COMMERCIAL LAND FOR SALE







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AERIAL











Ideally located along the heart of Bypass Road in Winchester, Kentucky between and surrounding Kroger and Walmart shopping centers. These lots are offered as 1+ acres and may be subdivided.

Winchester, KY is the county seat of Clark County, KY and is part of the Lexington-Fayette KY Metropolitan Statistical Area, and is supported by such industries such as Danimer, Ale-8-One, Clark Regional Medical Center, and Catalent Pharmaceuticals.

PROPERTY HIGHLIGHTS:

- Close proximity to Kroger Shopping Center and Walmart
- Surrounded by high density residential

2023 DEMOGRAPHICS:

POPULATION:

1 mile: 7,724

3 miles: 25,035

5 miles: 30,455

HOUSEHOLDS:

1 mile: 3,232

3 miles: 10.370

5 miles: 12,432

DAYTIME POPULATION:

1 mile: 2,237

3 miles: 12.436

5 miles: 14,061



155 APRIL WAY, LOT 1







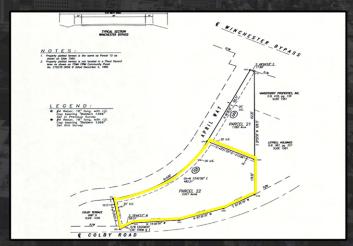
PROPERTY DESCRIPTION:

+/- 3.02 Acres PD Zoning \$1,350,000 (\$450K/acre) 500 Linear Feet

3 Acres positioned along April Way and Colby Road, two major connector roads within the City of Winchester. Strategically positioned between commercial traffic and uses along Bypass Road, and high residential density behind.

CONCEPTUAL PLANS: CLICK HERE

Approved conceptual development plan includes 4 buildings totaling 24,640 SF, 120 parking spaces, and access points at Colby Road and April Way.



155 APRIL WAY, LOT 1





609 BULLION BOULEVARD, LOT 3A





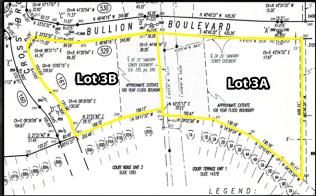


609 Bullion Blvd., Lot 3A: +/- 3 Acres Zoned B-3 \$775,000

Second Row Lot conveniently located along residential density while being visible from the Bypass. Conceptual Development Plans have been created which display potential uses of up to 22,800 SF as retail box. Would be a great location for retail, office, and mixed-use development.

CONCEPTUAL PLANS: CLICK HERE





529 BULLION BOULEVARD, LOT 3B





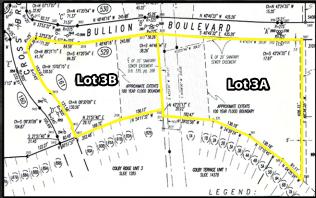


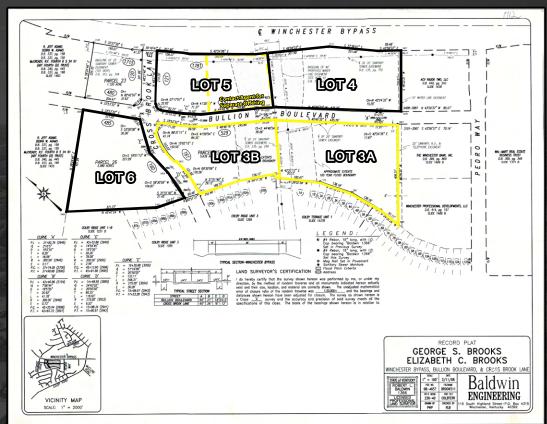
529 Bullion Blvd., Lot 3A: +/- 2.6 Acres Zoned B-3 \$775,000

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CONCEPTUAL PLANS: CLICK HERE







TOPOGRAPHY



