

RETAIL PROPERTY FOR SALE / LEASE

23 CEDAR POINT DRIVE

OWINGSVILLE, KY 40360



GORDY HOAGLAND, CCIM

502.387.1734

ghoagland@whiteoakcre.com

CONNOR HOBBS

502.724.5924

chobbs@whiteoakcre.com

WHITE OAK
COMMERCIAL REAL ESTATE



PROPERTY DESCRIPTION

11,844 Total Square Feet under roof, with rental income. Over 8,000 Square Feet is vacant and was formerly Dollar General. Very unique opportunity to own income producing property close to I-64 in Owingsville, KY busiest area. 1.5 Acres with plenty of parking and room for more development.

PROPERTY HIGHLIGHTS

- For Lease: 7.95/ SF +NNN
- +- 8,000 SF for Lease
- Sale Price: \$550,000
- Unique opportunity to own income producing property close to I-64
- Plenty of parking
- Room for more development

OFFERING SUMMARY

Sale Price:	\$550,000
Lease Rate:	\$7.95 SF/yr (NNN)
Available SF:	8,000 SF
Building Size:	11,844 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	287	1,185	2,252
Total Population	740	3,074	5,977
Average HH Income	\$63,311	\$64,729	\$70,069

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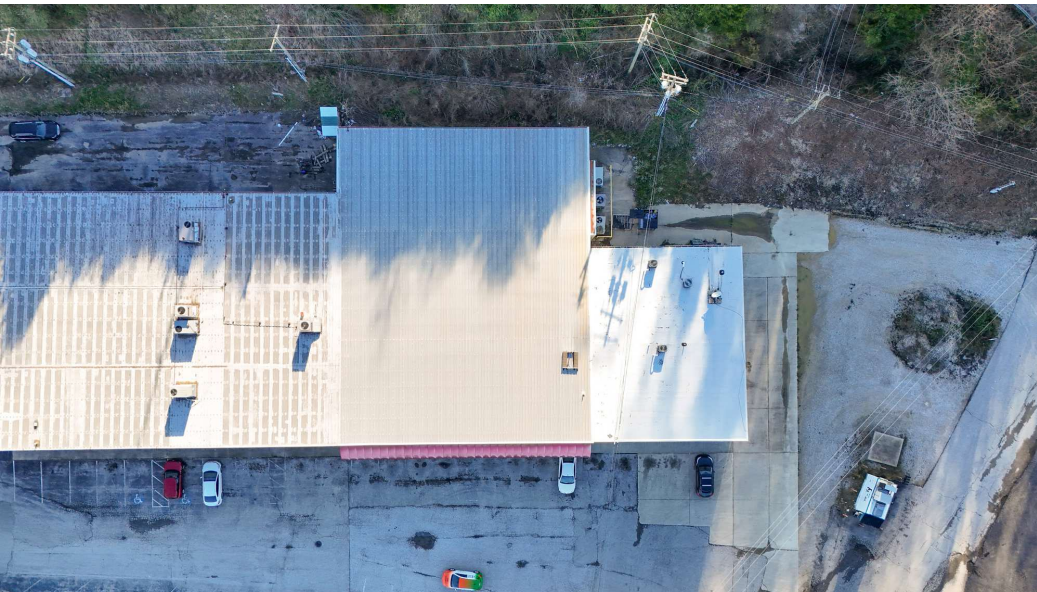
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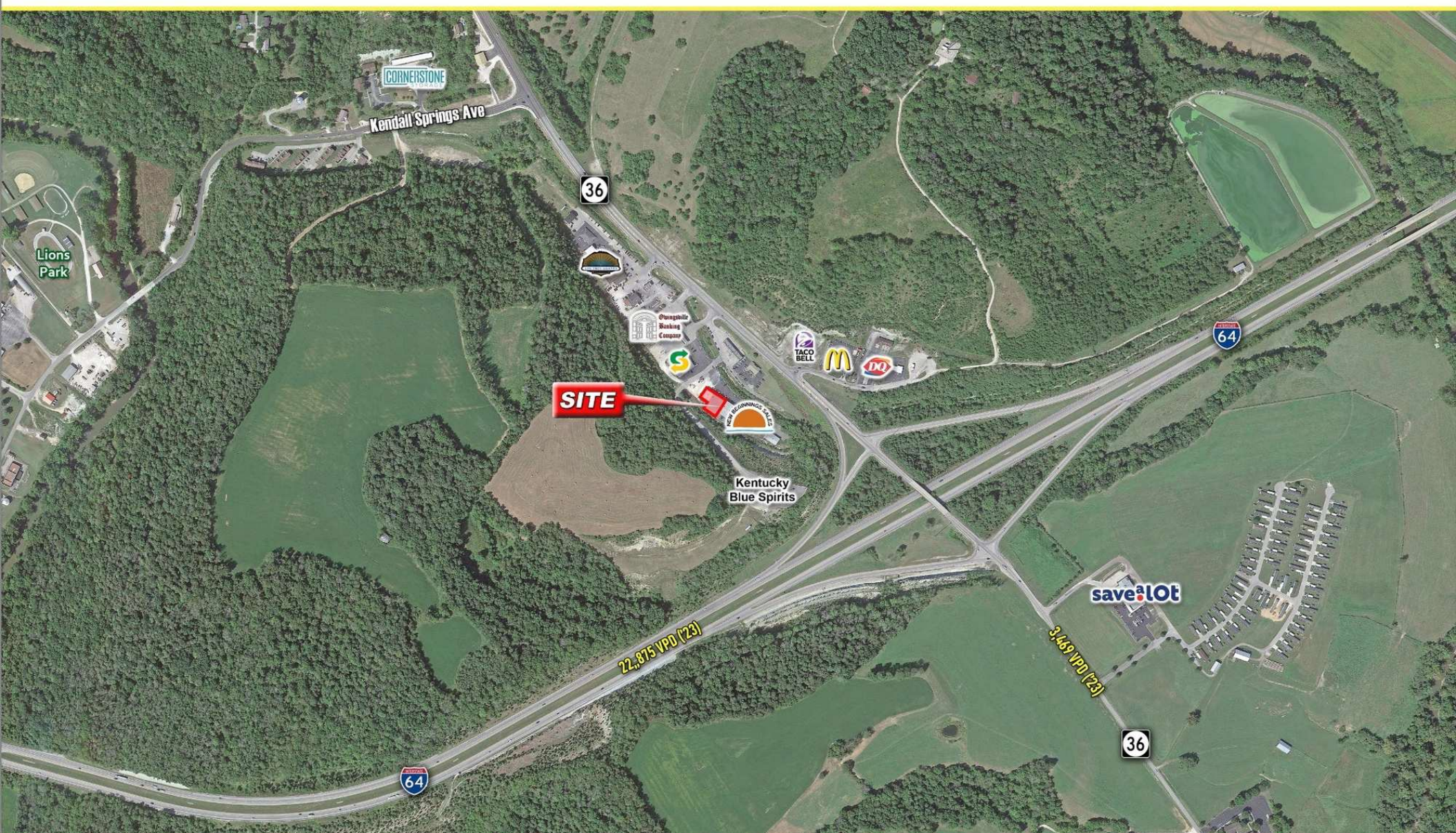
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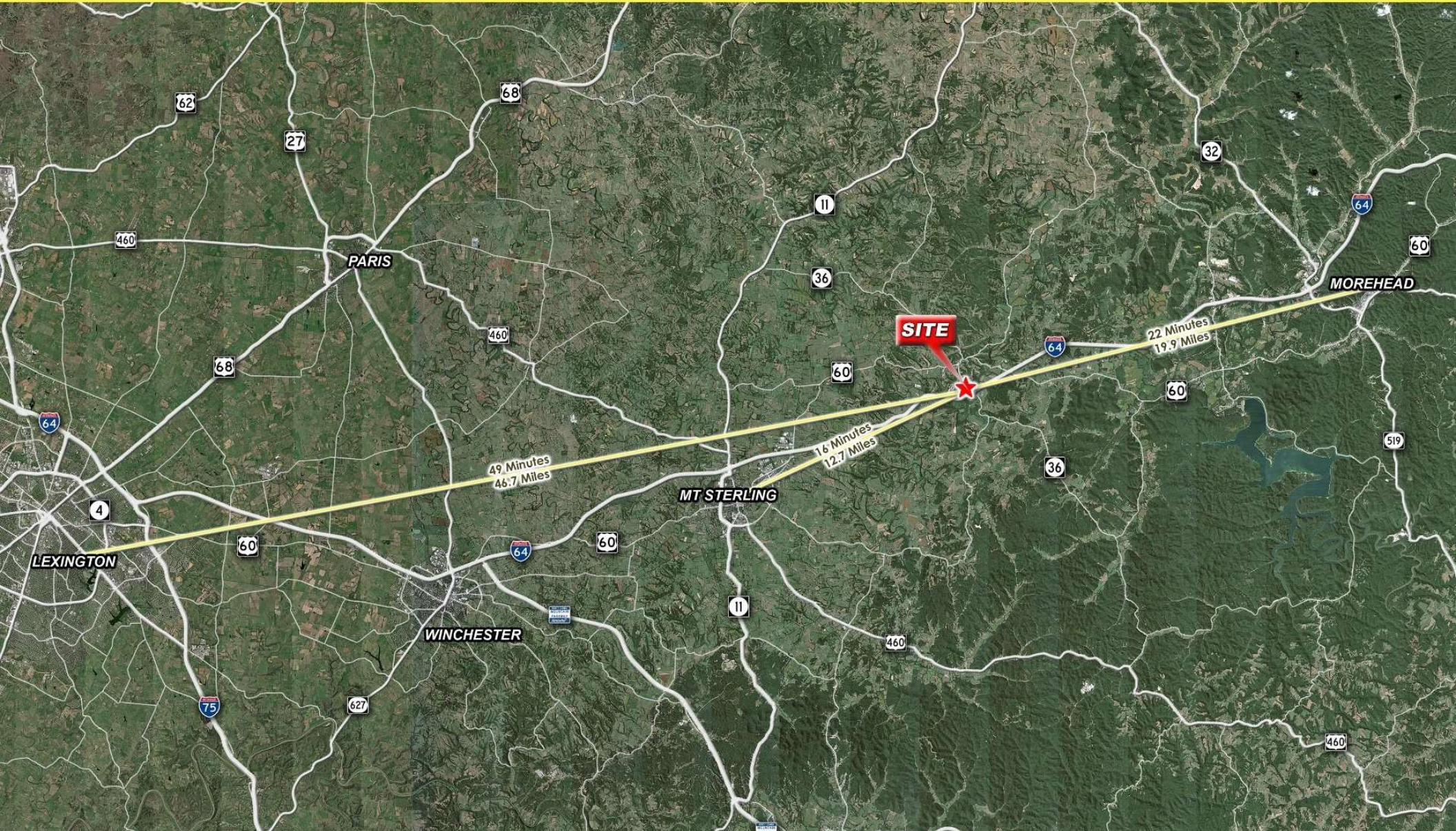
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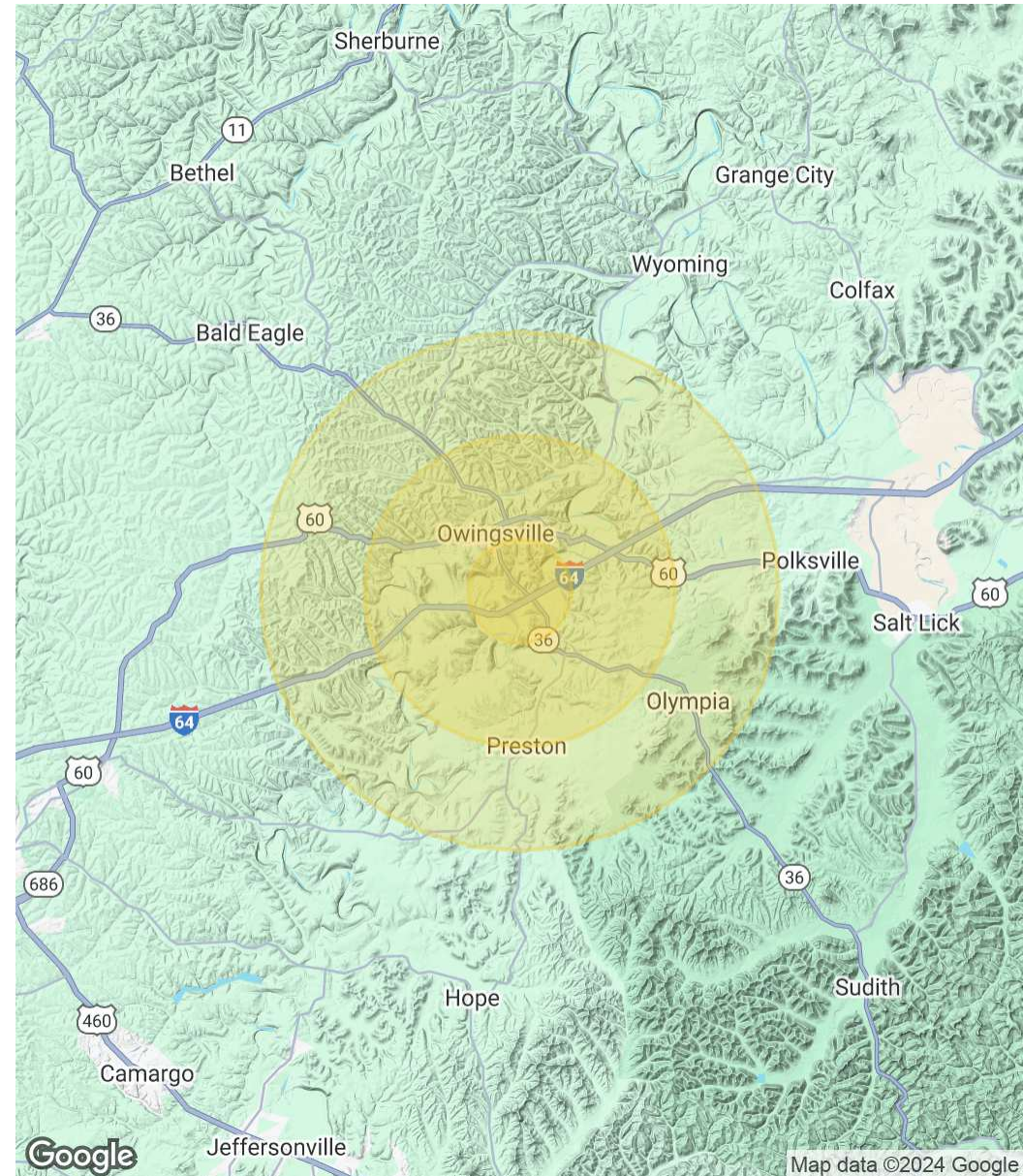
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	740	3,074	5,977
Average Age	41	41	40
Average Age (Male)	39	39	39
Average Age (Female)	43	42	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	287	1,185	2,252
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$63,311	\$64,729	\$70,069
Average House Value	\$123,532	\$125,166	\$130,768

Demographics data derived from AlphaMap



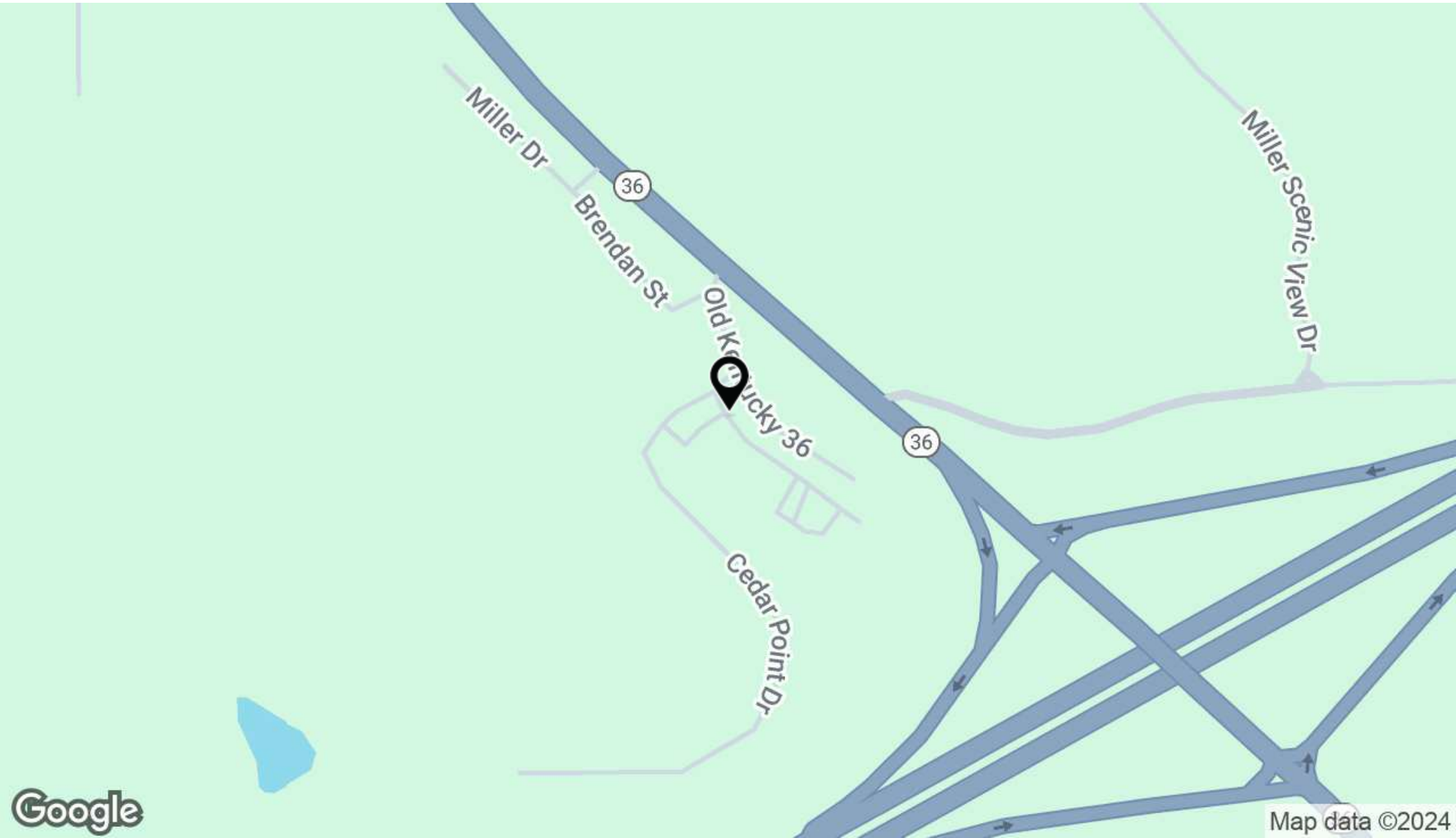
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