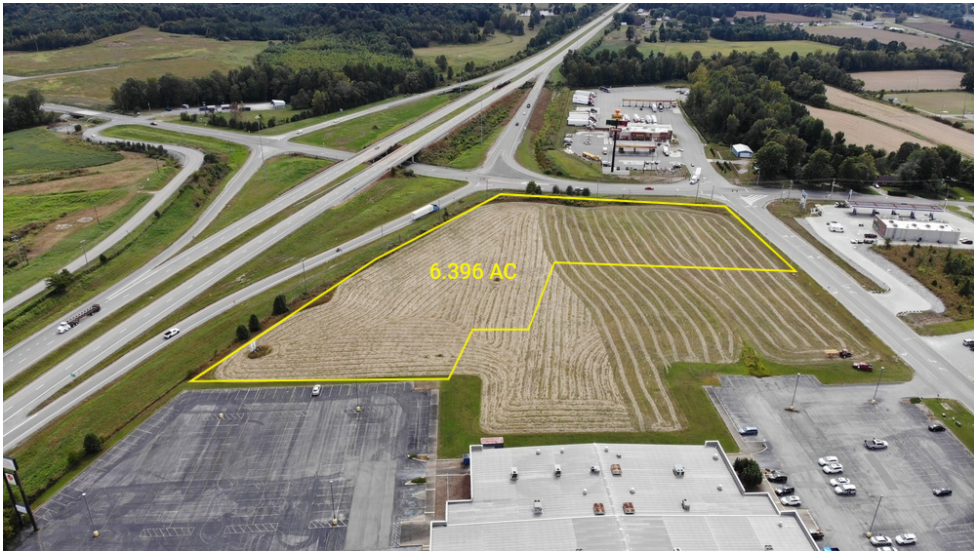


PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2.50 - \$4.65 / SF
LOT SIZE:	11.28 Acres
ZONING:	Commercial
MARKET:	Madisonville Metropolitan Statistical Area
TRAFFIC COUNT:	18,200
APN:	2A, 2A-1, 2A-2

PROPERTY OVERVIEW

SVN | The Martin Group is pleased to present prime development land located along I-69 (18,200 ADT) directly in front of Walmart and Vanity Fair Outlets in Hanson, KY. The Walmart Supercenter was building in 2016, an Ideal Market (c-store) was added in 2018, and a Loves Travel Center was added in 2018. Located at the west side of this intersection is a large Carhartt distribution facility and the Kentucky Department of Veterans Affairs which operates a 156-bed nursing facility and assisted living facility.

I-69 connects Indianapolis and Nashville in central Kentucky, this site would be a good location for a junior box, strip center, restaurant, or hospitality. This property is ideally positioned to be a regional draw serving west-central Kentucky.

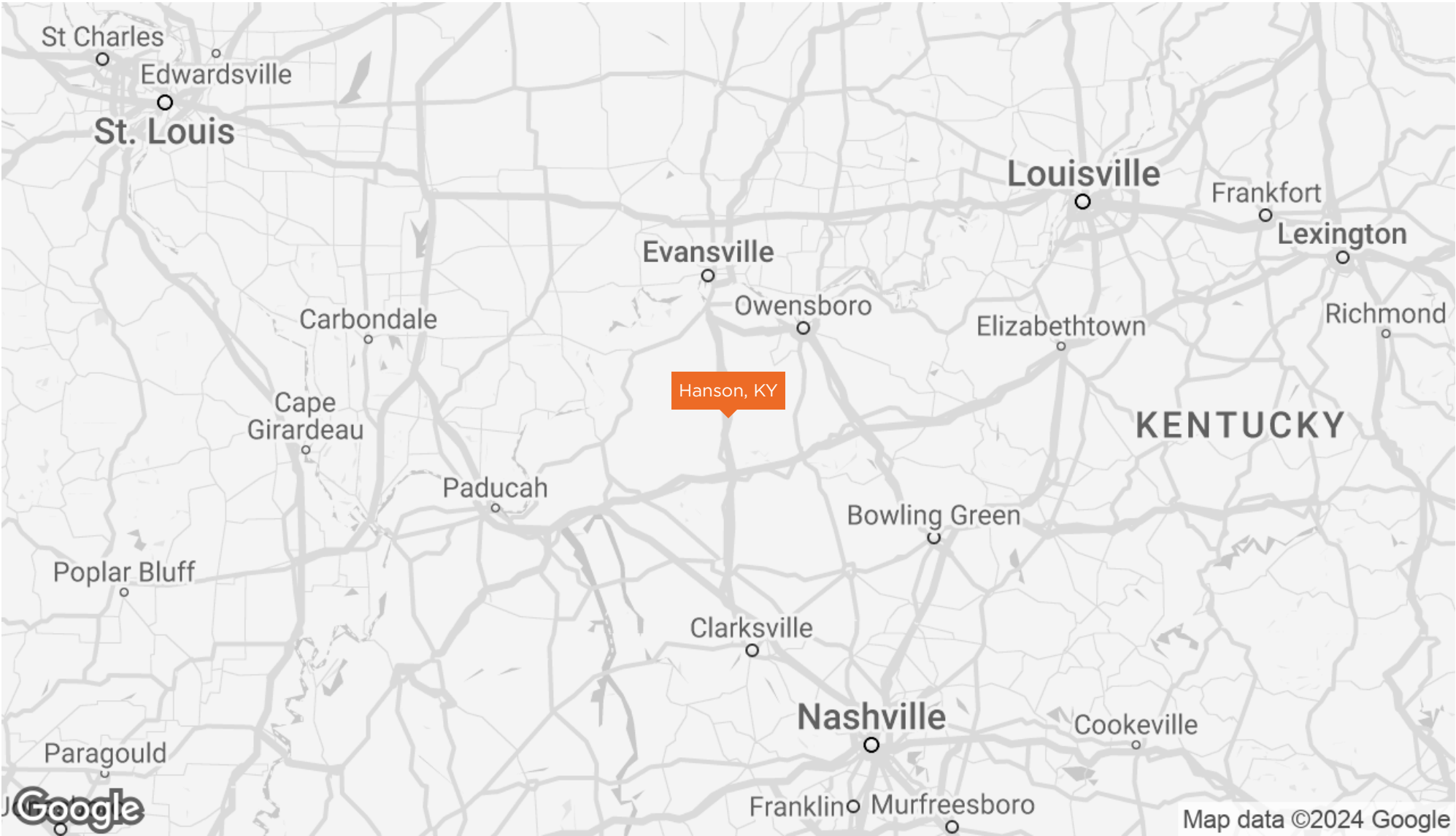
PROPERTY HIGHLIGHTS

- Walmart anchored development with no use restrictions
- Interstate access with great visibility

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REGIONAL MAP



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LOCATION MAP

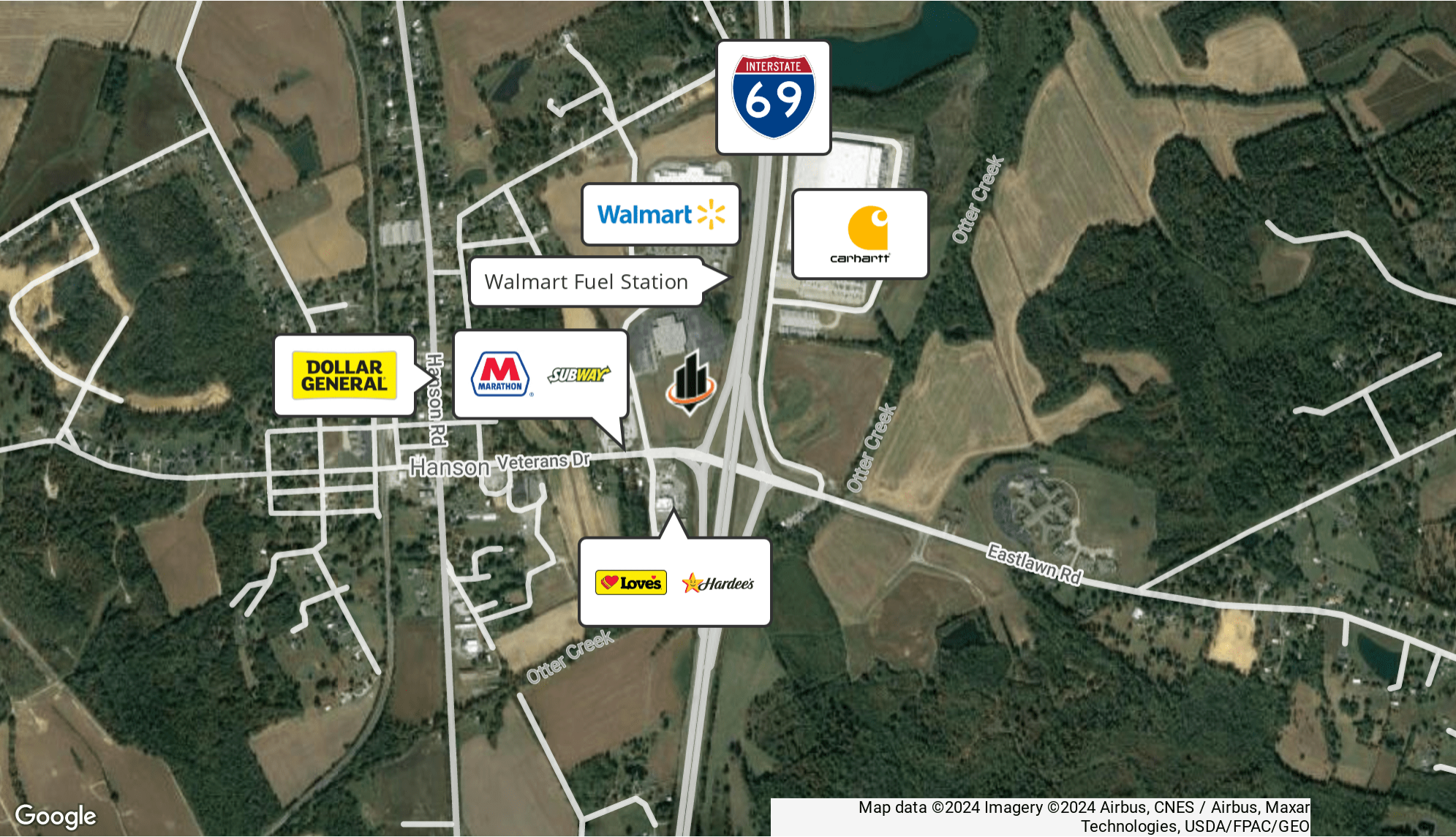


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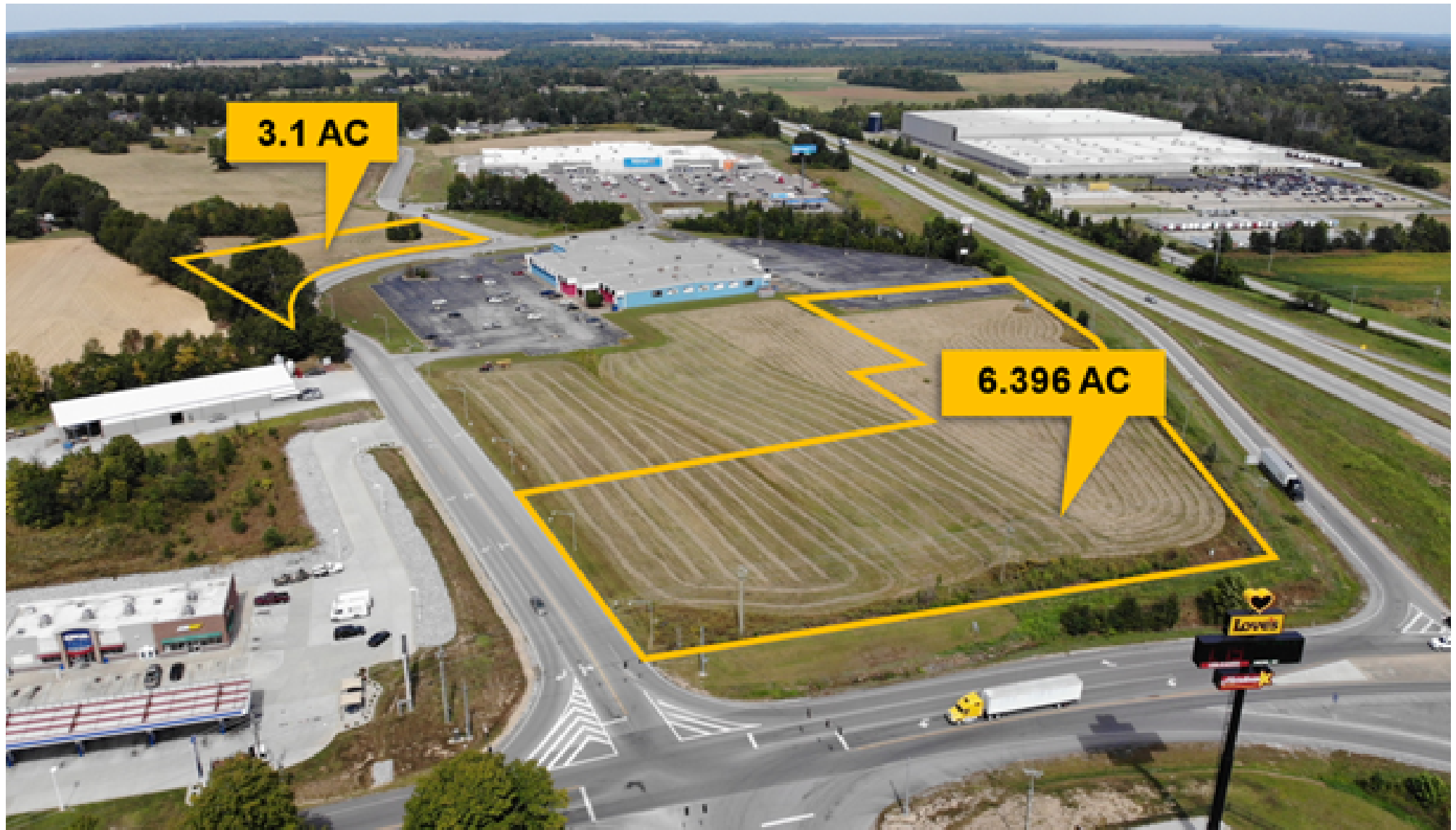
RETAILER MAP



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## AERIAL PHOTO



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## DEMOGRAPHICS MAP & REPORT

## POPULATION

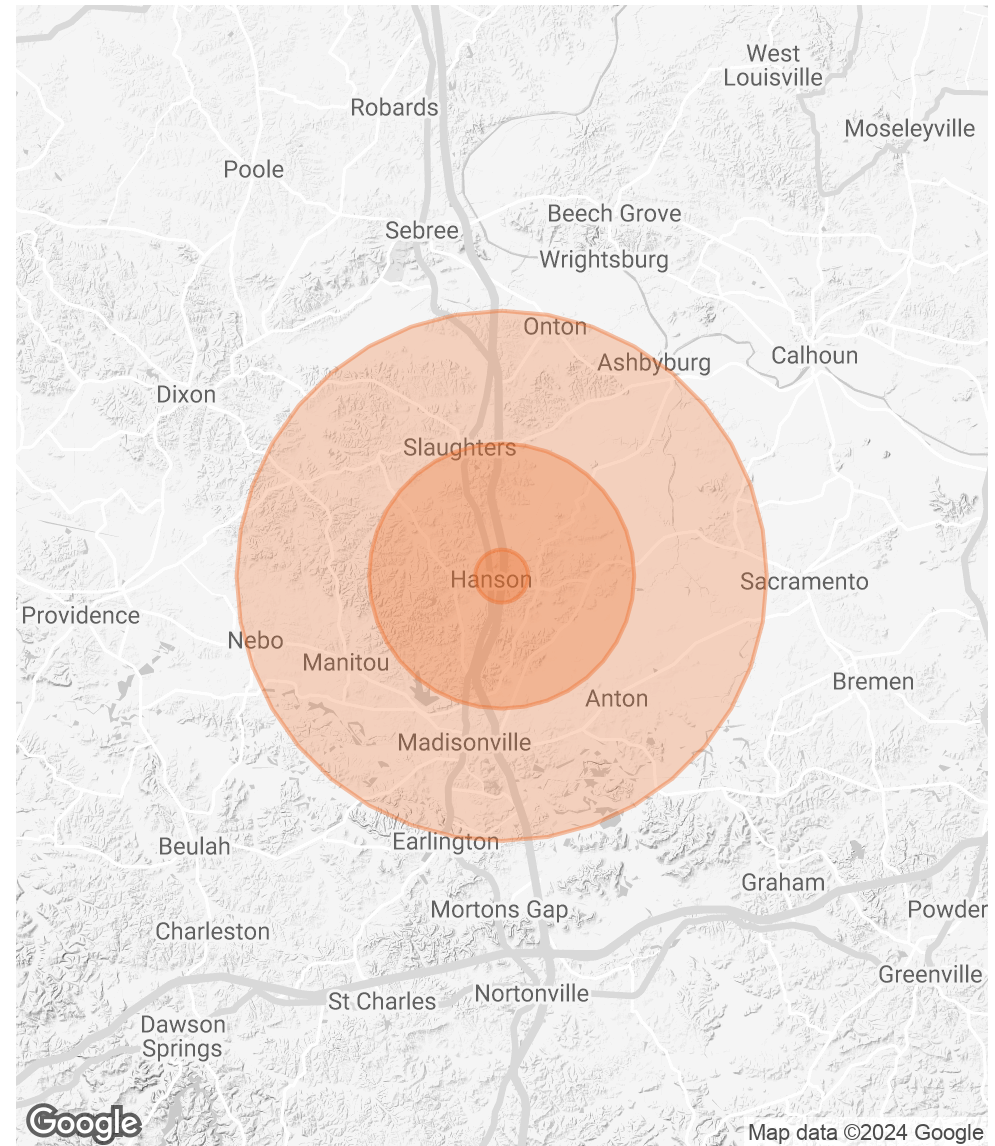
TOTAL POPULATION	226	8,566	30,932
AVERAGE AGE	44.5	41.9	39.5
AVERAGE AGE (MALE)	45.0	40.6	38.1
AVERAGE AGE (FEMALE)	43.8	42.7	41.9

**HOUSEHOLDS & INCOME    1 MILE   5 MILES   10 MILES**

TOTAL HOUSEHOLDS	99	3,702	14,552
# OF PERSONS PER HH	2.3	2.3	2.1
AVERAGE HH INCOME	\$71,697	\$70,247	\$54,755
AVERAGE HOUSE VALUE	\$135,049	\$155,285	\$122,127

## TRAFFIC COUNTS

I-69	18,200/day
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