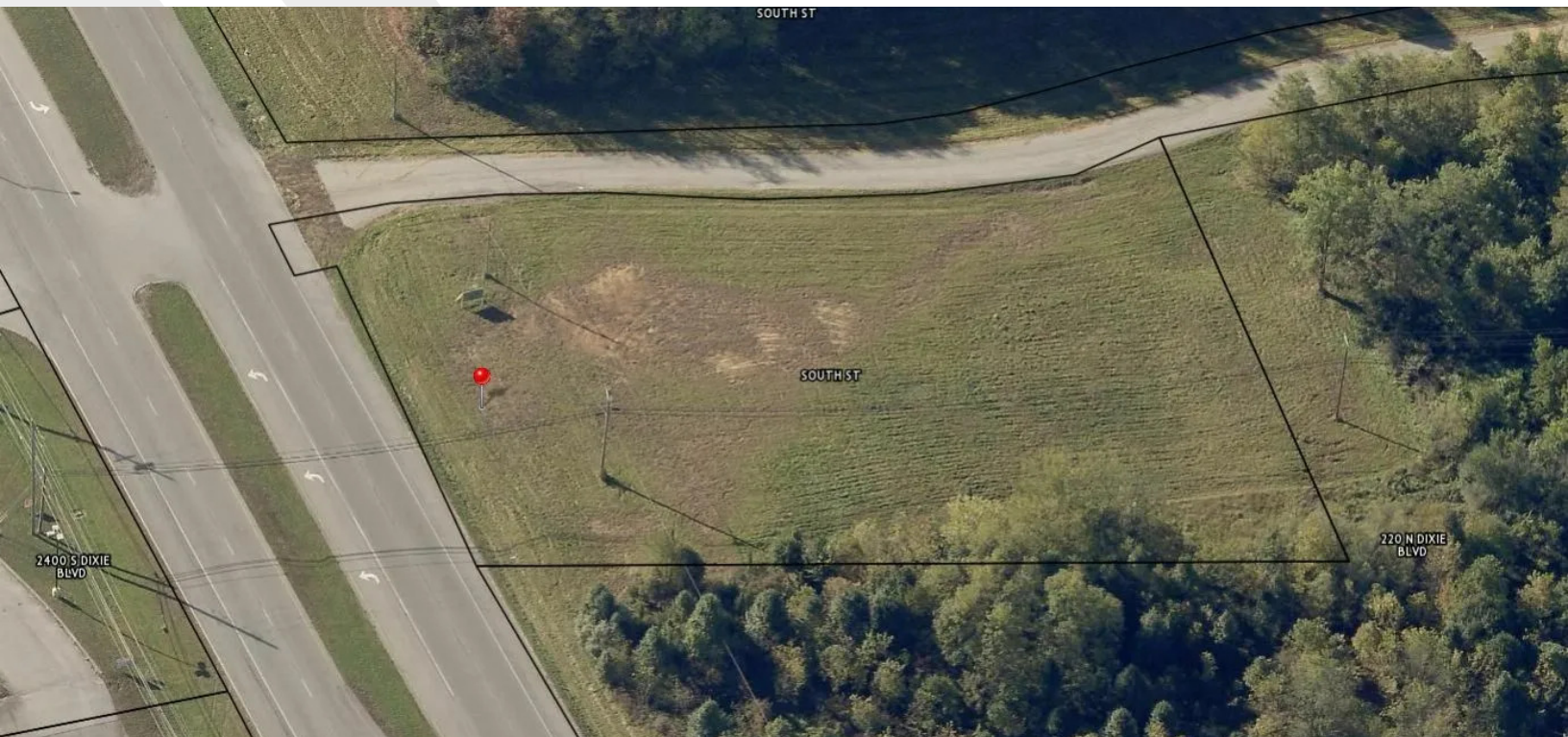


Property Summary

2459 S Dixie Blvd, Radcliff, KY 40160

FOR LEASE



PROPERTY DESCRIPTION

Introducing an exceptional land lease opportunity at 2459 S Dixie Blvd, Radcliff, KY. This Commercial Zoned Corner Lot is a prime location with expansive interior, ideal for a range of commercial pursuits. With its ample square footage, topography, width to depth proportions, etc., this corner lot provides an inviting canvas for businesses to thrive. The property's prominent visibility and convenient accessibility further enhance its appeal. Unleash the full potential of your enterprise on blank canvas, perfectly suited for QSR, retail, office, or service-oriented ventures. Take advantage of this rare chance to elevate your business in a coveted location with endless possibilities. Build to Suit and Lease with Option contracts will be considered. Make an offer.

PROPERTY HIGHLIGHTS

- Zoned Commercial Corner Lot
- High-visibility location on S Dixie Blvd
- Across from new Ansar Plaza
- 1.35-acre lot with available sewer, water, and electric
- Level topography and paved road access

OFFERING SUMMARY

Lease Rate:	\$1 SF/yr (Ground)
Available SF:	58,675 SF
Lot Size:	1.35 Acres

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	18,293	39,910	53,113
Total Population	41,822	91,464	124,412
Average HH Income	\$64,461	\$66,891	\$69,579

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