

RETAIL FOR SALE

JANES SADDLEBAG

13989 Ryle Road, Union, KY 41091



PROPERTY DESCRIPTION

One-of-a-kind property at a phenomenal price in Boone County, KY! 5.85-acre waterfront property located along the Ohio River & near Big Bone Lick State Park. Famously known as Jane's Saddlebag this property features a unique event venue, restaurant building with indoor/outdoor dining that could be converted to a single-family home, amphitheater, wine & spirits bar, previously used as the General Store building that could be an office/Airbnb/etc., playground, picnic shelter, & multiple themed buildings. Bring your business venue dreams to life or turn into your personal primary residence paradise or both! This unique property has endless possibilities. Perfect location for a weekend destination for camping, live music, delicious food, and family entertainment. Enjoy fishing, boating, kayaking, and other water activities from your own backyard. Rolling hills to the river to the stunning evening sunsets, this property boasts stunning views year-round. Located at the end of Boat Dock Road by Boone's Landing and the Ohio River. Must see to fully appreciate everything this property has to offer!

PROPERTY HIGHLIGHTS

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OFFERING SUMMARY

Sale Price:	\$450,000
Lot Size:	5.85 Acres
Building Size:	14,564 SF

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	4	12	38
Total Population	11	33	102
Average HH Income	\$84,787	\$84,633	\$83,063

DERRICK PLUNKETT

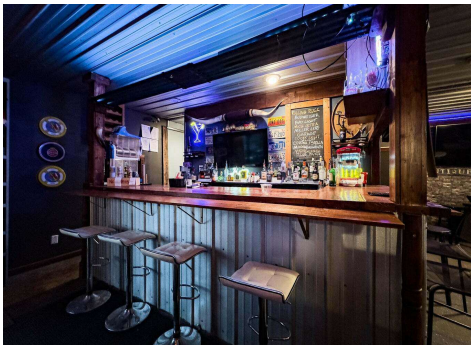
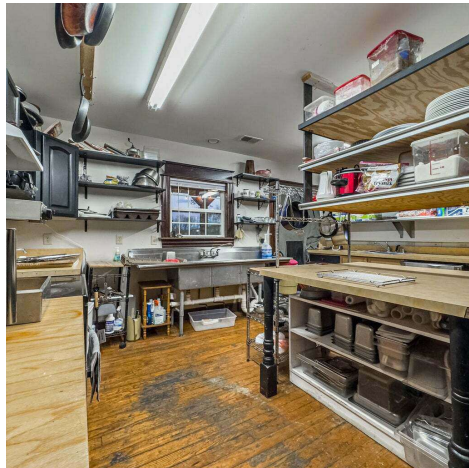
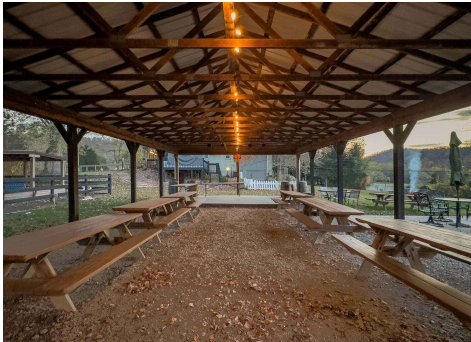
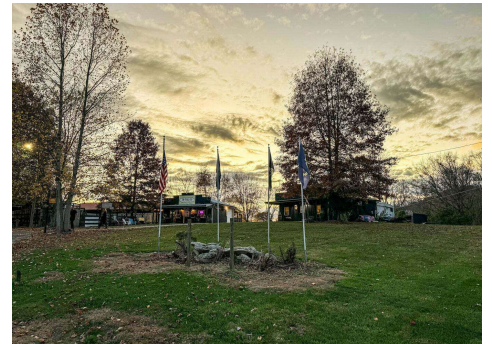
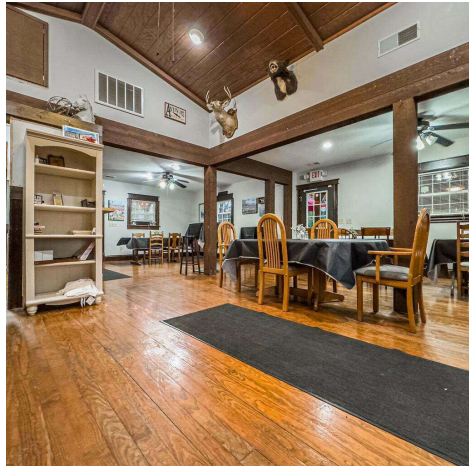
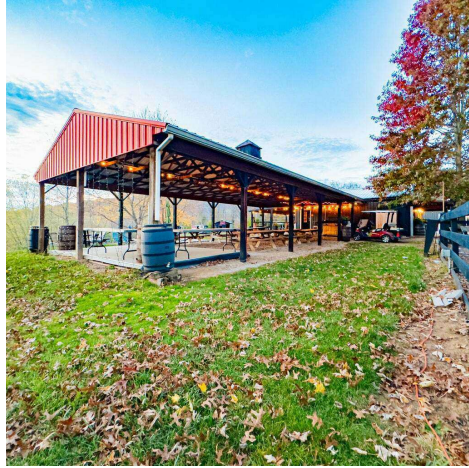
O: 859.620.5830
dp.kwcommercial@gmail.com

KW COMMERCIAL
7210 Turfway Road
Florence, KY 41042

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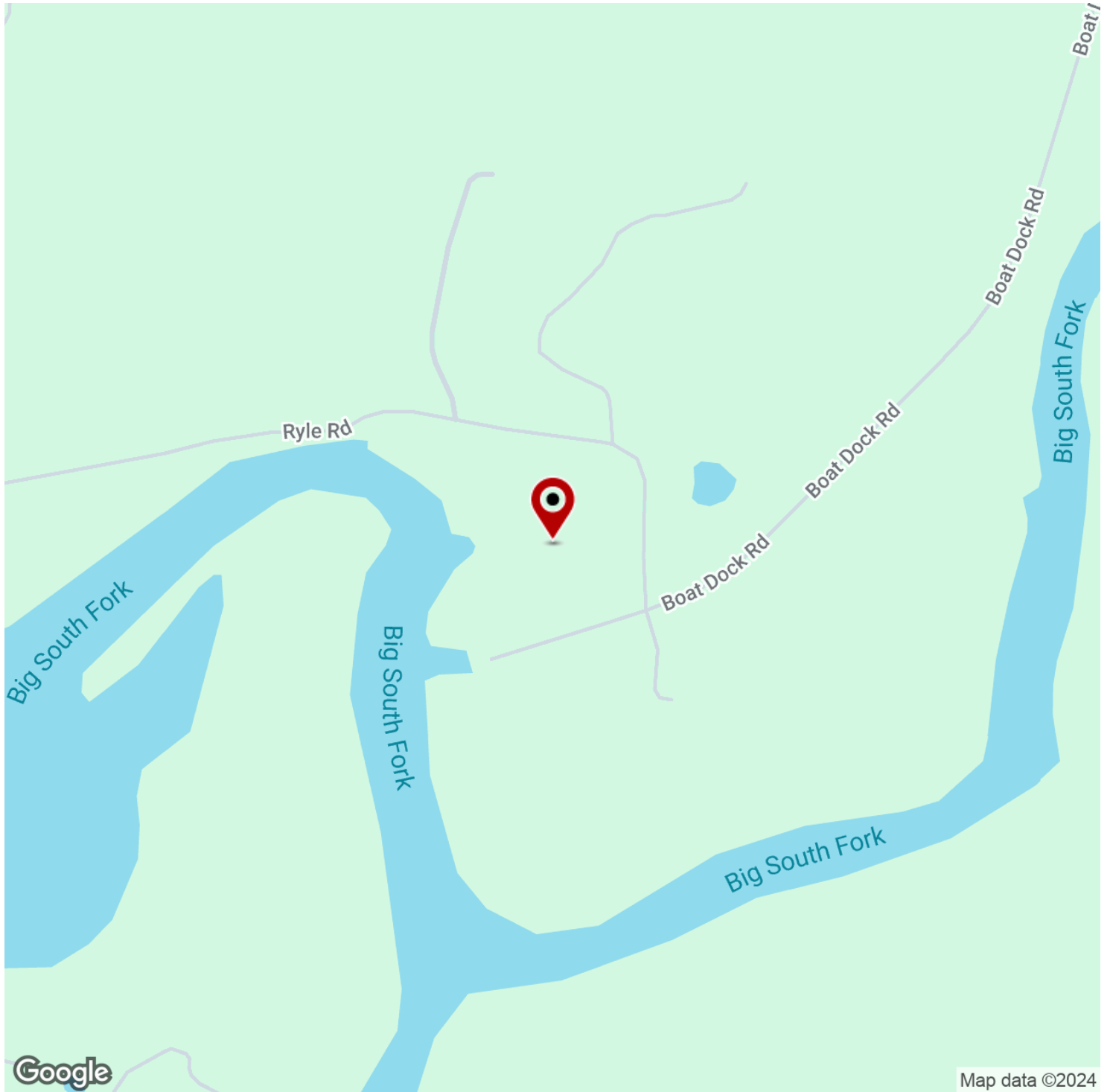
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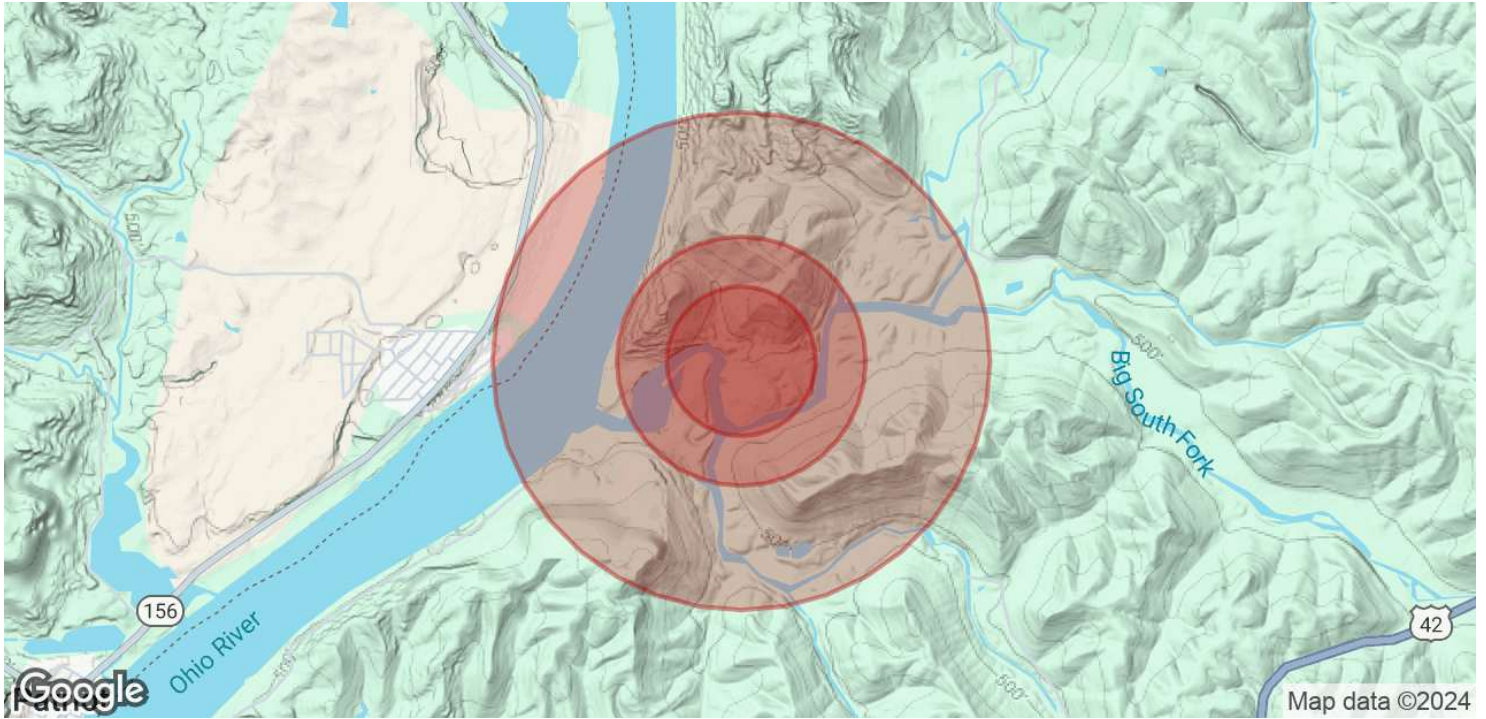
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	11	33	102
Average Age	42	42	42
Average Age (Male)	42	41	42
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	4	12	38
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$84,787	\$84,633	\$83,063
Average House Value	\$305,453	\$302,402	\$274,516

Demographics data derived from AlphaMap

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