

RETAIL PROPERTY FOR SALE

# 305 MAIN CROSS STREET

WARSAW, KY 41095



## OFFERING SUMMARY

Sale Price:	\$600,000
Building Size:	1,879 SF
Available SF:	
Price / SF:	\$319.32
Zoning:	Commercial

## PROPERTY OVERVIEW

Explore the potential of this prime 6,393 SF property in Warsaw, KY. Zoned for Commercial/Mixed Use, it presents an exceptional opportunity for retail or restaurant investment. Boasting a strategic location, this property is perfectly positioned to capture the attention of local residents and visitors alike. With generous space for customized layout and design, your vision for a thriving retail or dining establishment can become a reality. Take advantage of the high visibility and foot traffic to establish a thriving business in this steadily growing area. Don't miss out on the chance to create a dynamic retail or restaurant space in this prime Warsaw location.

## PROPERTY HIGHLIGHTS

- - 1879 SF building for retail or restaurant use
- - Zoned for Commercial/Retail
- - High visibility in prime Warsaw location
- - Ample space for customized layout and design
- - Ideal for capturing local and visitor traffic
- - Versatile space for dynamic retail or dining establishment

SEAN BRADLEY

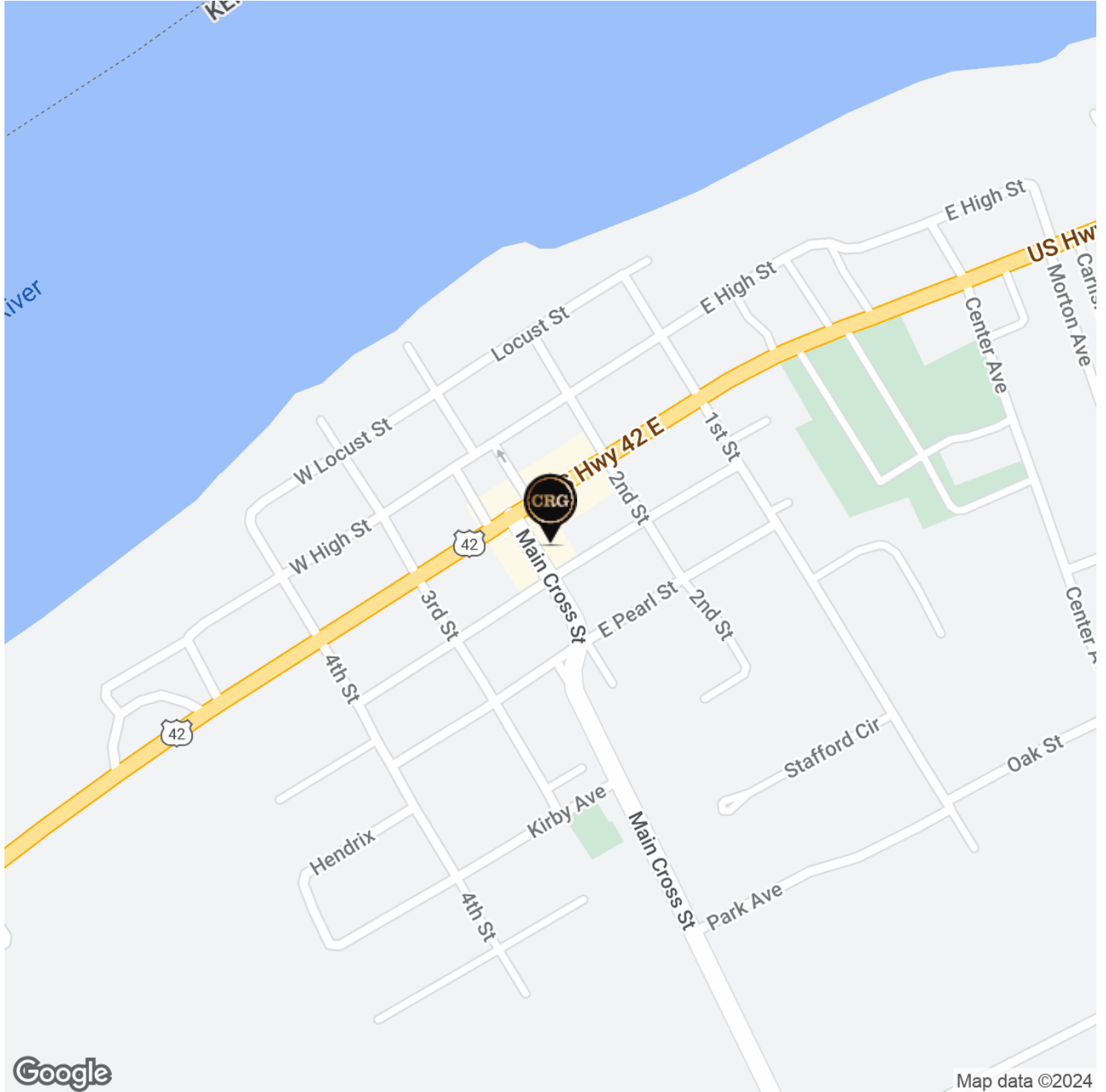
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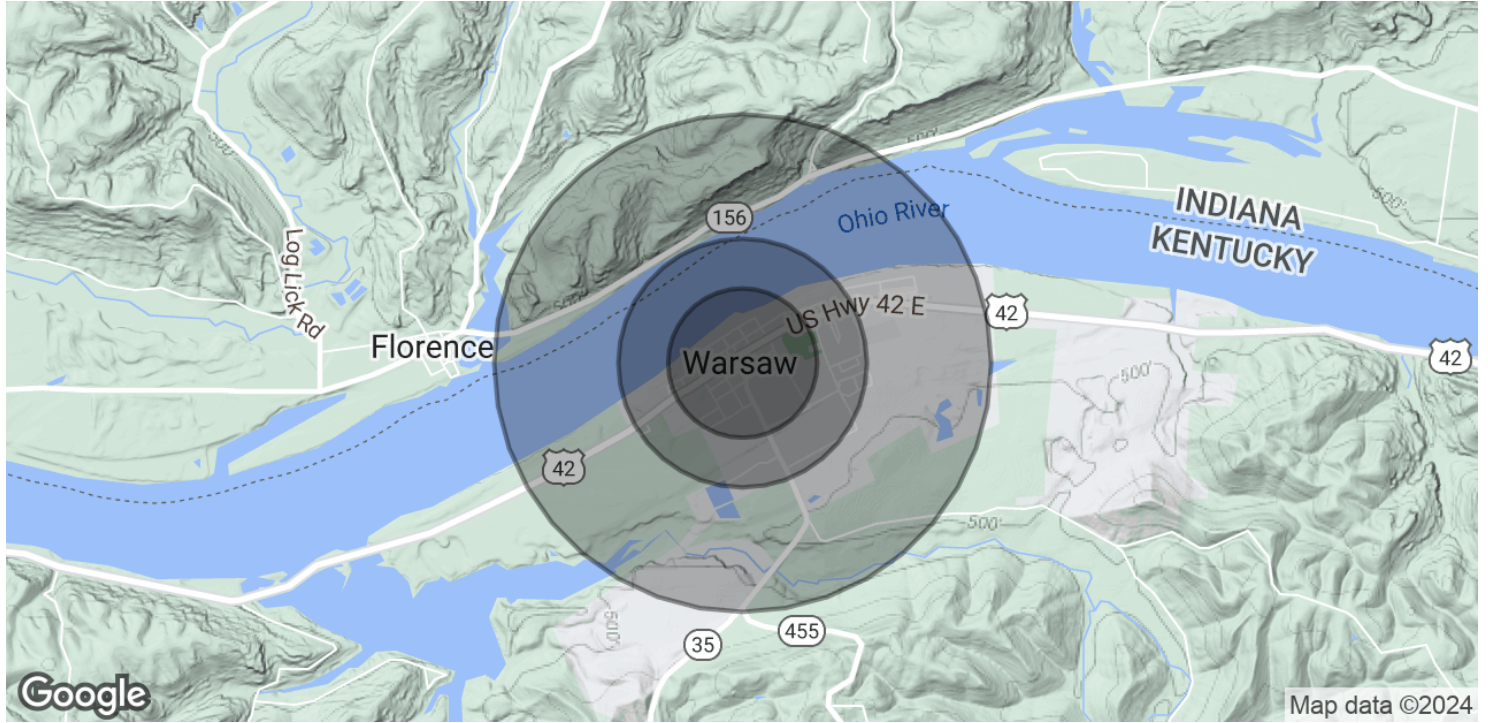
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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	495	1,277	2,063
Average Age	42	42	41
Average Age (Male)	42	41	40
Average Age (Female)	43	42	42

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	195	497	790
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$68,498	\$67,662	\$68,434
Average House Value	\$222,912	\$208,452	\$198,984

Demographics data derived from AlphaMap

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