

02: PROPERTY OVERVIEW

3245 KEN BALE BLVD.

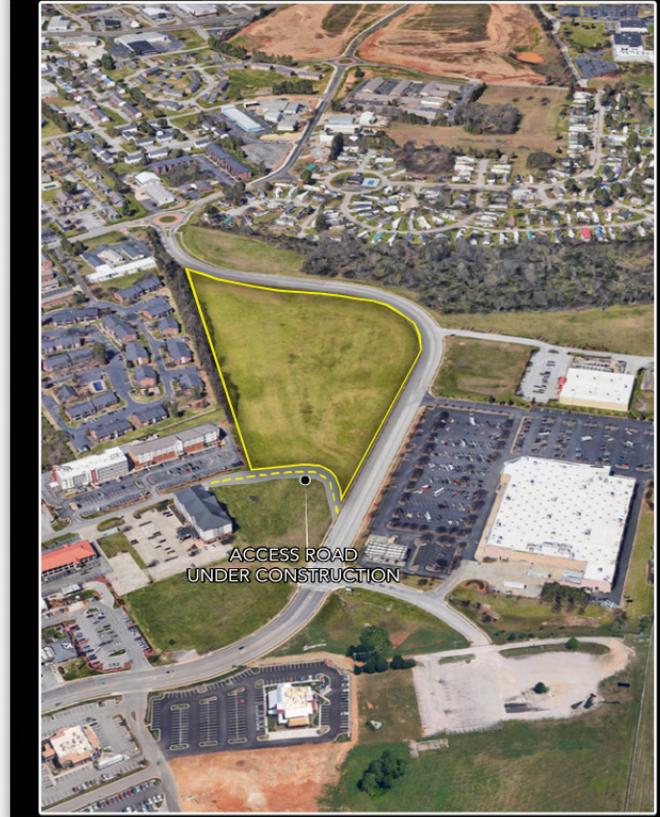
- 13.77 Acres Zoned Highway Business with Binding Elements
- Utilities to site
- Approx. 61,625 Vehicles Per Day along I-65 @ exit 22
- Approx 33,000 Vehicles Per Day along Scottsville Rd @ Ken Bale Blvd
- Surrounded by prominent retailers such as Sam's Club, Cabela's, Chick-fil-A, & Drake's
- Surrounded by hotels such as Home2Suites by Hilton, Red Roof Inn, and Dury Inn & Suites
- Potential for additional access points along Ken Bale Blvd
- Asking Price: \$10,327,500 (\$750k/acre)

LOCATION DESCRIPTION:

Located off Interstate 65 with quick access from Exit 22 Scottsville Rd. Prime Retail Location, surrounded by prominent retailers such as Sam's Club, Cabela's, Chick-Fil-A, Drake's, Hotels, apartments, and other restaurants.

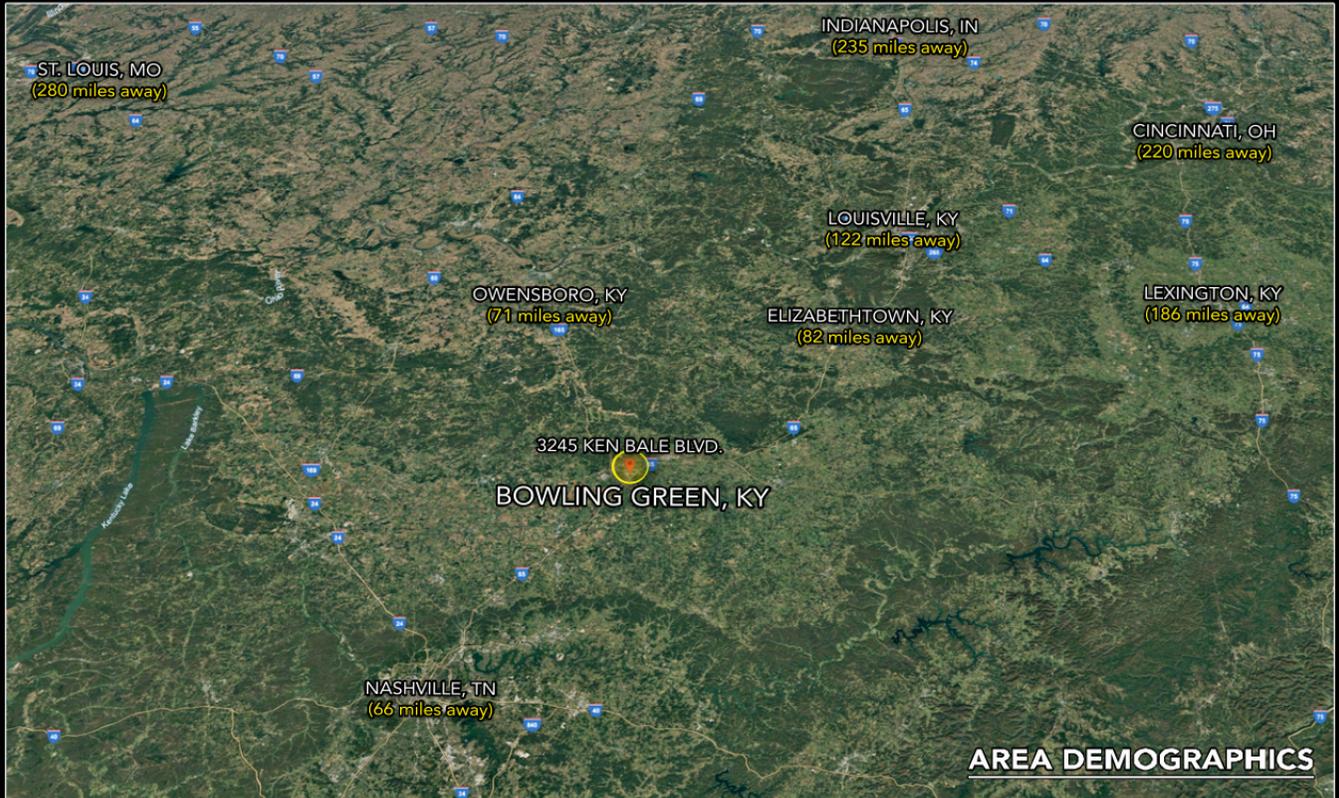
*Seller preference is to sell all 13.77 acres to one buyer, however Seller will consider offers to subdivide to suit.

*Pricing is based on 13.77 Acre sale in its entirety and does not include Buyer Agent Fee. Any Buyer Agent is welcome and encouraged to present commission agreement alongside any offers and it will be considered by seller within the totality of the offer presented.



03: LOCATION INSIGHTS

AERIAL
3245 KEN BALE BLVD.



AREA DEMOGRAPHICS