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Brandenburg Bypass
12,687+ VPD

SALE / LEASE

Brandenburg Development Land

270 BYPASS ROAD

Brandenburg, KY 40108

PRESENTED BY:

WESTON LOCKHART

O: 859.306.0613

weston.lockhart@svn.com

NATHAN DILLY

O: 859.306.0604

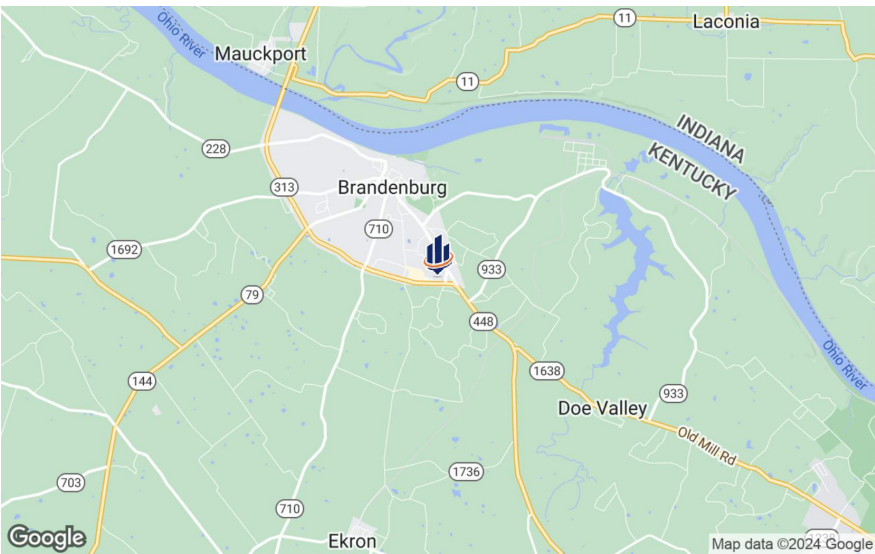
nathan.dilly@svn.com

**Brandenburg Development
Land - 1.196 Acres**

270 Bypass Road
Brandenburg, KY 40108



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$600,000
LEASE RATE:	Negotiable
LOT SIZE:	1.196 Acres
ZONING:	Commercial

PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to offer this a 1.196 acre site in Brandenburg, KY on Brandenburg's main retail corridor. Next to several new freestanding retail buildings, this site has had all studies, surveys, etc. done already by ownership and should be a plug and play development site for an expanding retailer. Surrounded by tenants such as Kroger, Dairy Queen, Taco Bell, Burger King, Fast Pace Urgent Care, and others - this is a high upside portion of Brandenburg, KY and should inherit the continued growth of the Brandenburg Bypass.

For more information please contact Weston Lockhart at weston.lockhart@svn.com // 859.317.3538 or Nathan Dilly at nathan.dilly@svn.com // 859.420.5492

PROPERTY HIGHLIGHTS

- 1.196 acre development site on the Brandenburg Bypass - Brandenburg's main retail corridor
- Surrounding tenants such as Kroger, Dairy Queen, Taco Bell, Burger King, Fast Pace Urgent Care
- Plug and play development site
- First retail site on the way "in" to Brandenburg in a heavily concentrated group of retail

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AERIAL



WESTON LOCKHART

O: 859.306.0613

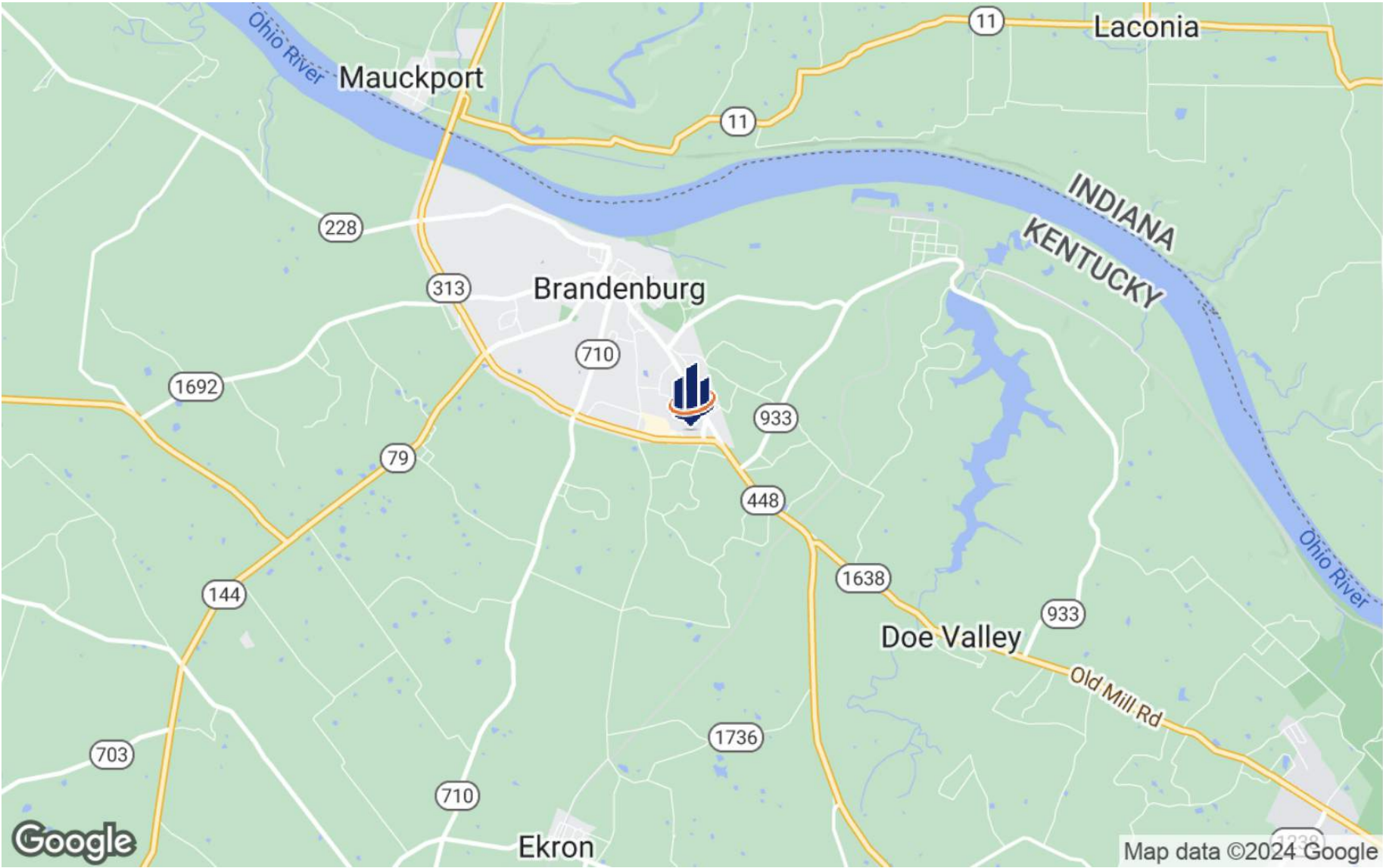
weston.lockhart@svn.com

NATHAN DILLY

O: 859.306.0604

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LOCATION MAP



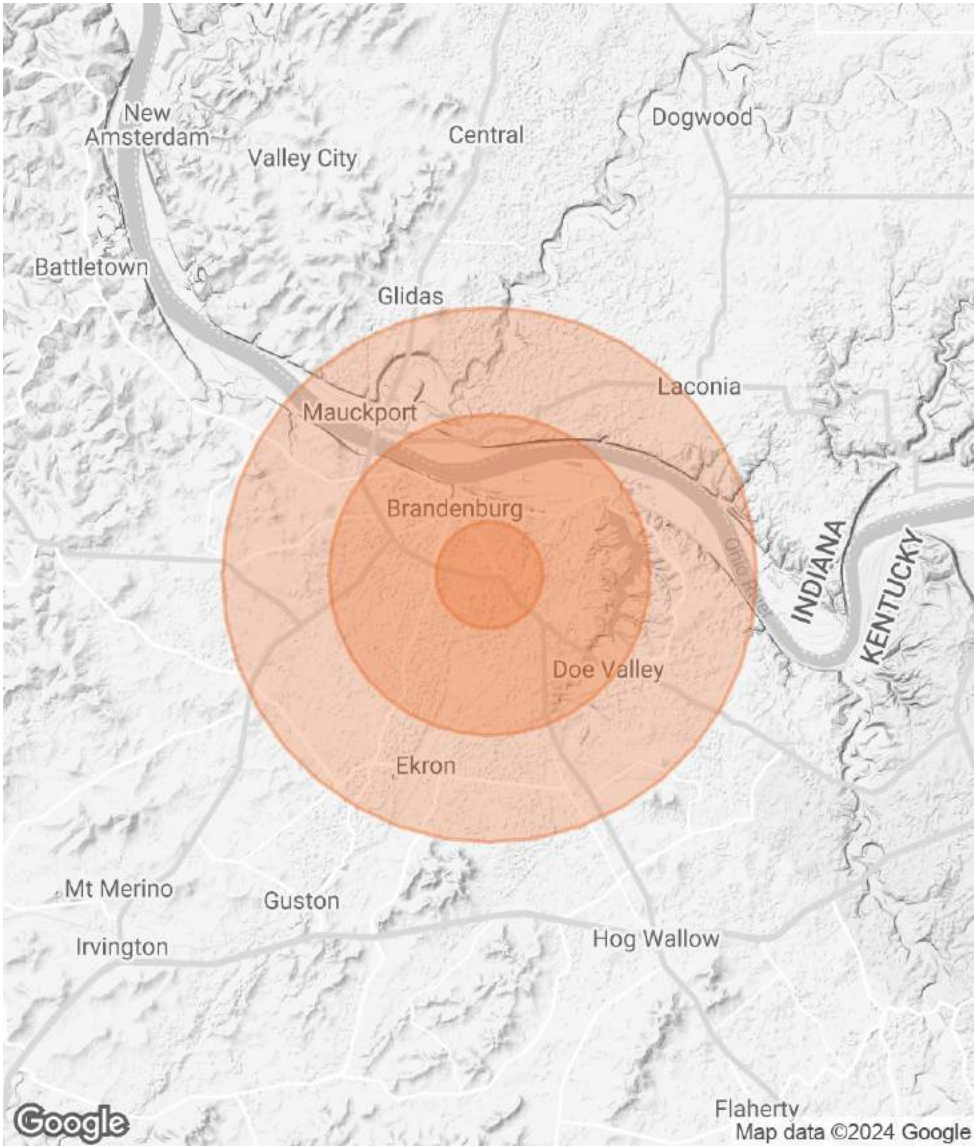
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	702	5,867	10,772
AVERAGE AGE	38.2	41.3	42.0
AVERAGE AGE (MALE)	31.9	38.0	39.1
AVERAGE AGE (FEMALE)	41.9	43.6	43.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	337	2,735	4,856
# OF PERSONS PER HH	2.1	2.1	2.2
AVERAGE HH INCOME	\$45,543	\$59,590	\$64,435
AVERAGE HOUSE VALUE	\$151,655	\$166,796	\$166,137

* Demographic data derived from 2020 ACS - US Census



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