

# 1137 STEFFEN LN

1137 Steffen Lane, Wilder, KY 41076



## PROPERTY DESCRIPTION

Introducing a prime investment opportunity in the Wilder area. This impressive 3,087 SF building, zoned HC and R-RE, offers a strategic location for office, retail or restaurant. This listing includes 1131 Steffen Ln with its additional 8.3 Acres. Close to the Overlook at Sunrock Community development with over 500 new residents. With ample space for customization, the property provides flexibility to create a tailored workspace. Boasting a sought-after location in Wilder, this property is ideally positioned for maximizing business potential within a thriving commercial hub. Don't miss the chance to capitalize on this remarkable property's potential for creating a standout space in a dynamic business environment.

## PROPERTY HIGHLIGHTS

- Prime Wilder location
- Promising Business potential
- Ample space for customization
- Strategic commercial hub position
- Flexibility for tailored workspace

## OFFERING SUMMARY

Sale Price:	\$1,500,000
Lot Size:	9.27 Acres
Building Size:	3,087 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	7	47	759
Total Population	13	94	1,665
Average HH Income	\$88,424	\$102,624	\$101,625

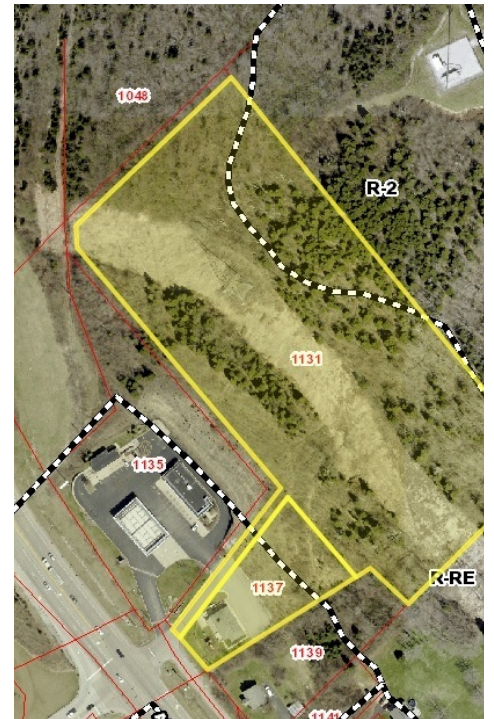
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7210 Turfway Road  
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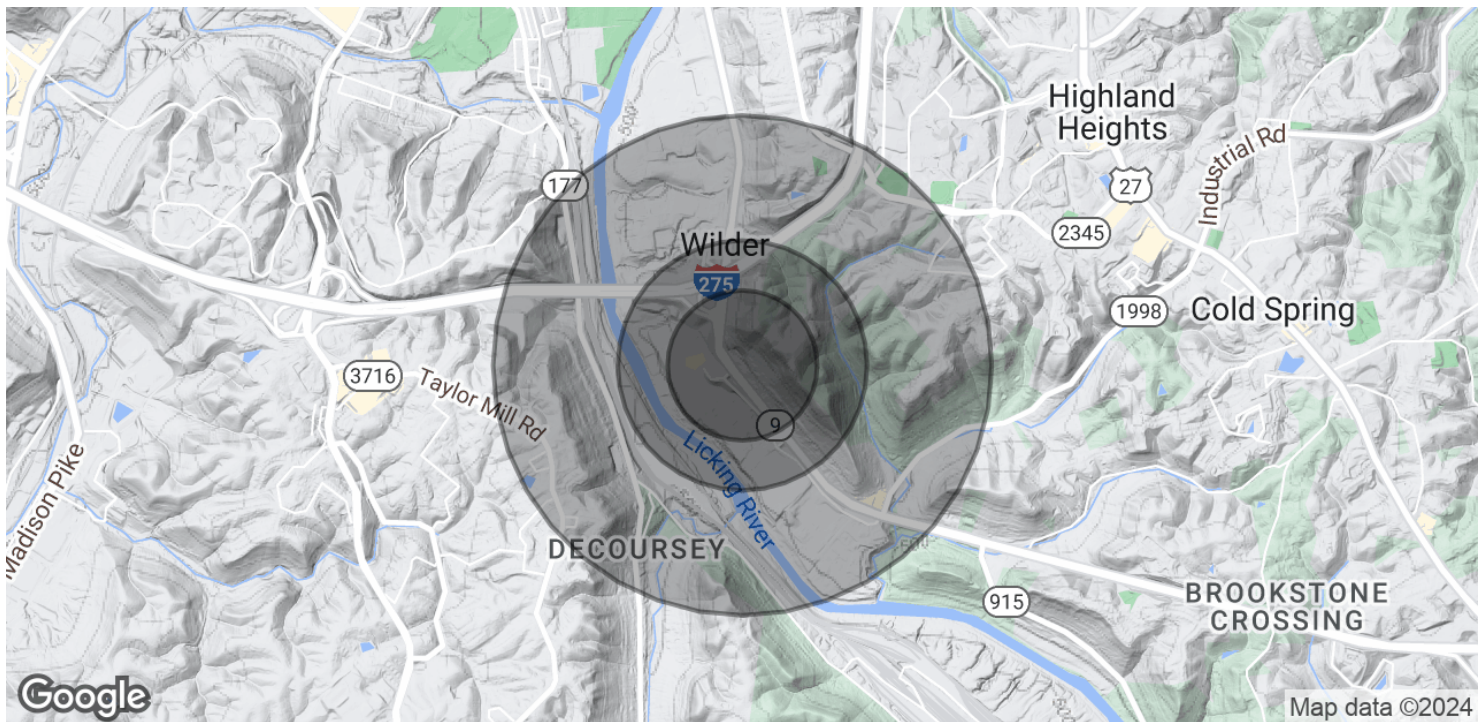
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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	13	94	1,665
Average Age	45	43	43
Average Age (Male)	42	41	41
Average Age (Female)	48	46	45

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	7	47	759
# of Persons per HH	1.9	2	2.2
Average HH Income	\$88,424	\$102,624	\$101,625
Average House Value	\$207,643	\$256,344	\$264,290

*Demographics data derived from AlphaMap*

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