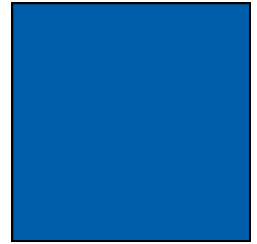


RETAIL/OFFICE FOR SALE

8210 East Main St, Alexandria, KY 41001



- Former bank branch
- 4,065± SF on 6.23± acres
- Freestanding building with three covered drive through lanes
- Zoning is HC (Highway Commercial)
- Two curb cuts off of Main Street and one curb cut off of Alexandria Pike
- Excellent corner location at signalized intersection
- Large tract of developable land
- Highly traveled area with high visibility
- 17,550 ADT on Alexandria Pk at W. Main St (2009)

<u>Demographics</u>	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Total Population:	2,865	14,343	27,773
Avg HH Income	\$108,110	\$111,653	\$109,477
Households:	1,182	5,248	10,572

Rhonda Karageorge, CCIM, SIOR
(502) 744-9175
(502) 379-6003
rk@ccre.biz

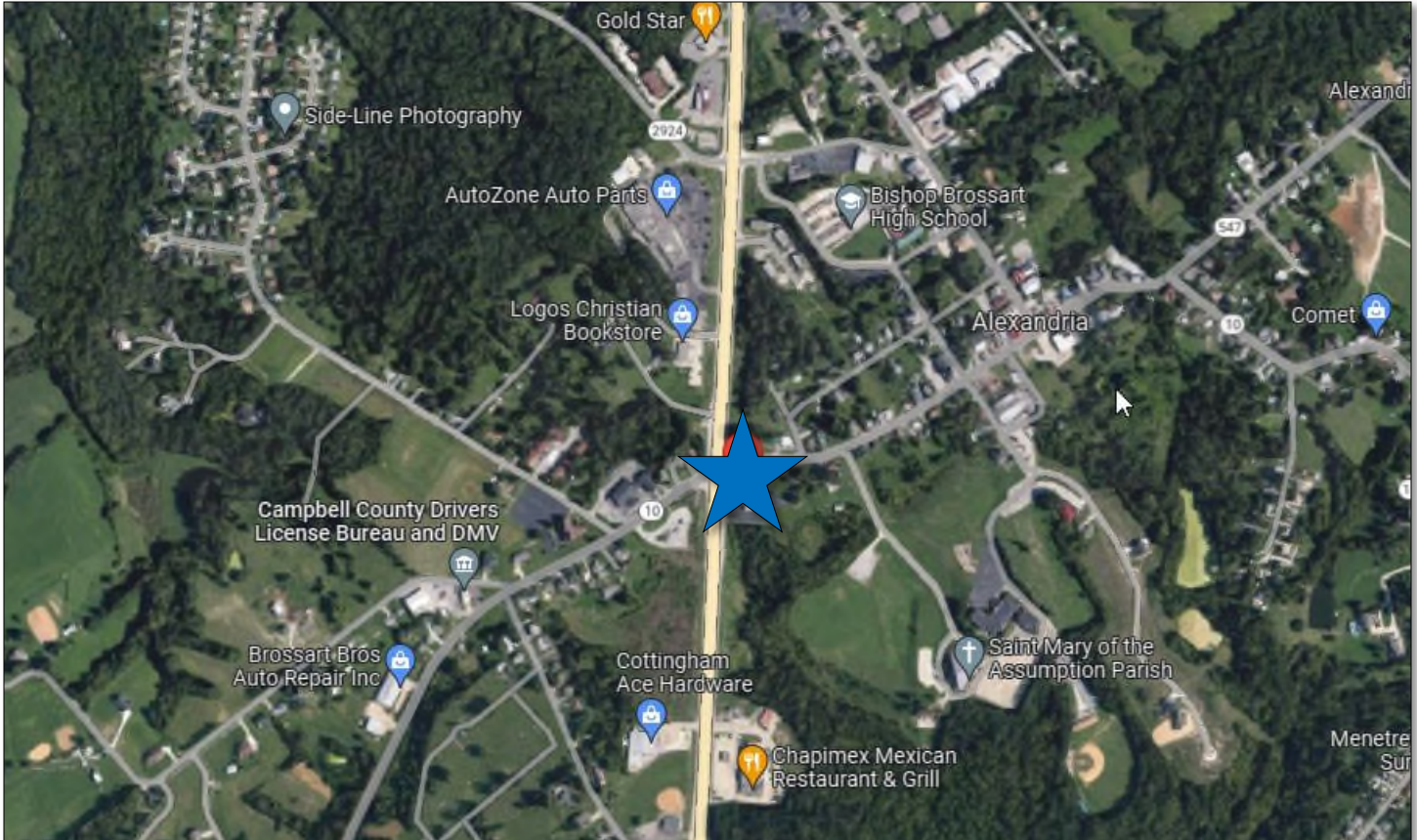
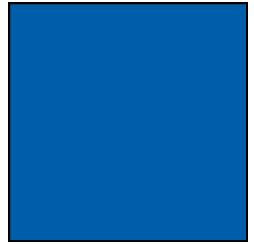


Commonwealth Commercial Real Estate, 10444 Bluegrass Parkway, Louisville, Kentucky 40299
Phone: (502) 379-6000 | www.ccre.biz | Licensed in Kentucky, Indiana and Ohio

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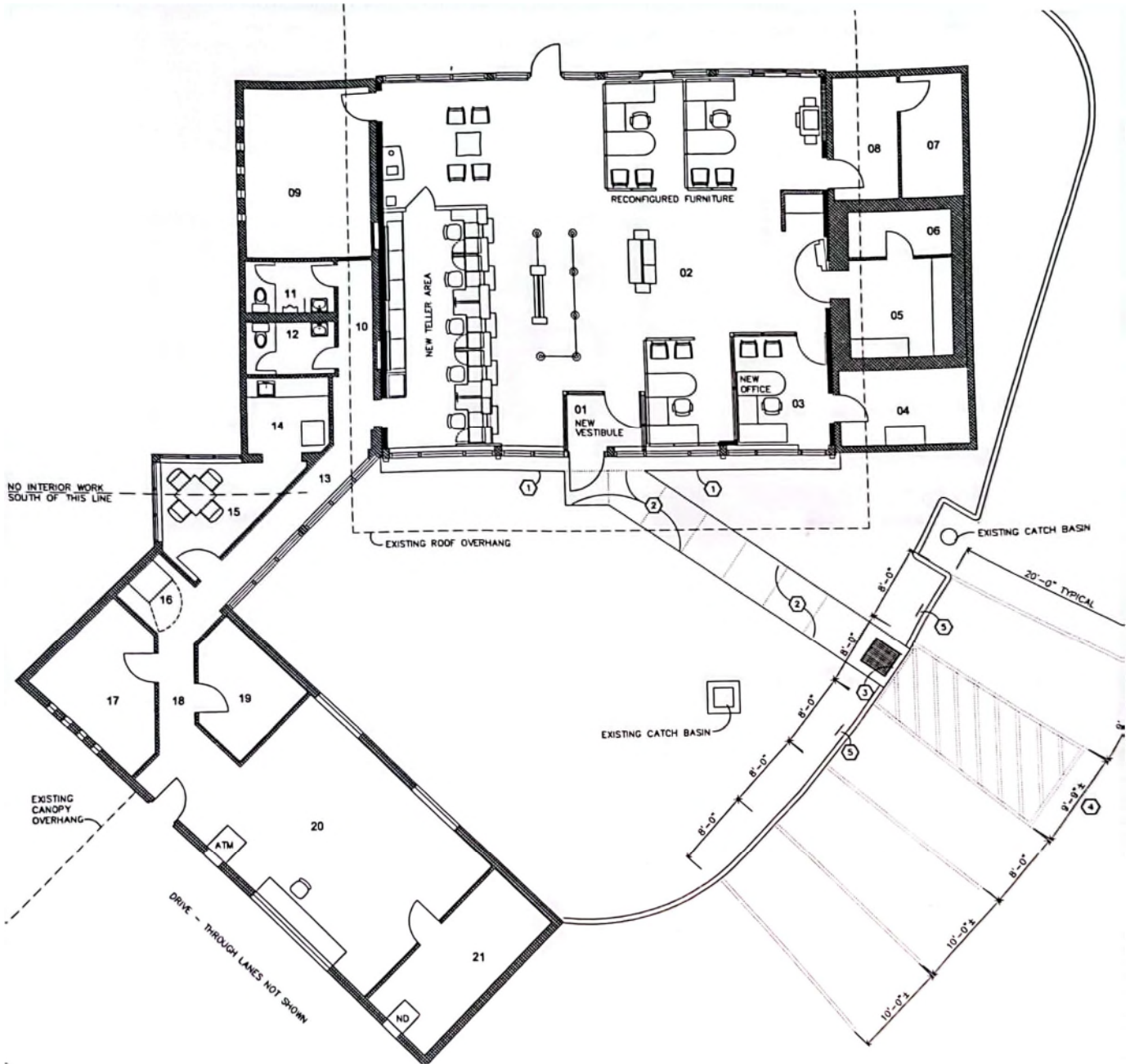


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