

# PRIME COMMERCIAL PROPERTY ON HWY 641

📍 1305 N 12th St, Murray, KY 42071

## PRICE

- \$650,000
- Equipment also available for purchase

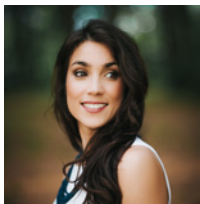
## KEY HIGHLIGHTS

- On main Highway 641
- Located on main restaurant and retail corridor of Murray
- Zoned B-2 Commercial
- Level Lot
- Over 20 parking spaces
- 5 Roll up doors
- Centrally located in the Purchase Area Region of Western Kentucky
- Part of 15 county region encompassing nearly 5,000 square miles, home to more than 250,000 people
- Easy access and visibility

## TRAFFIC COUNTS

- +/- 28,677 VPD on HWY 641

DEMOGRAPHICS	5-Mile	10-Mile	45-Mile
Population	24,403	35,515	381,722
Avg. HH Income	\$70,293	\$73,645	\$75,382
Total Households	9,775	14,452	158,894
Daytime Population	29,499	37,051	389,099



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## DRONE AERIAL



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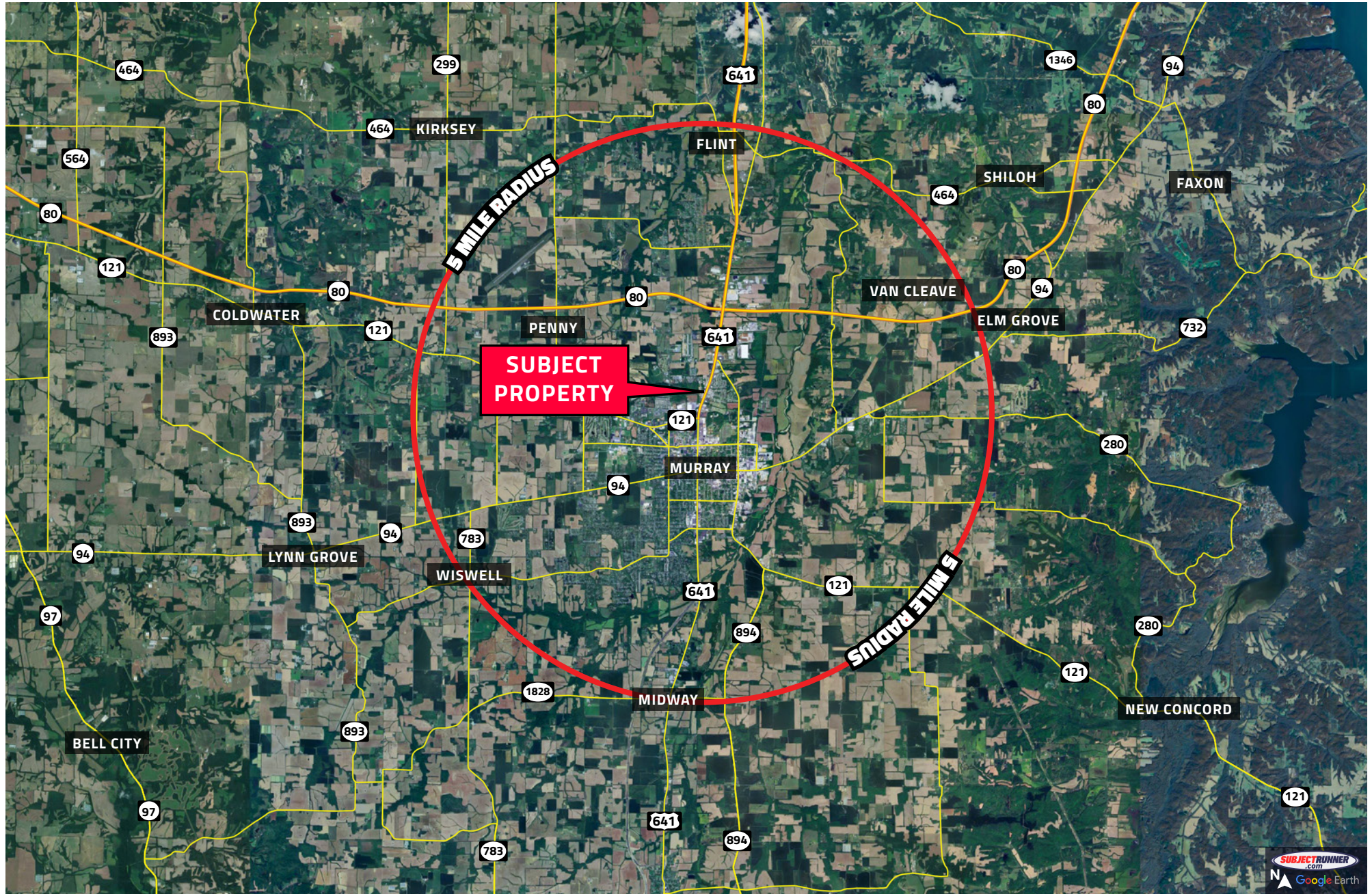
## DRONE AERIAL



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## MIDRANGE AERIAL



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## MARKET MAP



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## MURRAY OVERVIEW

### AREA OVERVIEW

As the “Friendliest Small Town in America” according to USA Today, Murray, Kentucky is a vibrant city known for its strong community and diverse offerings. Let’s take a closer look at some key aspects of why Murray is an ideal place to live and work:

### Healthcare

Murray boasts a robust healthcare system with modern facilities and a range of medical services including emergency care, surgery, diagnostic imaging, oncology, cardiology, women’s health, and more. The community’s focus on wellness and health promotion contributes to a high standard of living for its residents. Calloway County has been ranked one of the healthiest counties in Kentucky for the last 6 years.

### Diverse Economic Base

One of Murray’s strengths lies in its diverse economic base. While agriculture has historically been significant in the region, the city has expanded its economic portfolio to include manufacturing, education, healthcare, retail, and technology sectors. This diversity helps create stability and resilience in the local economy, offering various employment opportunities for residents.

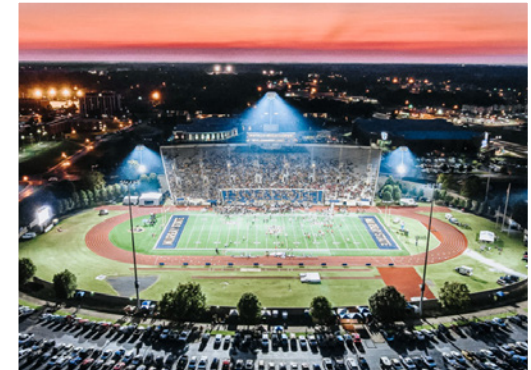
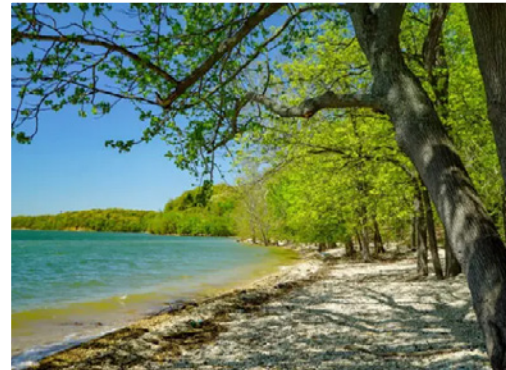
### Education

Murray is widely recognized for its excellent educational institutions. Murray State University plays a central role in the city’s educational landscape, offering a wide range of academic programs and contributing to the cultural vibrancy of the community. Additionally, Murray’s strong K-12 school systems emphasize quality education and prepares students for future success.

### Geographical Location

Situated in the western part of Kentucky, Murray enjoys a strategic geographical location. It is within proximity to major transportation routes, including I-24, HWY 641 and HWY 97, and railways, facilitating easy connectivity to regional and national markets. The city’s location also provides access to outdoor recreational opportunities, neighboring one of the nation’s largest lakes, Kentucky Lake, 20 minutes from Land Between the Lakes, and other natural areas offering residents and visitors a chance to enjoy the beauty of Western Kentucky. Murray is just a matter of hours from Nashville, St. Louis, Louisville, and Memphis.

Overall, Murray, Kentucky, combines the charm of a close-knit community with the amenities of a thriving city, making it an attractive place to live, work, and explore.



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