

AUTO DEALERSHIP/SHOP

10965-10975 Dixie Highway, Walton, KY 41094



PROPERTY DESCRIPTION

Introducing an exceptional opportunity in the thriving Walton area. This impressive 6,000 sq ft of building space presents an ideal space for Retail / Vehicle Related investors seeking a prime location for their enterprise. With an eye-catching presence and strategic positioning, the property offers visibility and accessibility to attract an array of clientele. Boasting ample space for vehicles, this property is primed for success. Explore the potential for your venture with this well-appointed building, perfectly situated to capture the attention of passersby and elevate your business to new heights in the dynamic Walton market.

PROPERTY HIGHLIGHTS

- Prime location in the vibrant Walton area
- High visibility and accessibility for potential customers
- Ample space for showcasing merchandise or vehicle displays
- Eye-catching exterior for attracting passersby
- Strategic positioning for maximum exposure and foot traffic
- Versatile layout to accommodate various retail or vehicle-

OFFERING SUMMARY

Sale Price:	\$1,200,000
Lot Size:	1.32 Acres
Building Size:	6,000 SF

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	47	172	906
Total Population	127	473	2,577
Average HH Income	\$141,105	\$133,195	\$126,977

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

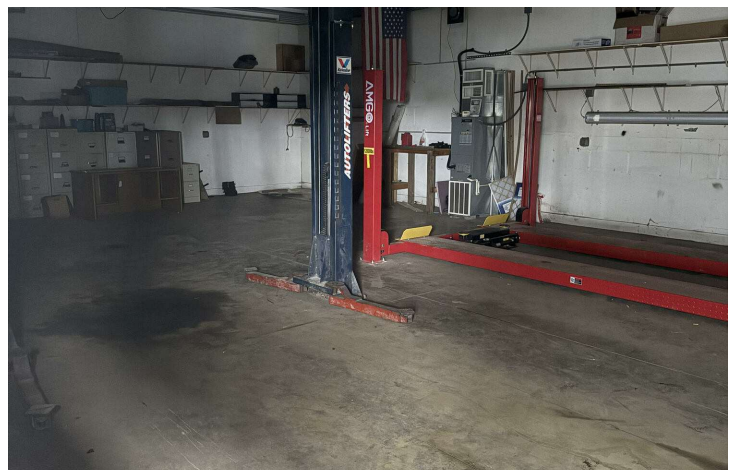
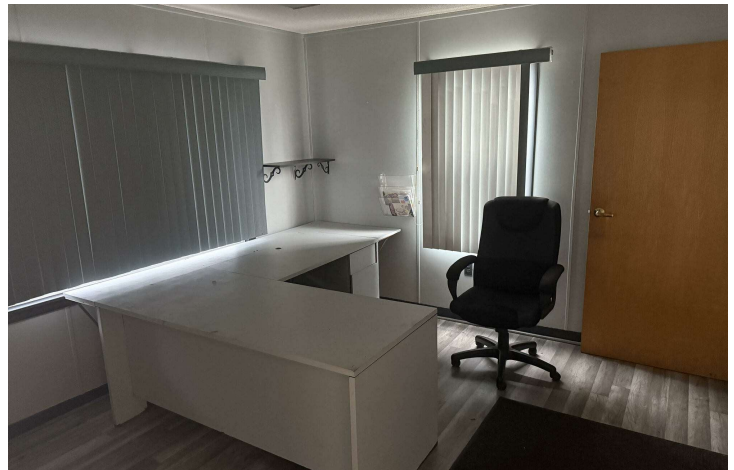
T.J. SCHUTTE JR
Commercial Senior Director
O: 859.468.6799
tjschuttejr@kw.com

KW COMMERCIAL
7210 Turfway Road
Florence, KY 41042

RETAIL FOR SALE

AUTO DEALERSHIP/SHOP

10965-10975 Dixie Highway, Walton, KY 41094



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

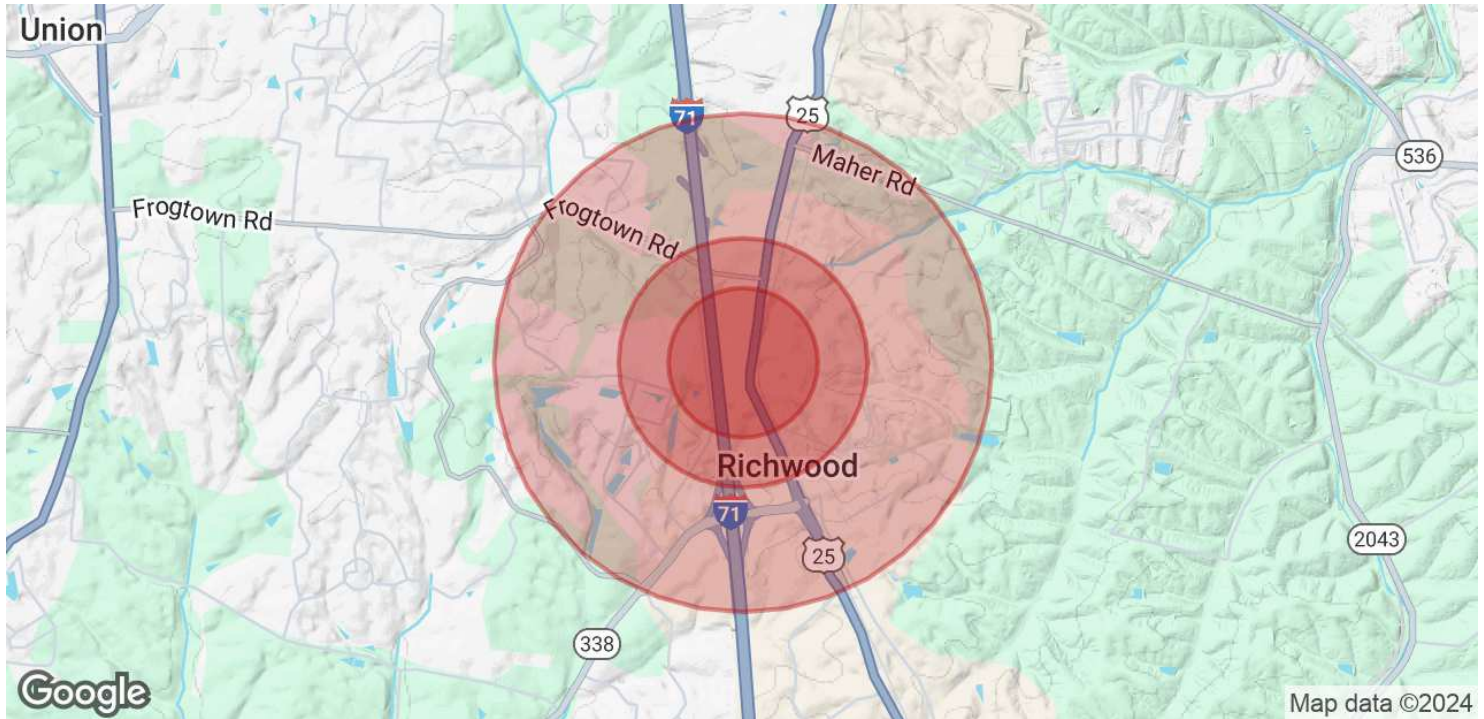
T.J. SCHUTTE JR
Commercial Senior Director
O: 859.468.6799
tjschuttejr@kw.com

KW COMMERCIAL
7210 Turfway Road
Florence, KY 41042

Each Office Independently Owned and Operated kwcommercialagent.com

AUTO DEALERSHIP/SHOP

10965-10975 Dixie Highway, Walton, KY 41094



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	127	473	2,577
Average Age	44	43	41
Average Age (Male)	43	43	41
Average Age (Female)	44	43	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	47	172	906
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$141,105	\$133,195	\$126,977
Average House Value	\$478,895	\$437,678	\$381,153

Demographics data derived from AlphaMap

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

T.J. SCHUTTE JR
 Commercial Senior Director
 O: 859.468.6799
 tjschuttejr@kw.com

KW COMMERCIAL
 7210 Turfway Road
 Florence, KY 41042