

**SALE/LEASE**

# London, KY Retail Development Land

**205 HIGHWAY 80**

London, KY 40751

**PRESENTED BY:**

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INTERSTATE  
**75**

**I-75**  
**37,830+ VPD**

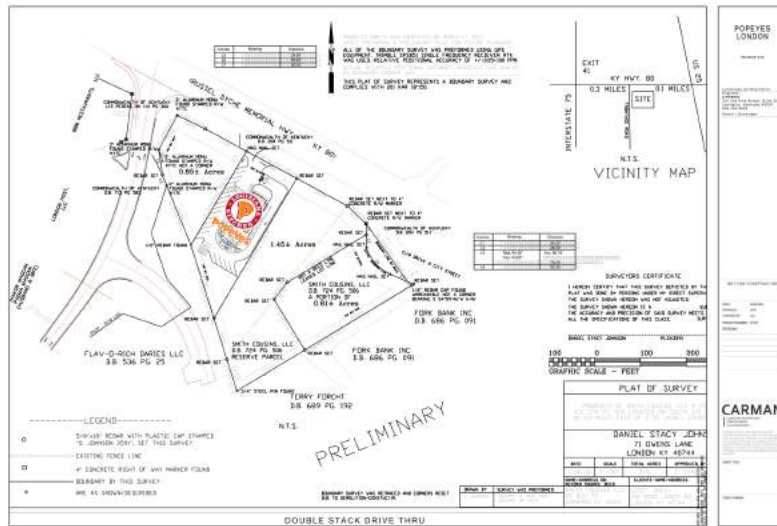
**W Hal Rogers Pkwy**  
**9,375+ VPD**



For marketing purposes only.  
exact locations not warranted.



## PROPERTY SUMMARY



<b>SALE PRICE</b>	<b>\$2,900,000</b>
<b>LEASE RATE</b>	<b>NEGOTIABLE</b>

## OFFERING SUMMARY

<b>LOT SIZE:</b>	2 Acres
<b>PRICE / ACRE:</b>	\$1,450,000
<b>CAP RATE:</b>	0.0%

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## PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to bring to market +/- 2.0 acres of retail development land in London, KY. Popeyes Chicken will be locating on the site and ownership will be looking for two additional retail users that can benefit from the synergy of a strong restaurant presence. There are approximately +/-25,000 vehicles per day directly in front of the site and is located 0.2 miles from I-75.

Per Placer.AI - restaurant volumes are incredible in the area with the Arbys (71 / 2,944 nationwide), White Castle (8 / 317 nationwide), Cheddar's (40 / 175 nationwide), McDonalds (3,012 / 12,405).

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

## PROPERTY HIGHLIGHTS

- 2.0 acres of retail development land
- Sale or Lease
- Ground Lease / Build to Suit
- According to Placer - surrounding restaurant rankings are: Arbys (71 / 2,944 nationwide), White Castle (8 / 317 nationwide), Cheddar's (40 / 175 nationwide), McDonalds (3,012 / 12,405)

# SITE PLAN



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## LONDON, KY



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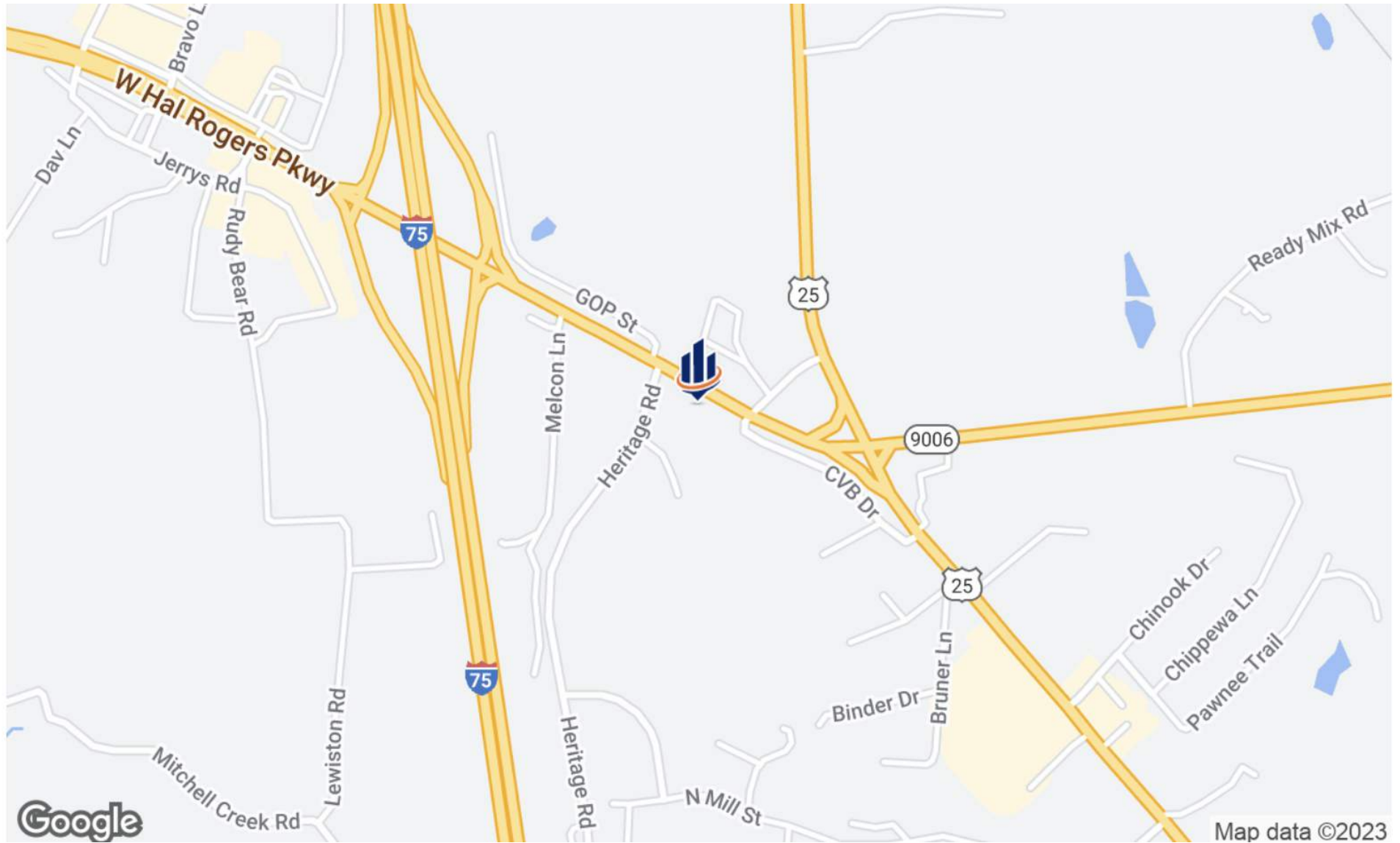
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## LOCATION MAP



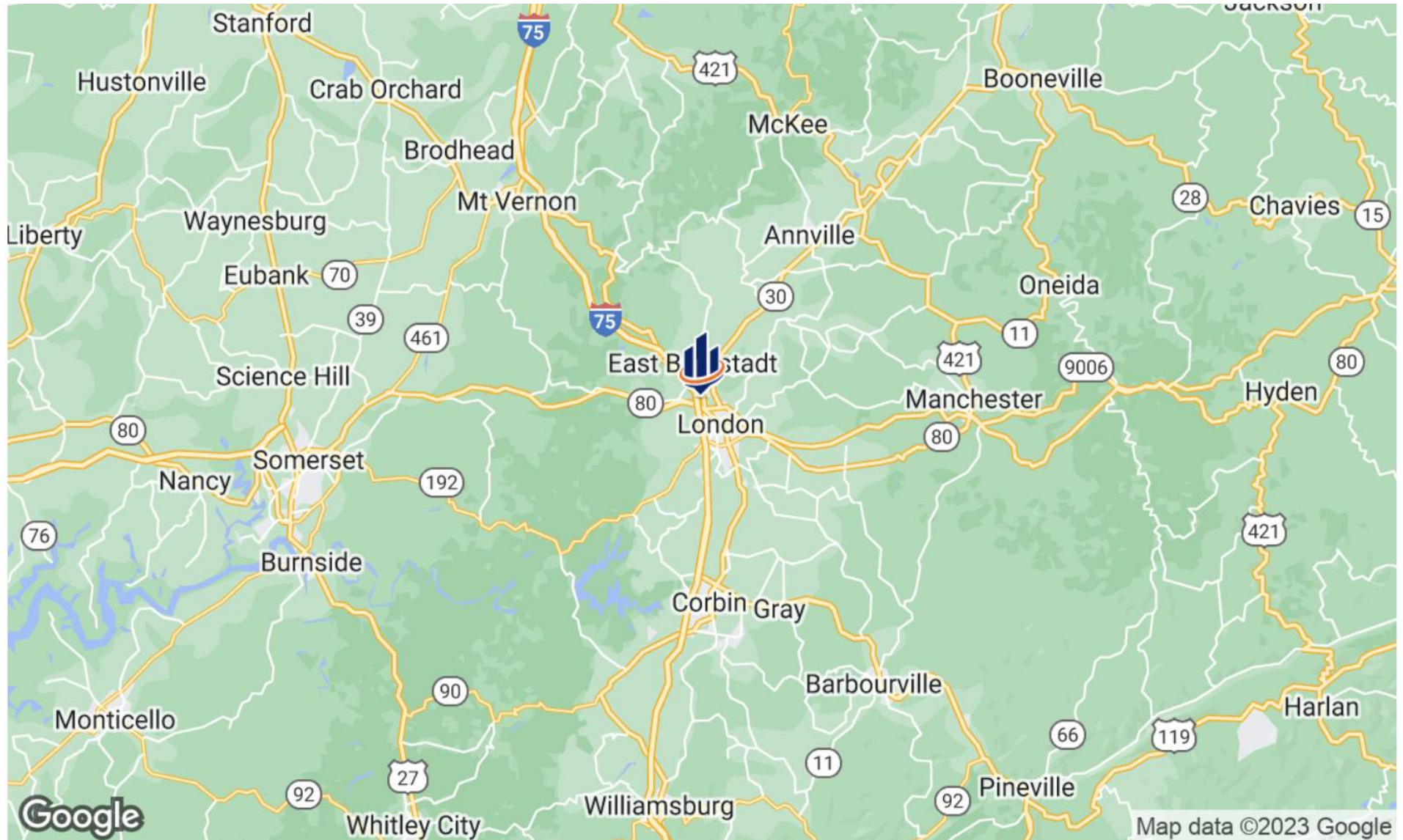
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## LOCATION MAP



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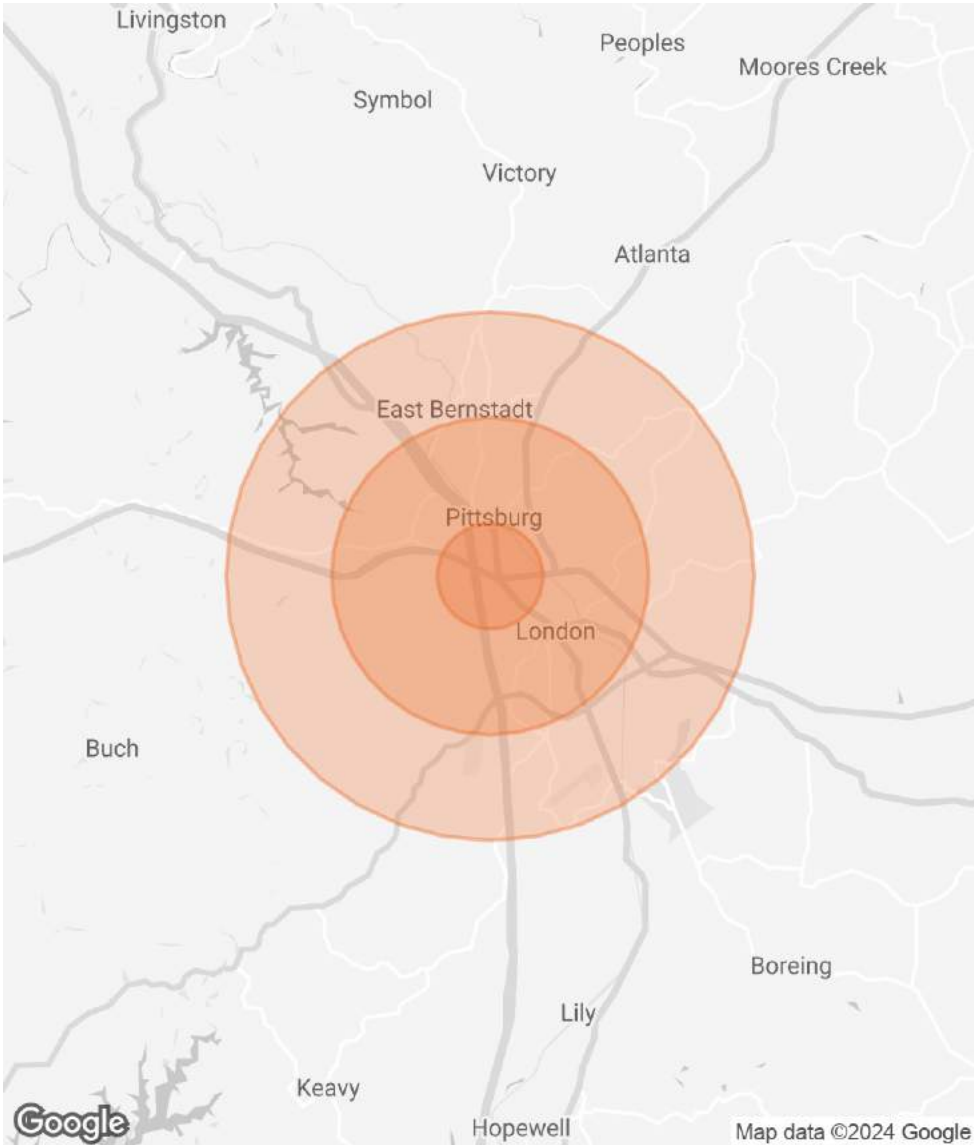
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# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,581	12,529	23,838
AVERAGE AGE	38.6	39.6	39.7
AVERAGE AGE (MALE)	40.2	39.2	38.8
AVERAGE AGE (FEMALE)	39.6	40.7	40.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	690	5,511	10,294
# OF PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$60,106	\$54,885	\$55,393
AVERAGE HOUSE VALUE	\$126,331	\$126,678	\$131,592

\* Demographic data derived from 2020 ACS - US Census



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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