

RETAIL PROPERTY FOR SALE / LEASE

23 CEDAR CREEK DRIVE

OWINGSVILLE, KY 40360



GORDY HOAGLAND, CCIM

502.387.1734

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CONNOR HOBBS

502.724.5924

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WHITE OAK
COMMERCIAL REAL ESTATE



PROPERTY DESCRIPTION

11,844 SF available with rental income vacant and was formerly Dollar General. Very unique opportunity to own property close to I-64 in Owingsville, KY busiest area. 1.5 Acres with plenty of parking and room for more development.

PROPERTY HIGHLIGHTS

- For Lease: 7.95/ SF +NNN
- +- 11,844 SF for Lease
- Sale Price: \$550,000
- Unique opportunity to own property close to I-64
- Plenty of parking
- Room for more development

OFFERING SUMMARY

Sale Price:	\$550,000
Lease Rate:	\$7.95 SF/yr (NNN)
Available SF:	11,844 SF
Building Size:	11,844 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	576	1,160	2,061
Total Population	1,443	2,964	5,425
Average HH Income	\$62,000	\$64,954	\$70,384

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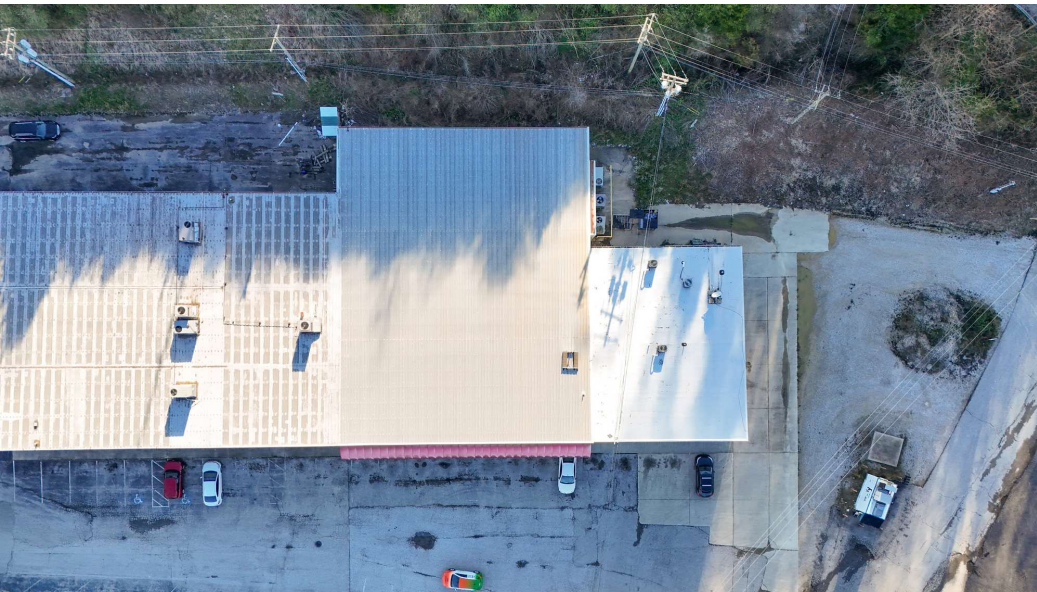
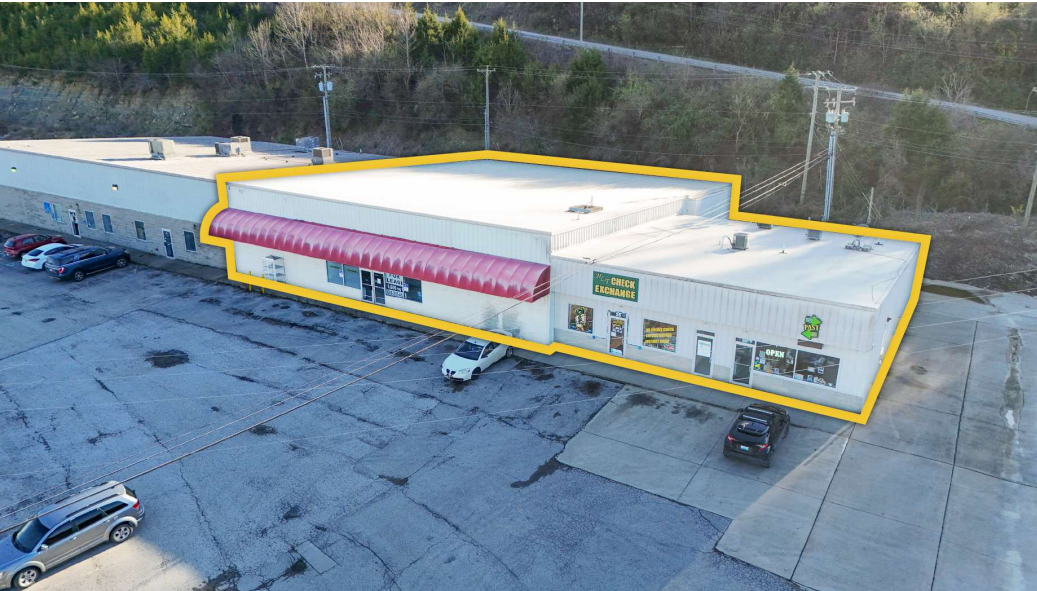
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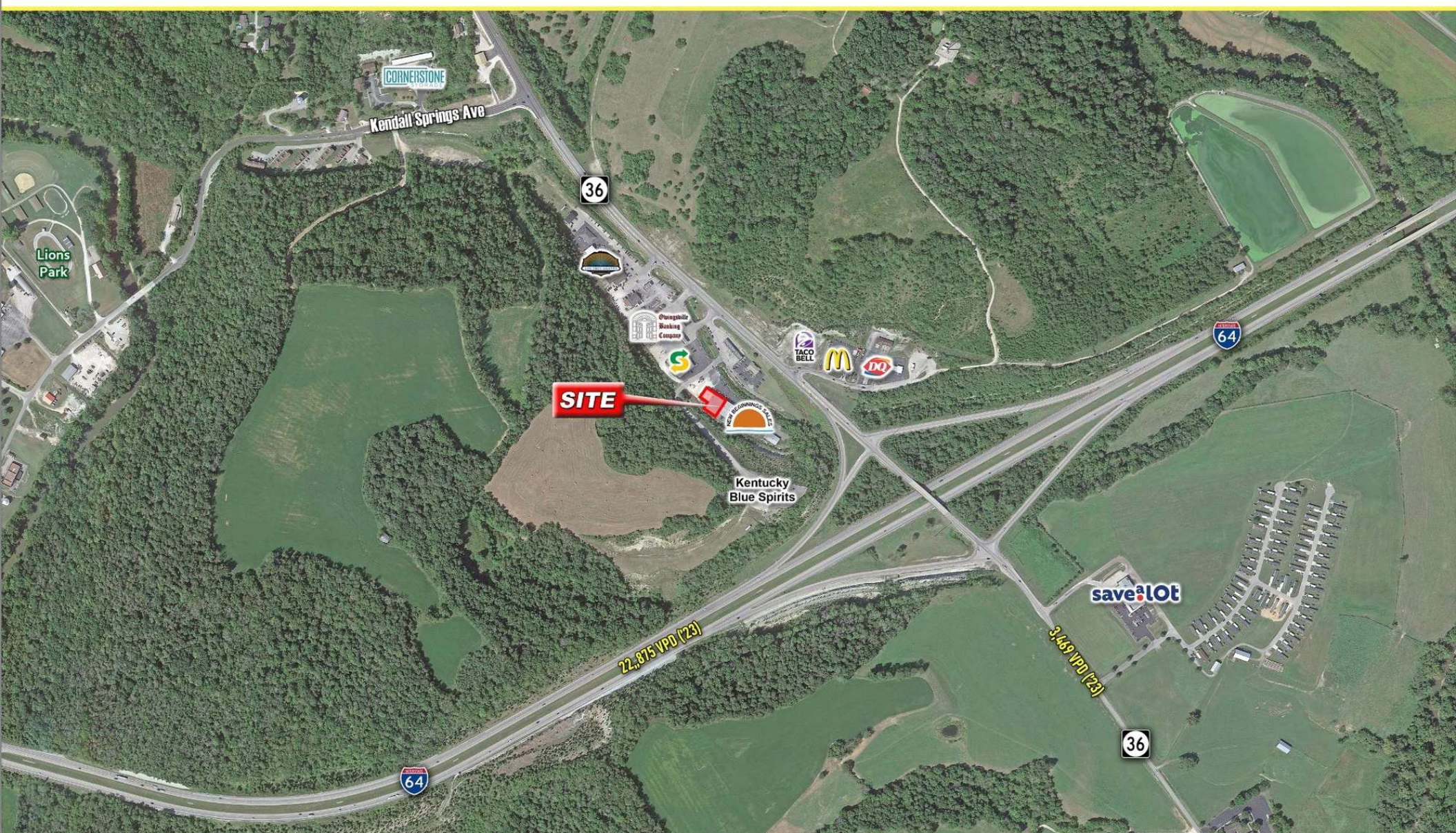
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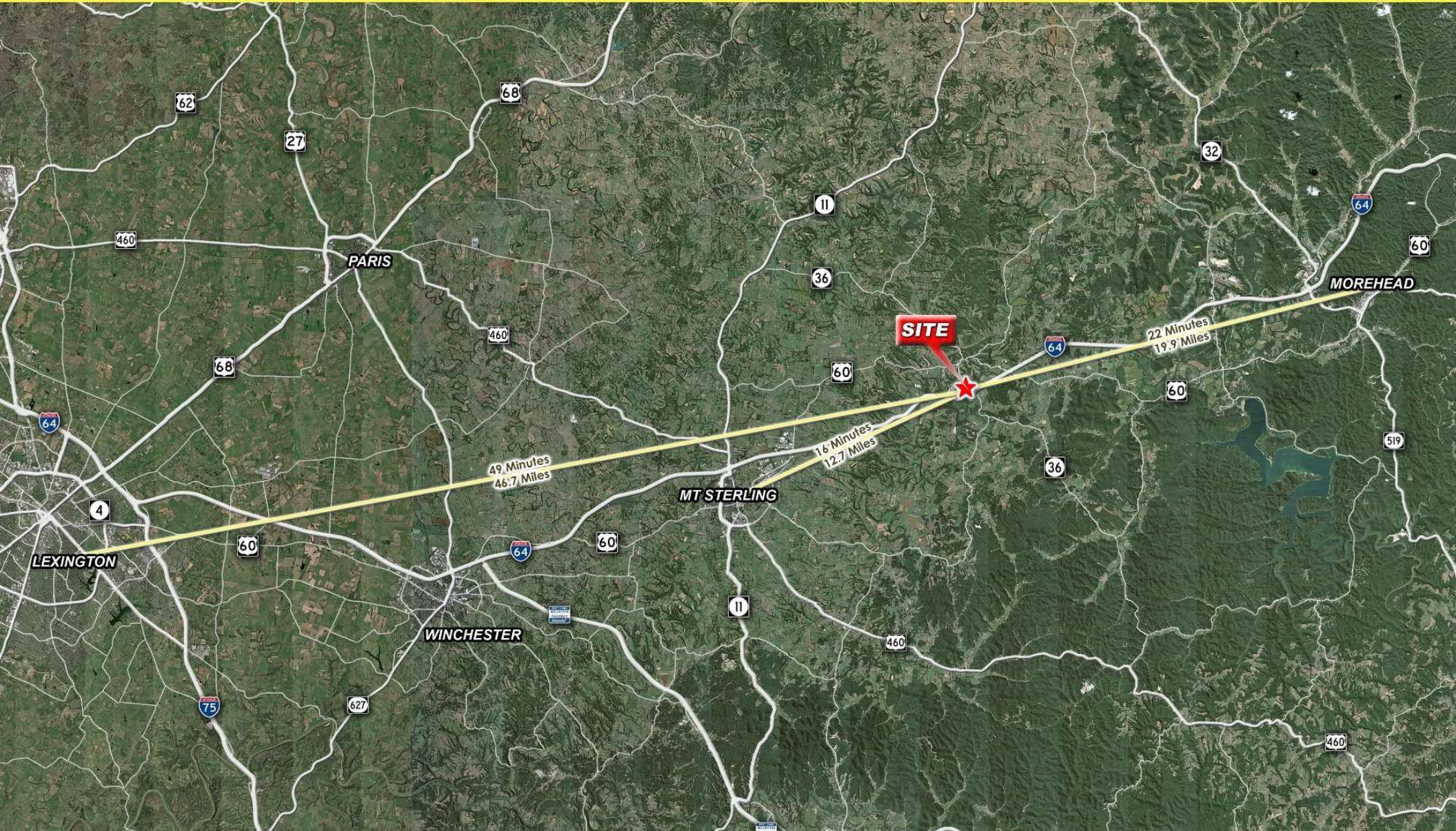
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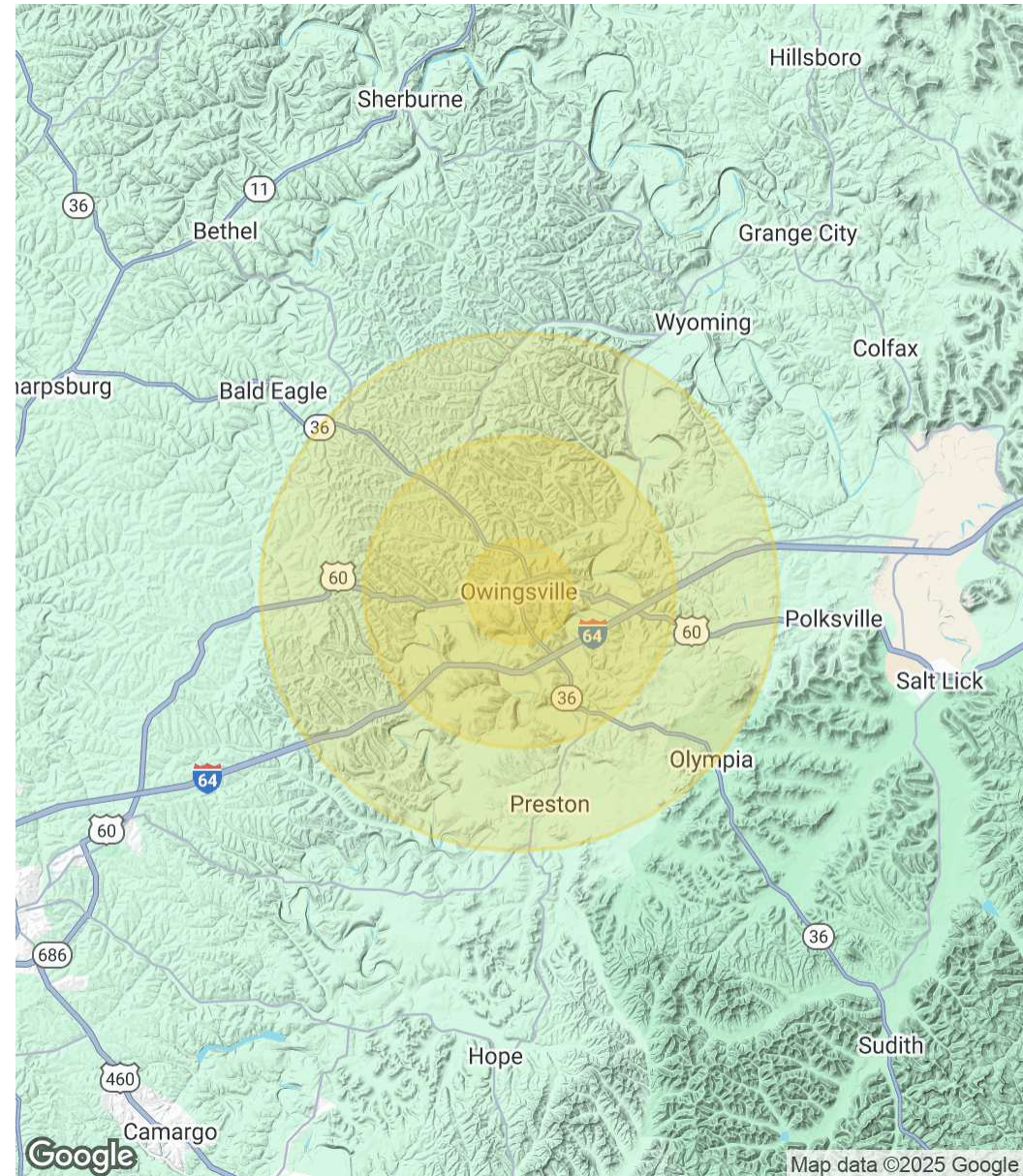
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,443	2,964	5,425
Average Age	42	41	40
Average Age (Male)	39	39	39
Average Age (Female)	43	43	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	576	1,160	2,061
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$62,000	\$64,954	\$70,384
Average House Value	\$124,857	\$125,202	\$130,357

Demographics data derived from AlphaMap



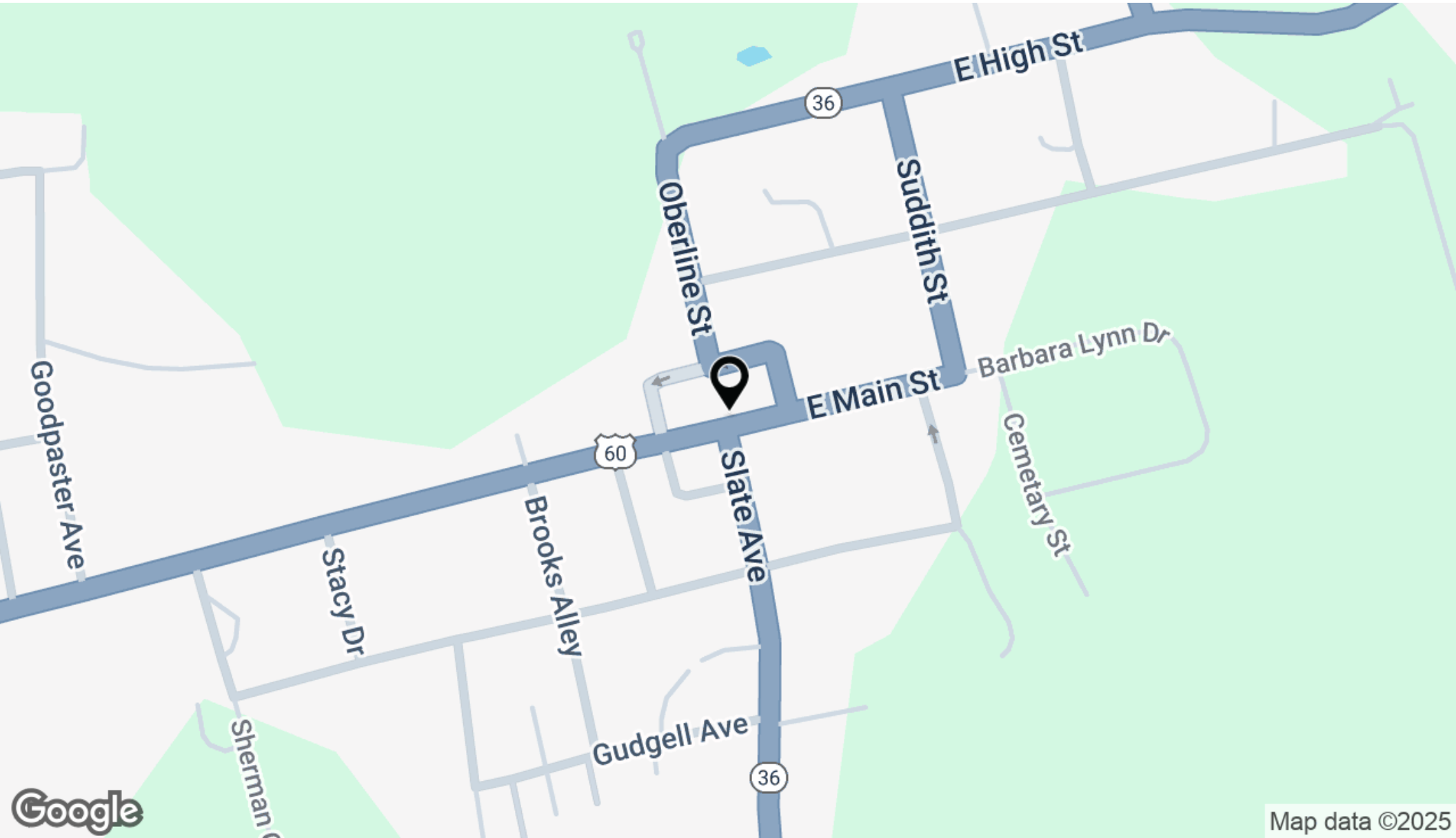
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