

LEASE

Versailles, KY Drive-Thru End Cap

1031 TYRONE PIKE

Versailles, KY 40383

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	6% of Gross Sales
AVAILABLE SF:	1,500 - 2,000 SF
LEASE TYPE	NNN
ZONING	B-5P

PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to announce the opportunity to lease a drive-thru end cap at the newest constructed Estepps Convenience Store in Versailles, KY. With a proven track record, Estepp's is one of the highest quality gas operators in Kentucky and has strategically started construction on this store in Versailles, KY near Woodford County's newest high school - giving the ability for a retailer to capture the upside in residual traffic from both the education population as well as Estepp's advocates.

To explore this opportunity further reach out to Weston Lockhart at 859-317-3538 or weston.lockhart@svn.com or Nathan Dilly at 859-264-0888 or nathan.dilly@svn.com

PROPERTY HIGHLIGHTS

- Drive Thru End Cap
- Strategically located to newly-constructed Woodford County High School
- Woodford County has some of the strongest demographics in Kentucky
- Consistent traffic flow with co-tenancy of Estepp's and Little Caesars

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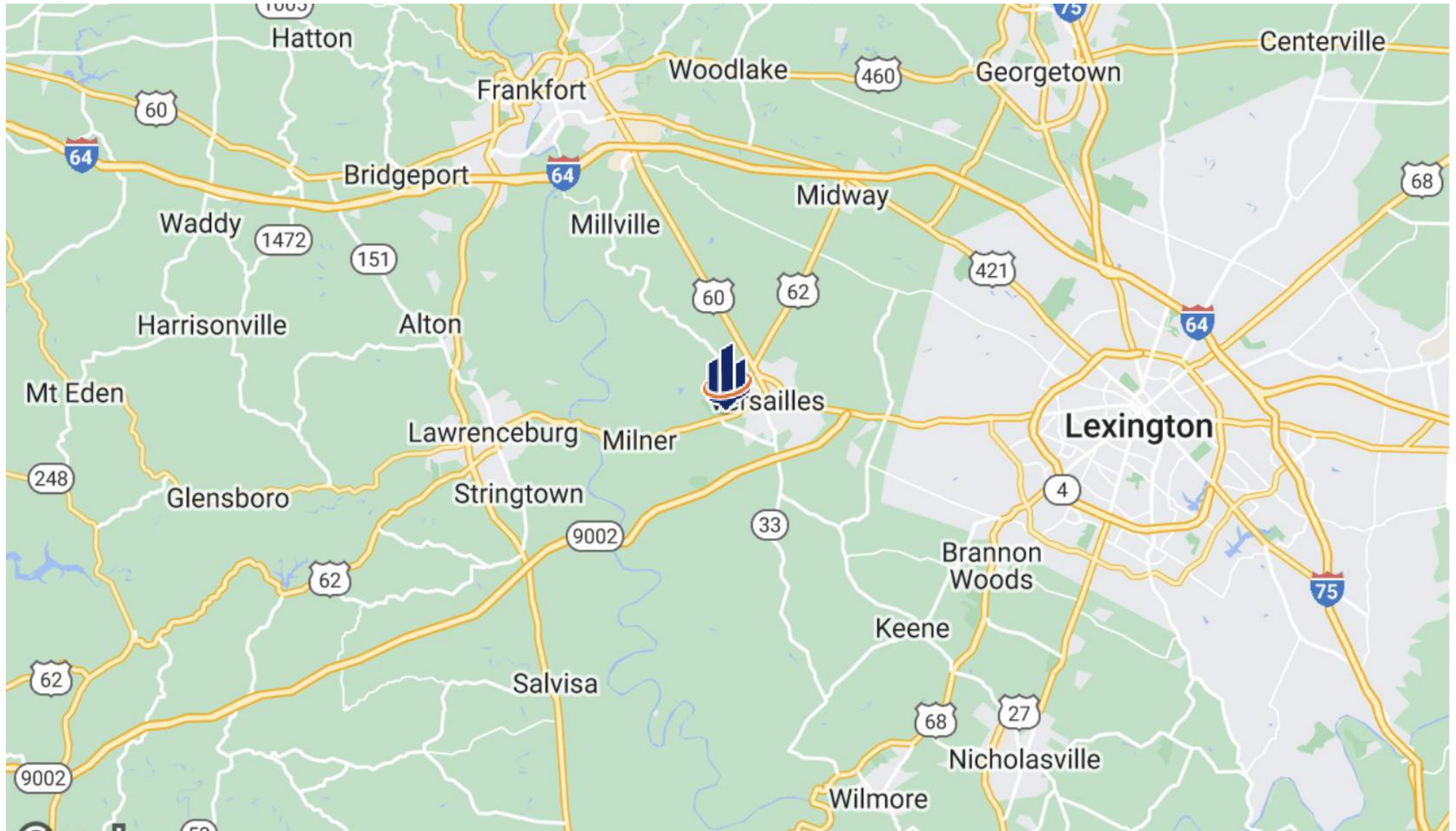
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LOCATION MAP

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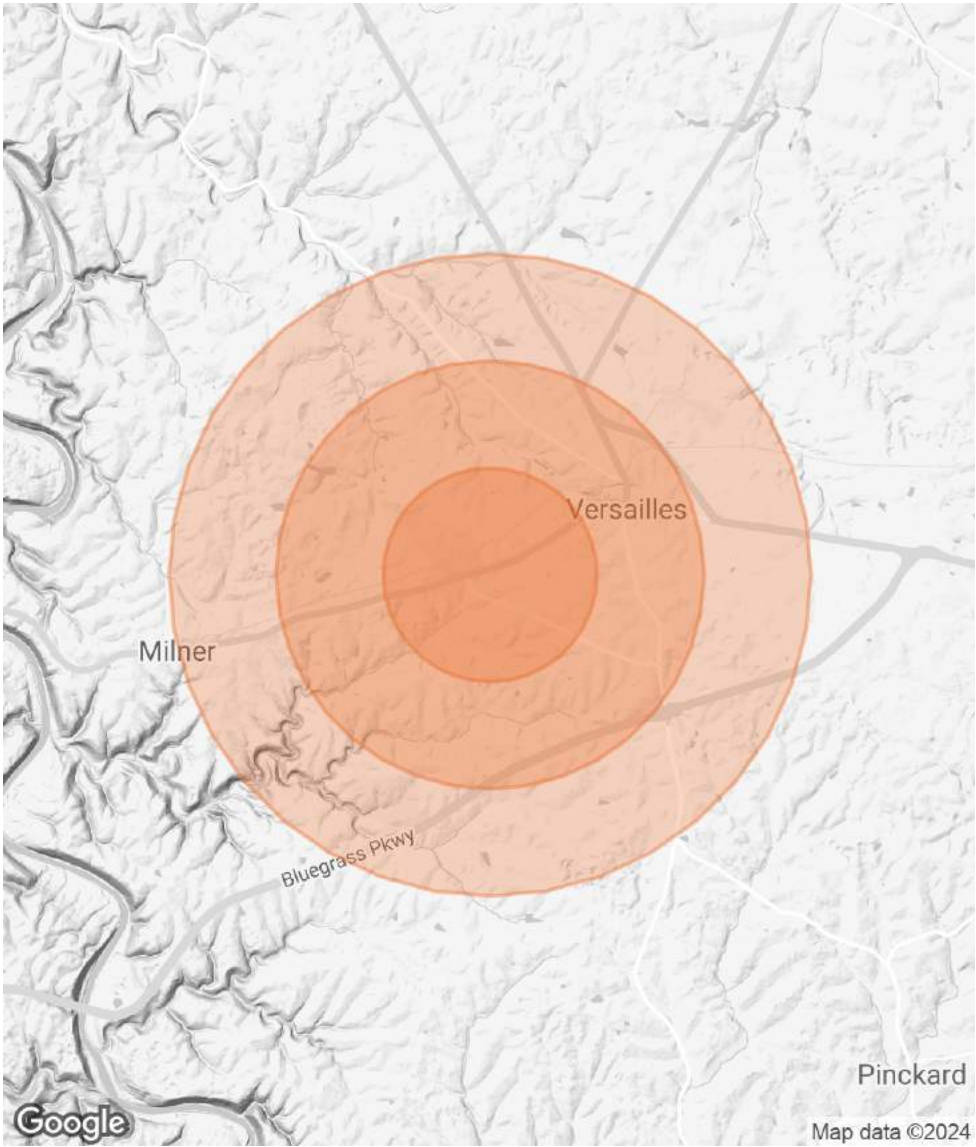
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	2,874	8,672	14,606
AVERAGE AGE	37.1	39.1	39.7
AVERAGE AGE (MALE)	40.1	38.7	39.0
AVERAGE AGE (FEMALE)	36.4	40.1	40.4

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	1,200	3,690	6,126
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$57,469	\$63,456	\$68,764
AVERAGE HOUSE VALUE	\$144,302	\$176,114	\$184,504

* Demographic data derived from 2020 ACS - US Census



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