



Hard Corner Signalized Site

200 Lebanon Ave

Campbellsville, Kentucky 42718

Offering Summary

Sale Price: \$650,000

Lot Size: 0.48 Acres

Property Highlights

- +/-0.48 AC retail pad located in the heart of Campbellsville
- +/- 1,135 SF existing building currently on-site; Former Car Dealership location
- Bordered by three separate roads - convenient ingress/egress
- Existing building could be re-used or razed for new redevelopment
- Located within close proximity to Campbellsville University and downtown Campbellsville
- Highest daily traffic counts in Campbellsville of 18,745 VPD at this intersection
- Sale Price: \$650,000

For More Information

Zach Smith

Senior Associate

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Executive Vice President

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For Sale

0.48 Acres | \$650,000

Corner Lot



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

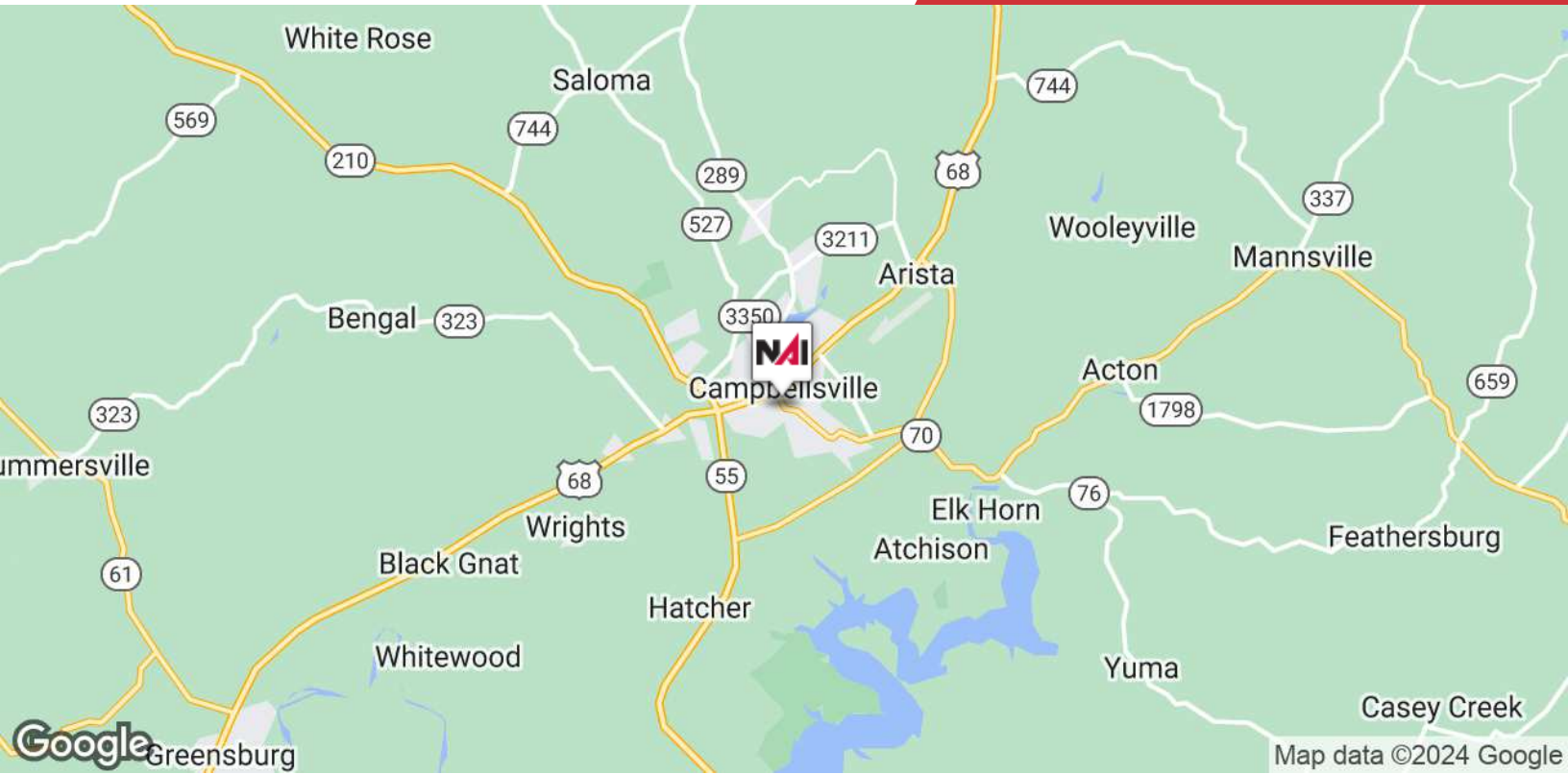
771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel
naiisaac.com



For Sale

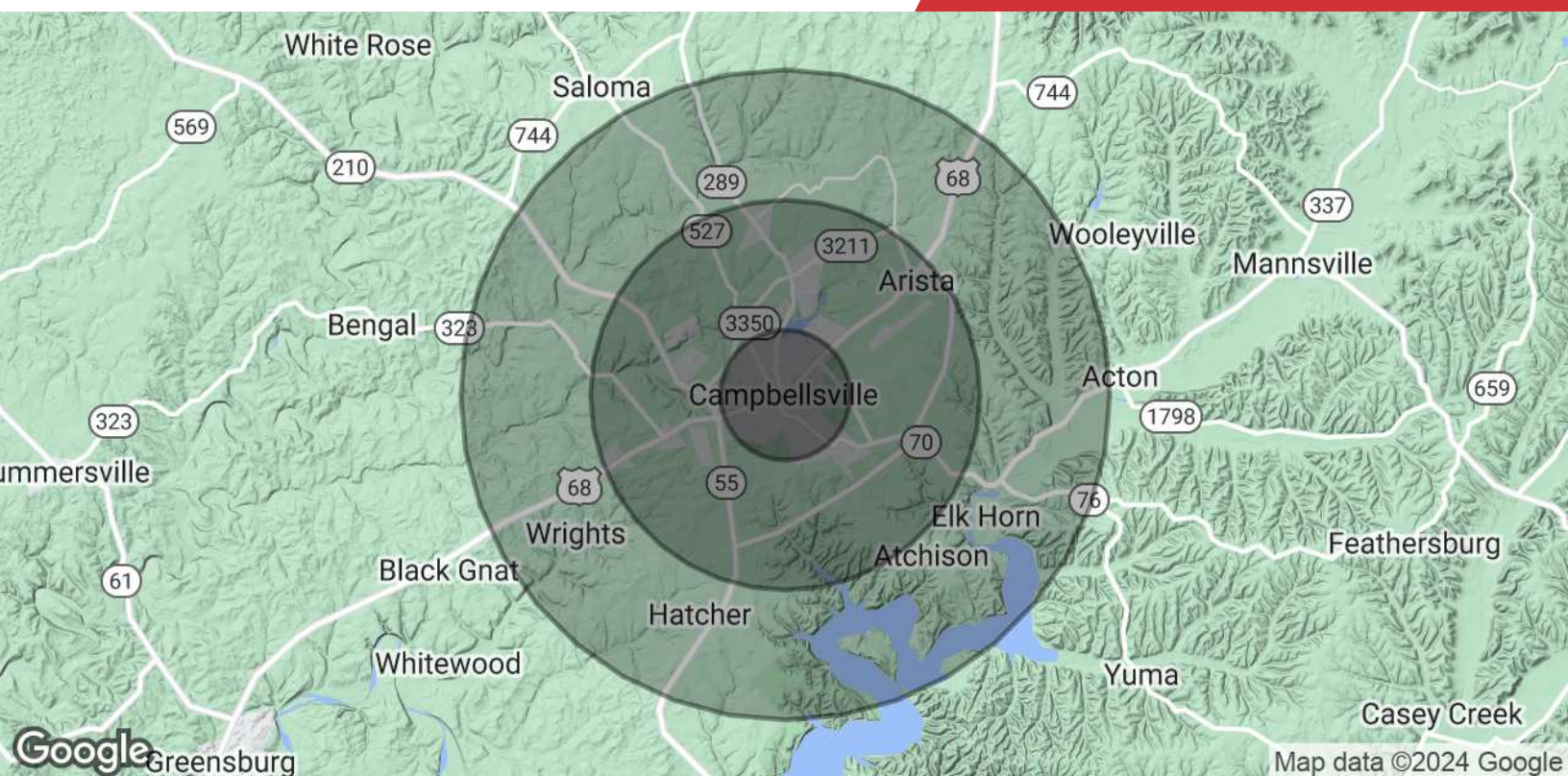
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Corner Lot



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Population

	1 Mile	3 Miles	5 Miles
Total Population	5,284	13,574	18,385
Average Age	37.5	36.3	37.6
Average Age (Male)	38.4	34.1	34.8
Average Age (Female)	36.8	38.8	40.4

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	2,384	5,663	7,748
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$48,784	\$56,058	\$58,397
Average House Value	\$103,400	\$127,890	\$128,301

* Demographic data derived from 2023 STDB