



Marshalls  
maurices  
ULTA  
HOBBY LOBBY  
ROSS  
petco

KAY JEWELERS  
Moe's  
Appalachian BUSINESS  
WEARHOUSE  
GNC

GameStop  
HIBBETT SPORTS  
123 Café  
R&C

Walmart SUPERCENTER

23,759 VPD

6,518 VPD

DOLLAR TREE  
World Finance  
CosmoProf  
ADVANCE AMERICA

13,742 VPD

13,201 VPD

LOWE'S

First National Bank

**SITE**

**FOR SALE**

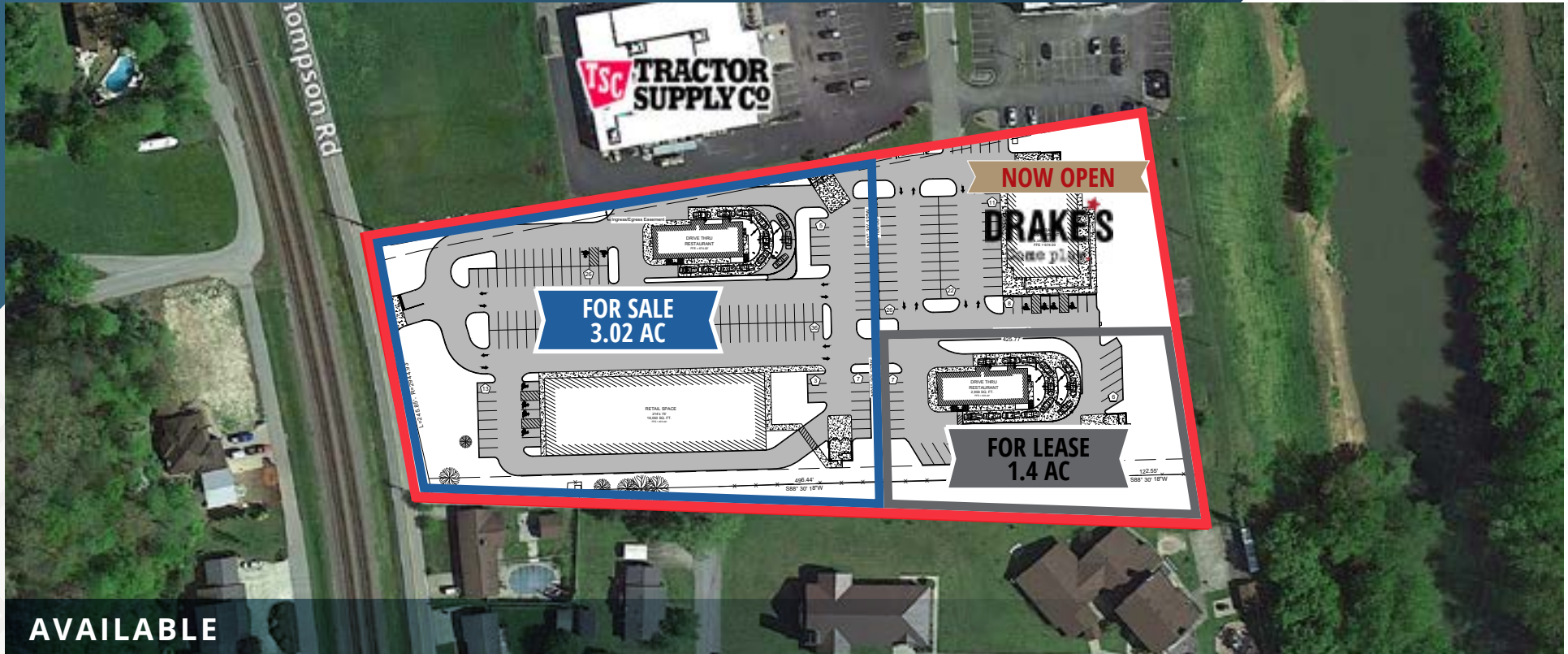
# 3 Acre Pad Site Opportunity

175 Lee Avenue | Pikeville, KY 41501



# 3 Acre Pad Site Opportunity

175 Lee Avenue | Pikeville, KY 41501



AVAILABLE

3.02 AC  
FOR SALE

## ABOUT THE PROPERTY

- Multiple opportunities available for restaurants and retail
- Located adjacent to highly trafficked shopping center anchored by Walmart Super Center and Lowes
- Excellent visibility to Highway 460 and Thompson Rd
- High average HH incomes within 1 mile
- Zoning C-2 Highway Commercial District

## CONTACT

Casey Smallwood

502.791.9762

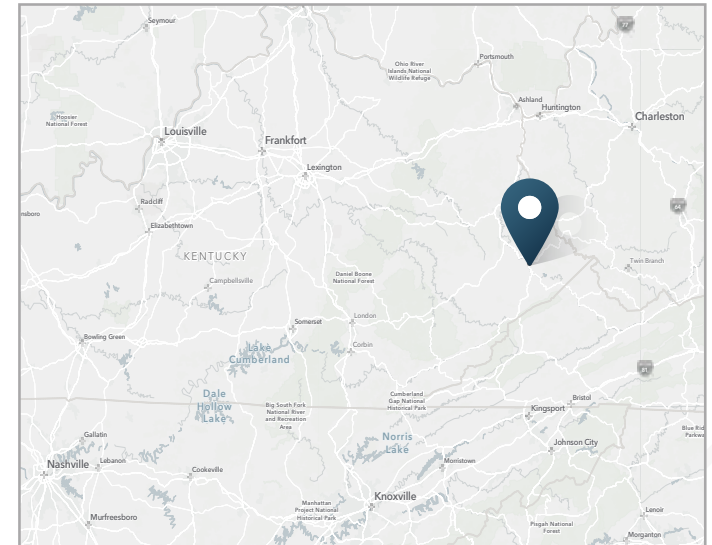
casey.smallwood@srsre.com

Casey Rector

502.791.6545

casey.rector@srsre.com

## NEARBY RETAIL TENANTS



# 3 Acre Pad Site Opportunity

175 Lee Avenue | Pikeville, KY 41501



## TRUE TRADE AREA HIGHLIGHTS

Core Visitation to Trade Area by Most Frequent Visitors

### TOP 30% OF VISITS

22,463 Population	8,248 Households	\$60,720 Avg Household Income	30,826 Daytime Population
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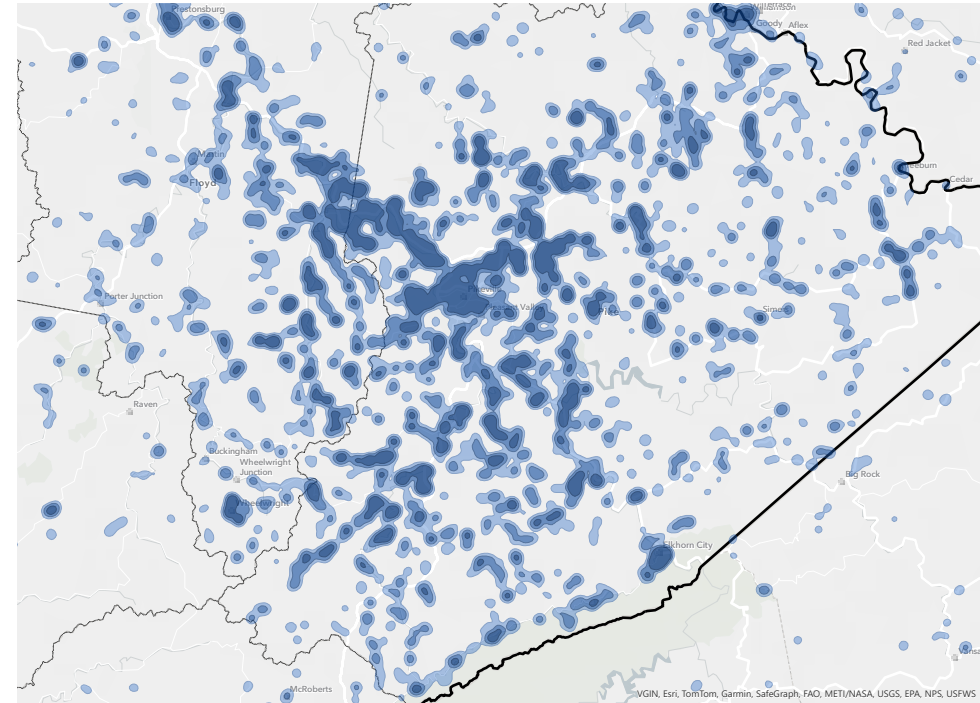
### TOP 50% OF VISITS

40,710 Population	14,589 Households	\$60,923 Avg Household Income	50,630 Daytime Population
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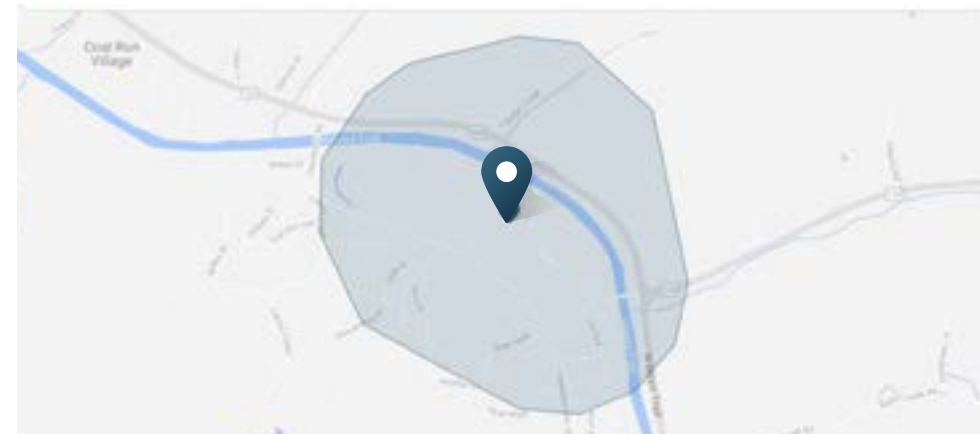
### TOP 70% OF VISITS

72,558 Population	27,218 Households	\$60,779 Avg Household Income	89,056 Daytime Population
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## TRUE TRADE AREA HEAT MAP



## TRUE TRADE AREA POLYGON



SOURCE



Placer.ai







# Thompson Rd & Cassady Blvd

Pikeville, KY



NISSAN

Marshalls  
maunices  
ULTA  
HOBBY LOBBY  
ROSS  
petco

KAY  
Appalachian  
W WEARHOUSE  
GNC  
Mac's  
P

6,518 VPD



Walmart  
SUPERCENTER

DOLLAR GENERAL

GameStop  
HIBBETT SPORTS

123  
Café

460  
23

23,789 VPD



13,742 VPD

119



12,201 VPD

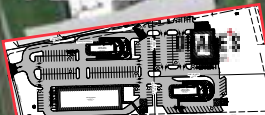
DOLLAR TREE  
CosmoPro  
World Finance  
ADMIRAL AMERICA

Aaron's  
Great Clips

FOOD CITY

Lowe's

THE ANVOR BANK



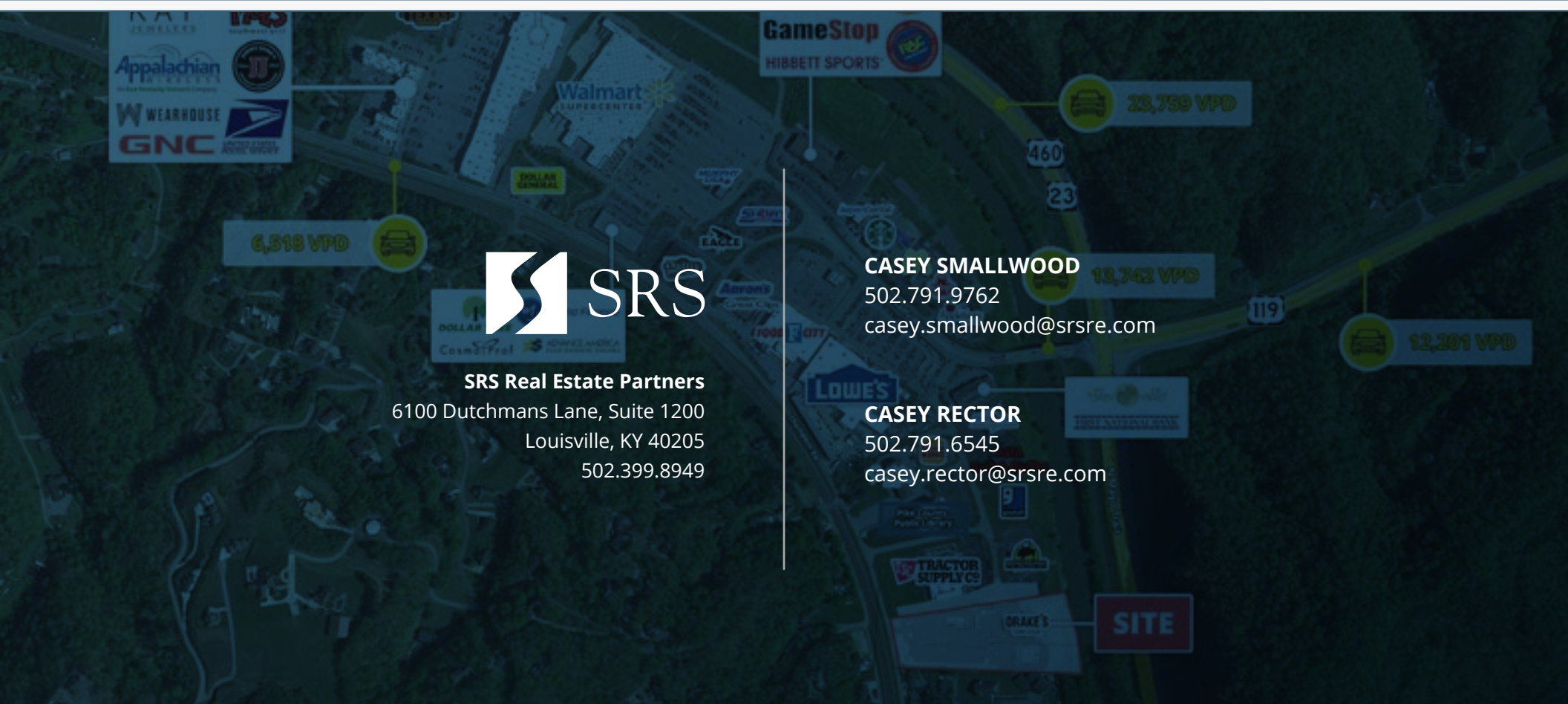
SITE











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