

Land For Sale  
Newtown Plaza 1.64  
AC Development Lot



**+1.64 AC**

**PEDDLERS MALL**  
BUY • SELL • SAVE



**COLTON'S**  
Steak House & Grill

Granite Dr

**Newtown Plaza**

John Rowan Blvd/Hwy 245

+15,262 VPD

# Granite Drive & Hwy 245

Bardstown, Nelson County, Kentucky, 40004

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# Executive Summary



## Property Details

<b>Sale Price</b>	Contact Broker
<b>Lot Size</b>	1.64 Acres
<b>Zoning</b>	LIP, Light Industrial/Commercial Park

## Location Map



## Demographics

	3 Miles	5 Miles	10 Miles
Total Households:	7,144	9,856	15,600
Total Population:	17,835	25,105	40,422
Average HH Income:	\$55,447	\$58,792	\$62,891
Median HH Income:	\$43,033	\$46,712	\$50,160



Commercial Real Estate Services, Worldwide.

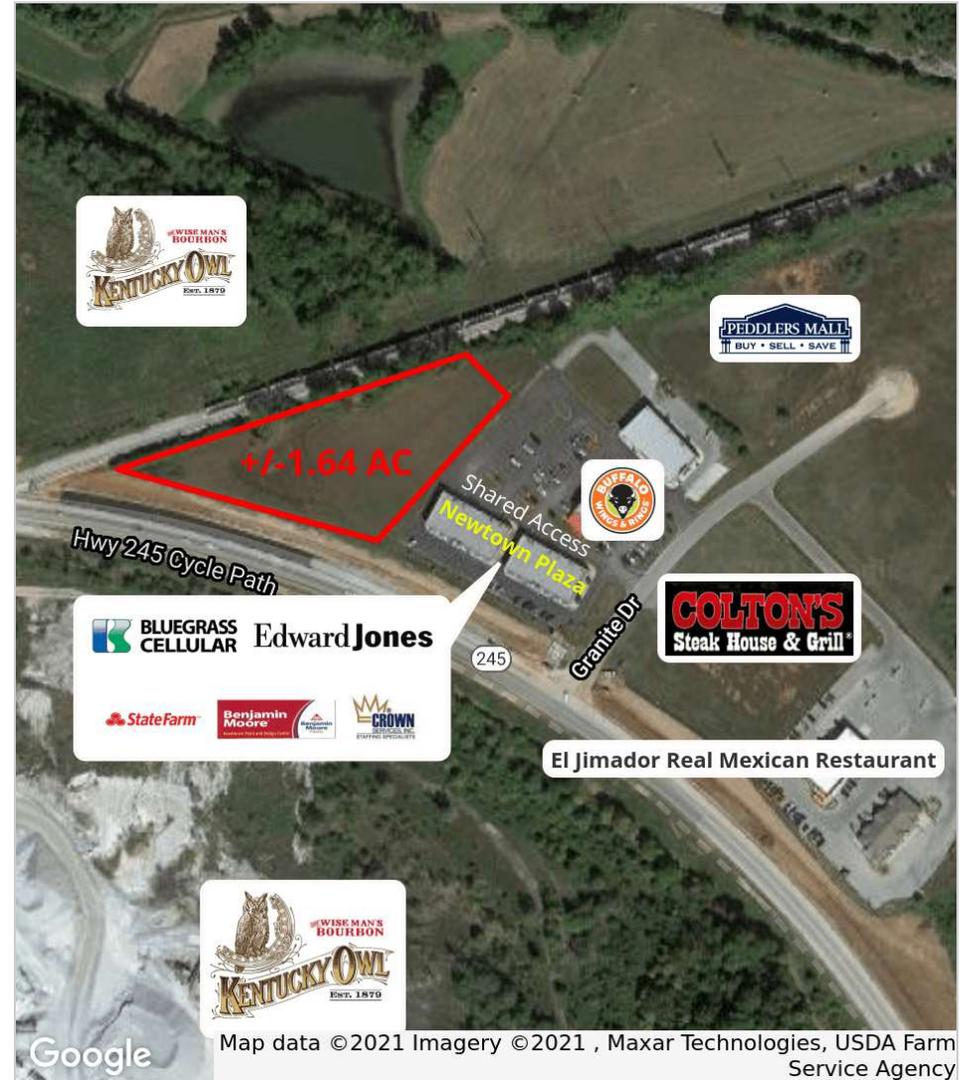
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Location  
**Maps**



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# Complete Highlights

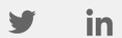
## PROPERTY HIGHLIGHTS

- +/-1.64 AC development lot for sale
- Great access and visibility from Highway 245/John Rowan Boulevard recently improved with Highway 245 expansion
- Adjacent to the Kentucky Owl Park Distillery, a \$150 million lakeside complex to include a distillery, visitors center, cooperage, rickhouses, bottling center, restaurant and convention center
- Adjacent Newtown Plaza, Peddlers Mall, Buffalo Rings & Wings and Colton's Steakhouse (all separately owned)
- Close proximity to downtown Bardstown and Blue Grass Parkway
- +/-15,262 ADT on Hwy 245/John Rowan Boulevard
- Zoned LID, Light Industrial/Commercial Park



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# Retailer Map



Map data ©2021 Imagery ©2021, Landsat / Copernicus, Maxar Technologies, USDA Farm Service Agency



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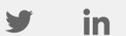
# Additional Photos



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# Additional Photos

## Stoli vodka group plans to build \$150 million distillery in Bardstown; Adjacent to Newtown Plaza

Stoli vodka group plans to build \$150 million distillery in Bardstown

[nelsoncountygazette.com](http://nelsoncountygazette.com)

NC GAZETTE / WBRT RADIO  
 STAFF REPORT

Thursday, Sept. 28, 2017 — The Kentucky Economic Development Finance Authority has approved incentives for a \$150 million distillery project for the Bardstown area proposed by a subsidiary of the same company that owns Stolichaya Vodka.

According to documents released Thursday, Strigiformes LLC plans a distillery, rickhouses, visitor center and other facilities required for the production of bourbon.

The tax incentives approved total \$2 million. The distillery project is expected to create 77 new jobs over the next 10 years at an average salary of \$25 per hour.

Strigiformes' projected investment in the new Bardstown distillery will be substantial: \$2.75 million for land, \$115.6 million for buildings and improvements, \$26.4 million for equipment and \$5 for start-up costs.

Strigiformes' parent company, SPI Group, purchased the Kentucky Owl Bourbon brand in January, which is the company's first entry in the American bourbon market. It is expected the new Bardstown distillery will be used to create the super-premium bourbon. The word "strigiformes" is the scientific classification for one of the families of owls.

**ABOUT KENTUCKY OWL.** The Kentucky Owl Bourbon brand was revived by Dixon Dedman, the great-great-grandson of Charles Mortimer Dedman, the pharmacist who founded the brand in 1879.

Kentucky Owl — known as "The Wise Man's Bourbon" was distilled by the family until Prohibition. In 2014, Dixon Dedman decided to try his hand at reviving the brand. He spent six years, hand-selecting from the best bourbons and testing various processes to finally create a Kentucky bourbon good enough to continue his great-great-grandfather's legacy.





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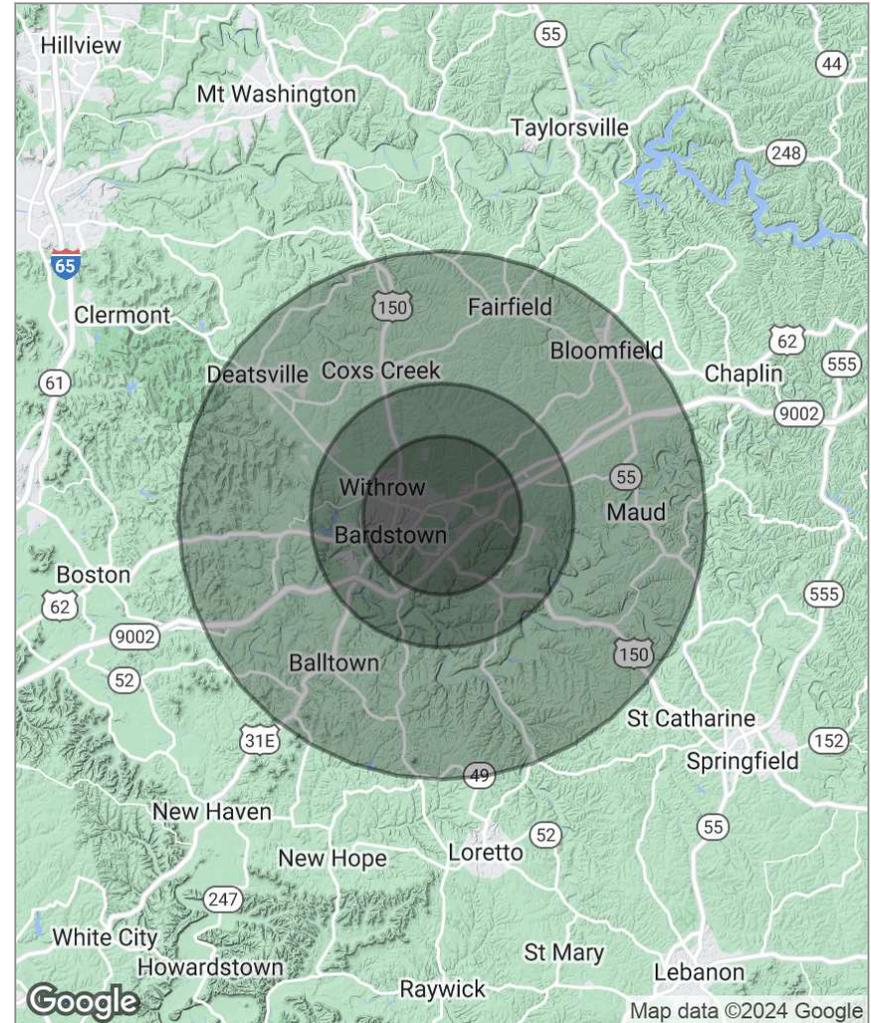
# Demographics Map

Population	3 Miles	5 Miles	10 Miles
TOTAL POPULATION	17,835	25,105	40,422
MEDIAN AGE	33.4	34.3	36.4
MEDIAN AGE (MALE)	32.4	33.0	34.9
MEDIAN AGE (FEMALE)	34.7	35.5	37.4

Households & Income	3 Miles	5 Miles	10 Miles
TOTAL HOUSEHOLDS	7,144	9,856	15,600
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$55,447	\$58,792	\$62,891
AVERAGE HOUSE VALUE	\$131,414	\$135,412	\$140,596

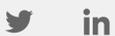
Race	3 Miles	5 Miles	10 Miles
% WHITE	53.9%	69.2%	97.9%
% BLACK	6.5%	6.6%	6.3%
% ASIAN	0.5%	0.6%	0.7%
% HAWAIIAN	0.1%	0.1%	0.1%
% INDIAN	0.1%	0.1%	0.1%
% OTHER	0.0%	0.0%	0.2%

Ethnicity	3 Miles	5 Miles	10 Miles
% HISPANIC	2.0%	1.9%	2.4%



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