

**2489 Lakeway Drive**  
**1.101 Acres**

**73 Key Village Road**  
**1.118 Acres**

US 127  
11,003+ VPD

Lakeway Drive

**35 Key Village Drive**  
**1.611 Acres**

**SALE / LEASE**

## Russell Springs Retail Development Land

**73 KEY VILLAGE ROAD**

Russell Springs, KY 42642

**PRESENTED BY:**

**WESTON LOCKHART**

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**HARRISON LANE**

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PROPERTY SUMMARY



SALE PRICE	\$450,000
LEASE RATE	UNDISCLOSED

OFFERING SUMMARY

LOT SIZE:	1.118 Acres
PRICE / ACRE:	\$402,504
ZONING:	Commercial

PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to bring to market 1.118 acres of retail development land available in the Key Village Shopping Center in Russell Springs, KY. 73 Key Village Road is well located right off of US 127 and boasts strong visibility for over 11,000 vehicles per day. The flexible C-1 zoning (Highway Oriented Commercial) allows for numerous types of retail, wholesale, and service oriented businesses. This outlot is available FOR SALE and FOR LEASE.

For more information, contact Weston Lockhart at 859.317.3538 // [weston.lockhart@svn.com](mailto:weston.lockhart@svn.com) or Harrison Lane at 859.537.1051.

PROPERTY HIGHLIGHTS

- Key Village Shopping Center Outlot
- Strong visibility from US 127
- Over 11,000 VPD
- Flexible C-1 Zoning

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## ADDITIONAL PHOTOS



### WESTON LOCKHART

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# AERIAL



**WESTON LOCKHART**

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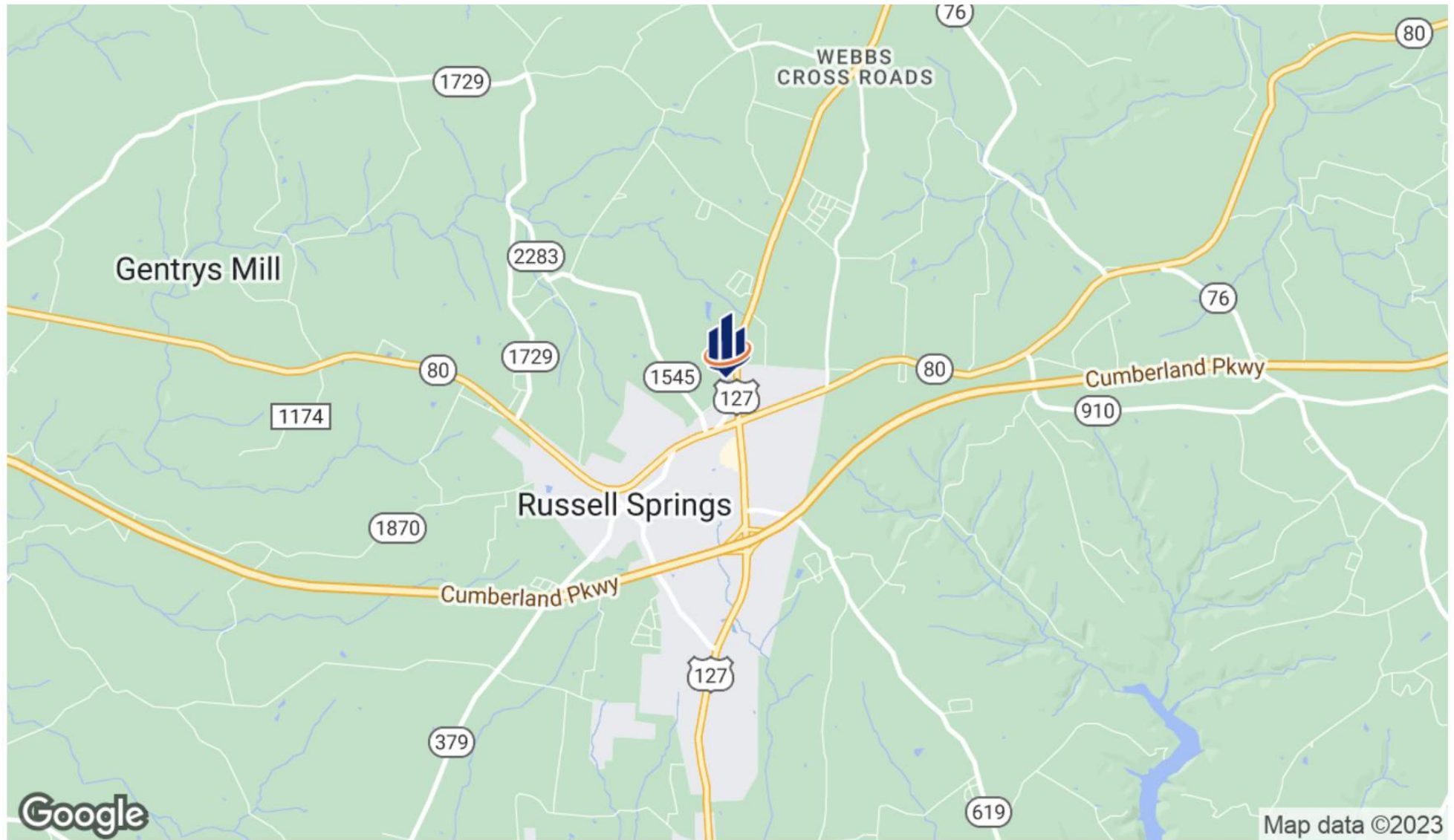
**HARRISON LANE**

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## LOCATION MAP



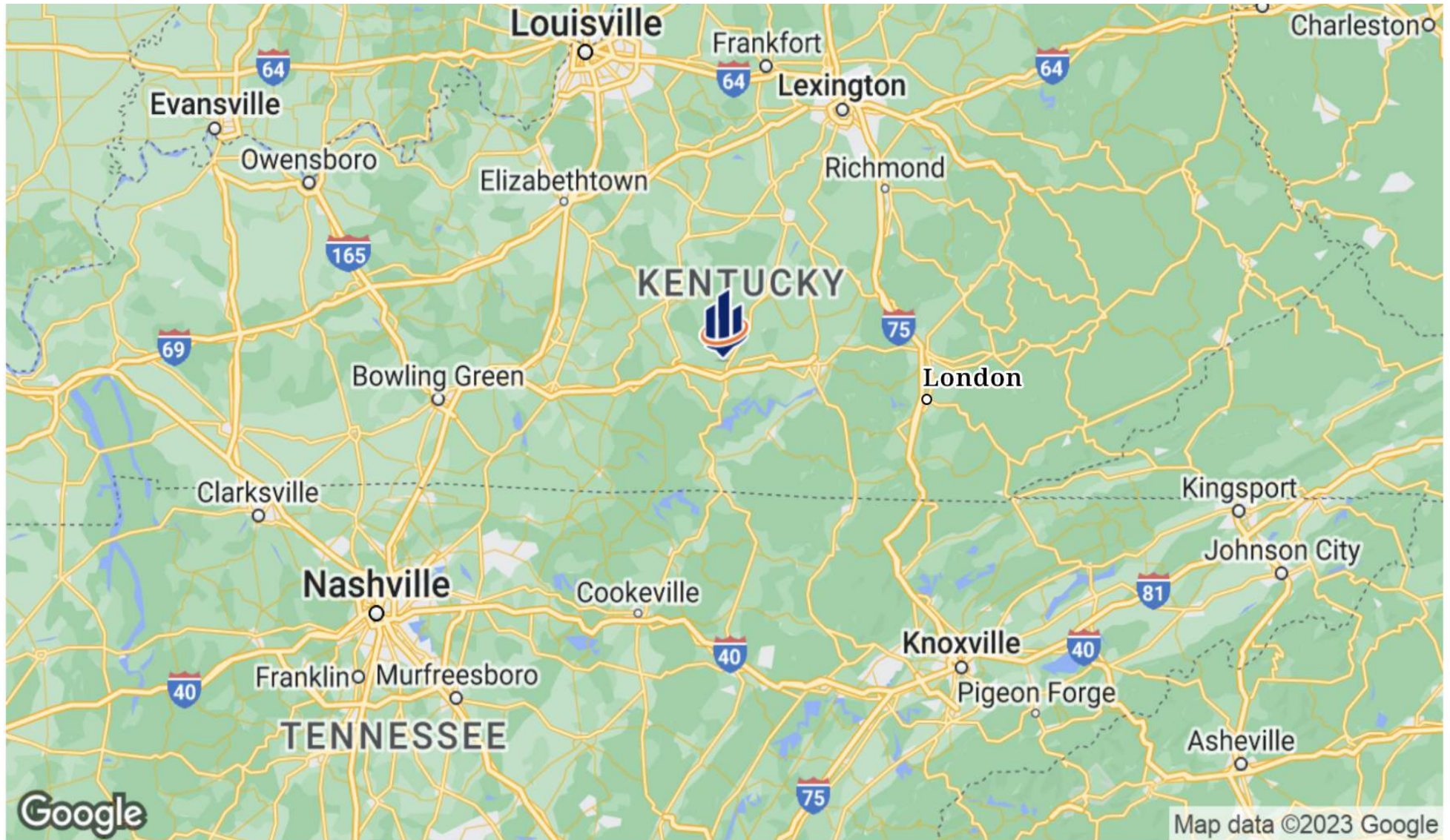
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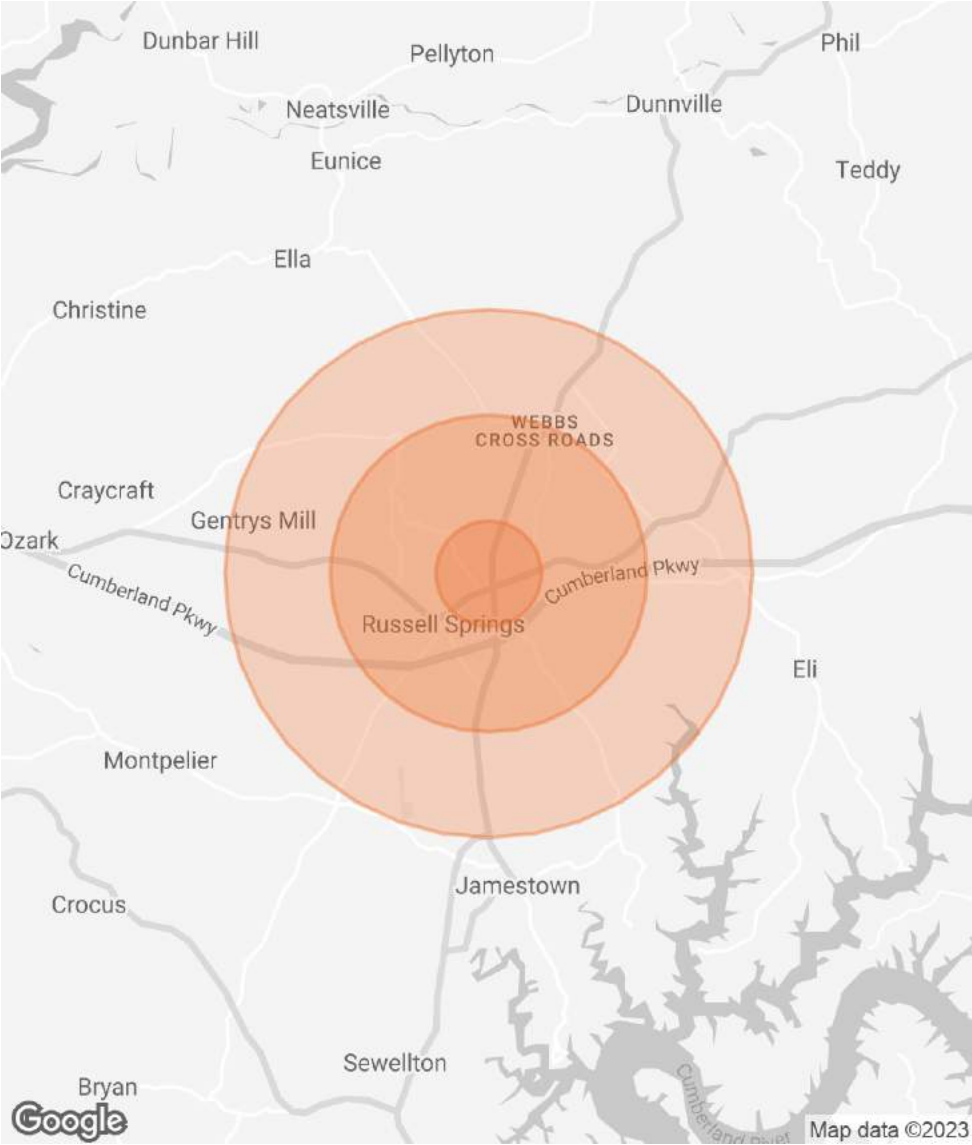


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	987	5,536	9,719
AVERAGE AGE	36.0	40.1	41.5
AVERAGE AGE (MALE)	29.6	35.2	38.0
AVERAGE AGE (FEMALE)	41.2	44.1	44.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	430	2,401	4,462
# OF PERSONS PER HH	2.3	2.3	2.2
AVERAGE HH INCOME	\$44,917	\$44,948	\$43,468
AVERAGE HOUSE VALUE	\$94,629	\$93,899	\$100,126

\* Demographic data derived from 2020 ACS - US Census



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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