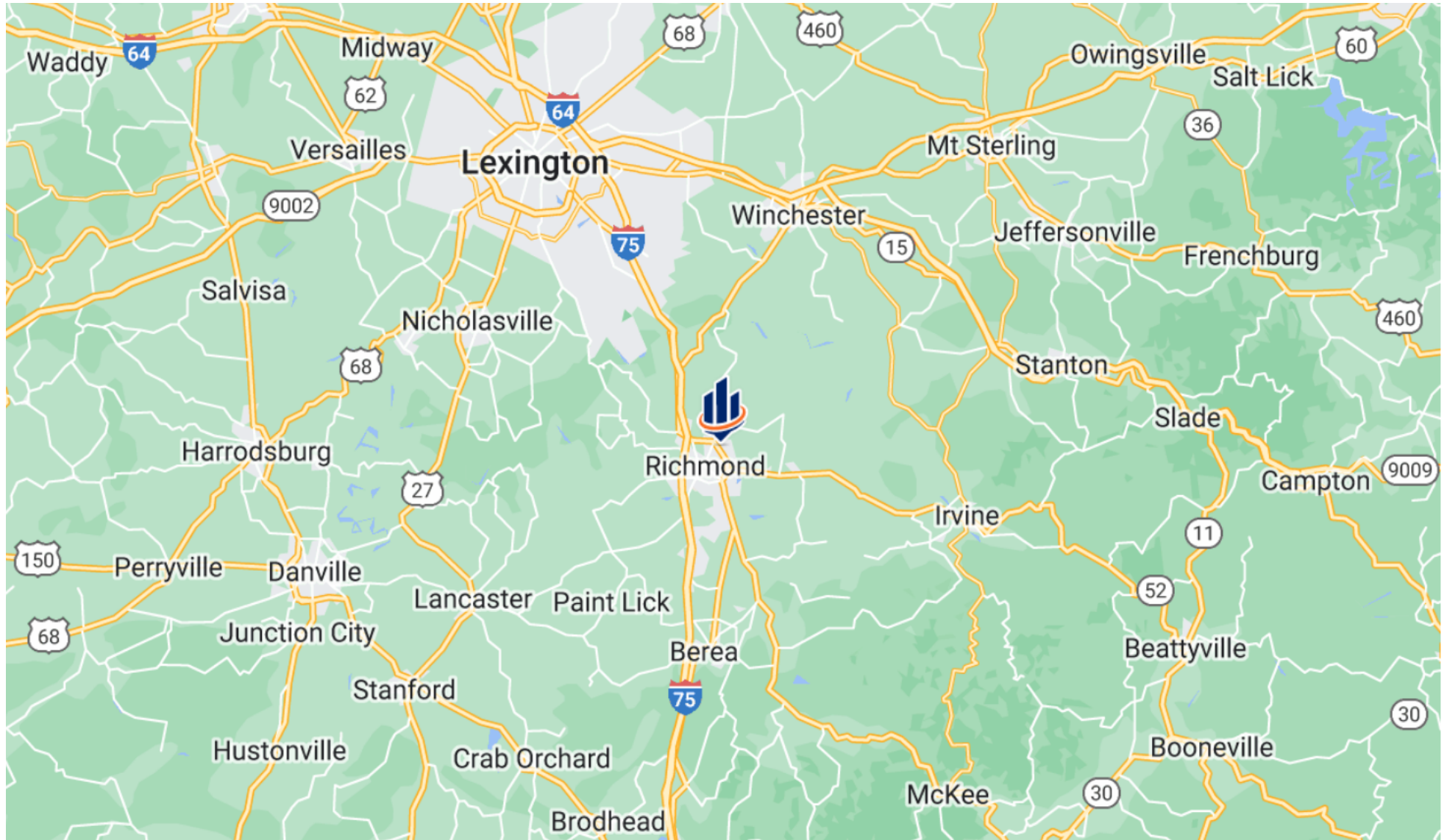


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LOCATION MAP



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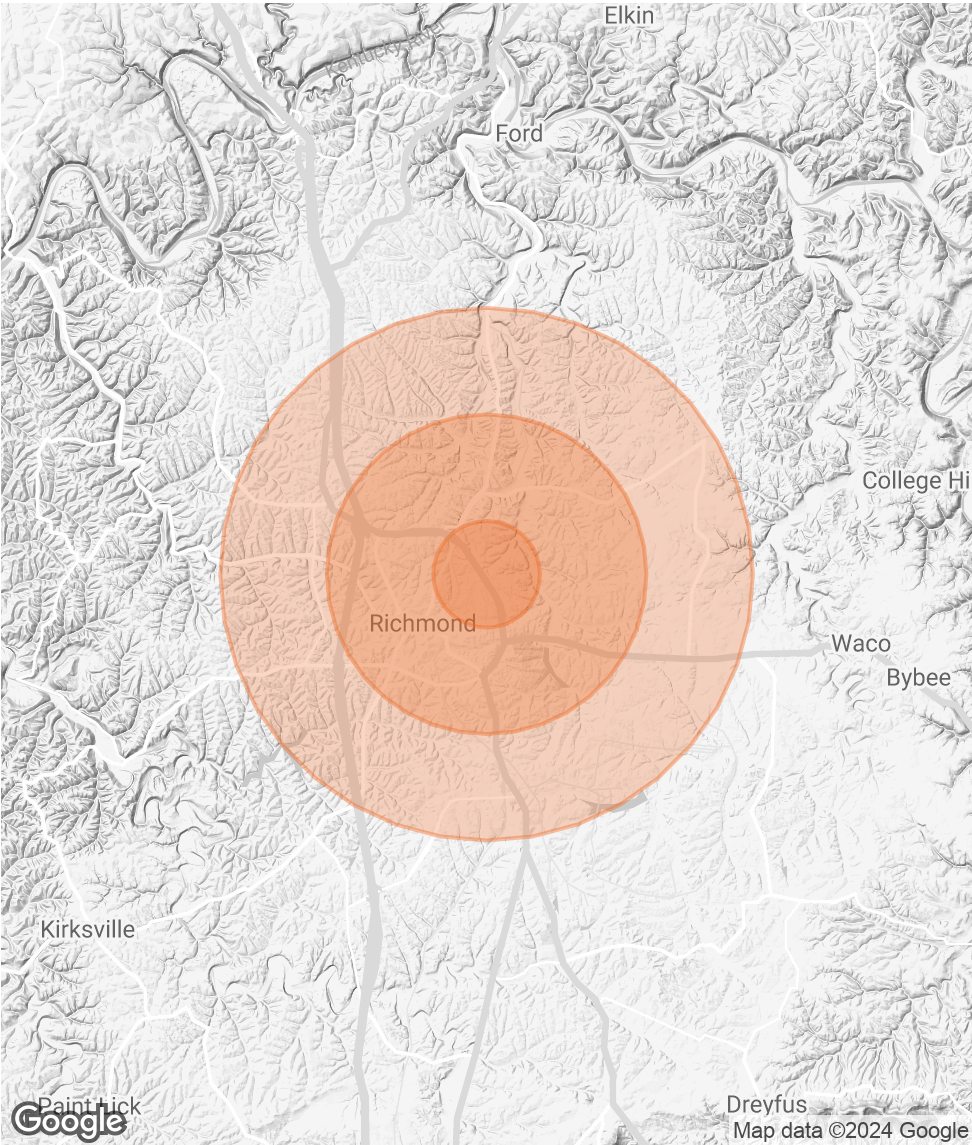
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,824	31,917	45,498
AVERAGE AGE	27.7	30.8	32.5
AVERAGE AGE (MALE)	27.6	30.7	32.3
AVERAGE AGE (FEMALE)	30.8	31.9	33.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,222	12,812	18,665
# OF PERSONS PER HH	2.2	2.5	2.4
AVERAGE HH INCOME	\$50,099	\$55,304	\$59,964
AVERAGE HOUSE VALUE	\$117,620	\$130,092	\$147,295

* Demographic data derived from 2020 ACS - US Census



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