



2489 Lakeway Drive
1.101 Acres

US 127
11,003+ VPD

35 Key Village Drive
1.611 Acres

73 Key Village Road
1.118 Acres

SALE / LEASE

Russell Springs Retail Development Land

73 KEY VILLAGE ROAD

Russell Springs, KY 42642

PRESENTED BY:

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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 outlet is available FOR SALE and FOR LEASE.

For more information, contact Weston Lockhart at 859.317.3538 // weston.lockhart@svn.com or Harrison Lane at 859.537.1051.

PROPERTY HIGHLIGHTS

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

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ADDITIONAL PHOTOS



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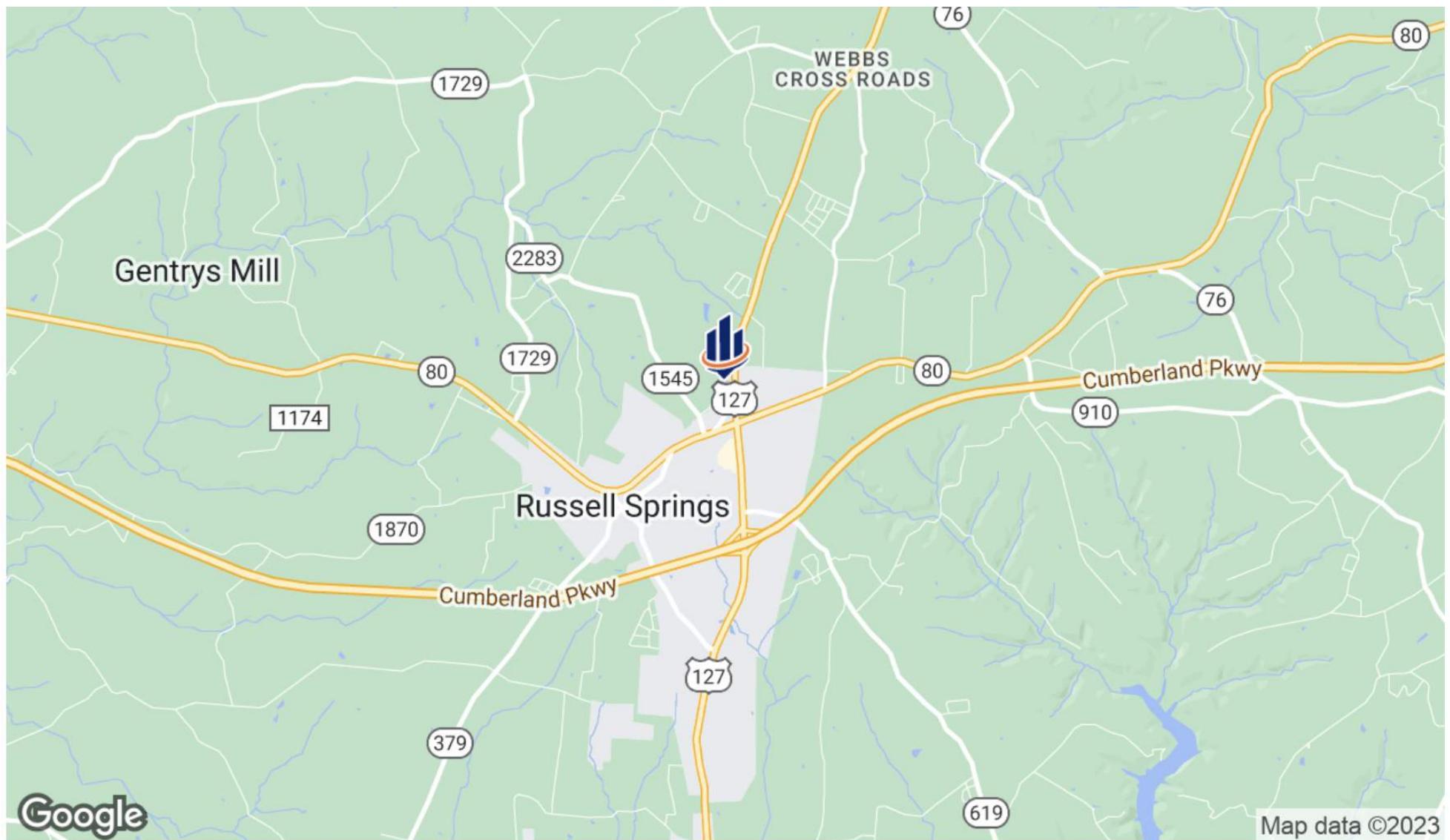
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LOCATION MAP



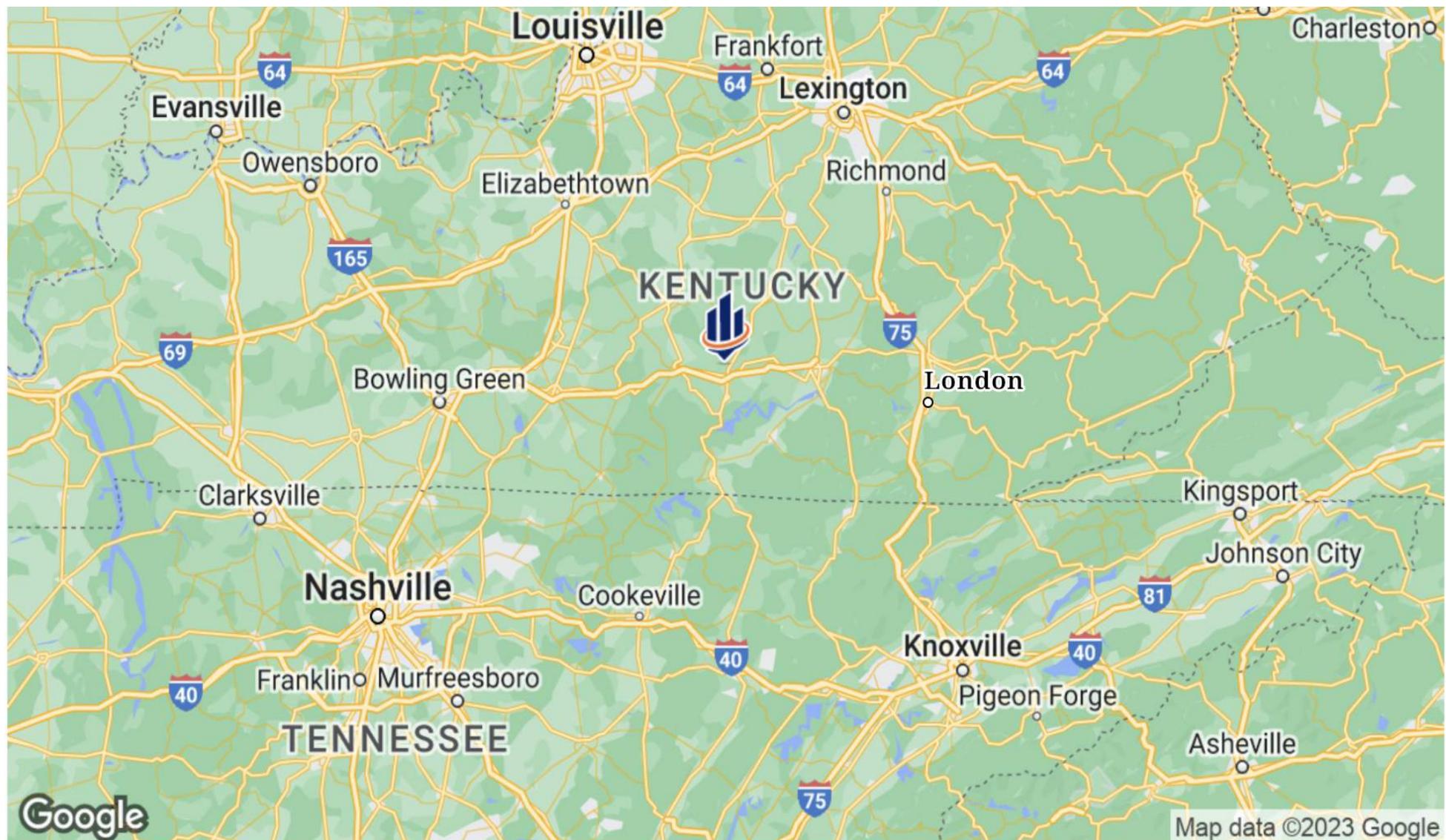
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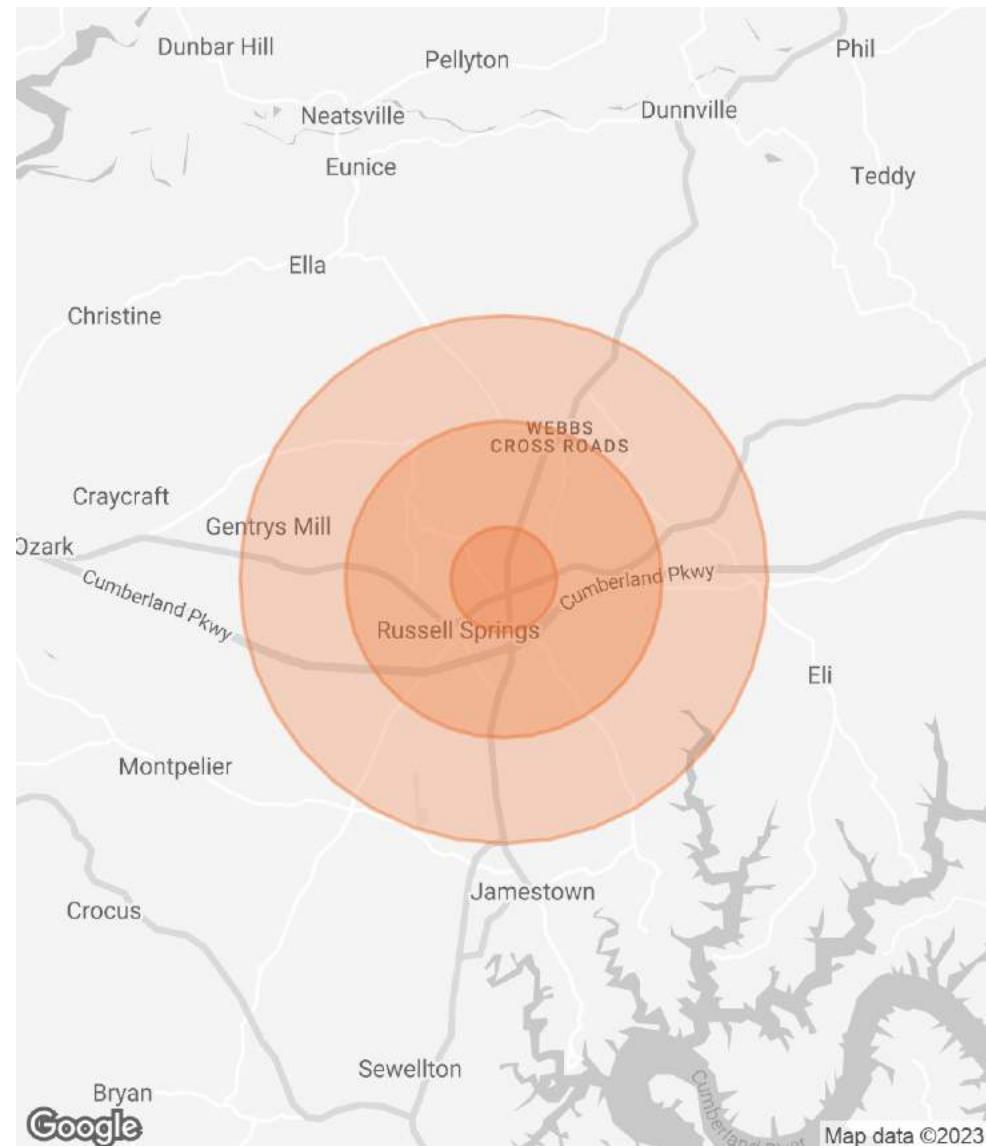
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DEMOGRAPHICS MAP & REPORT

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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