

**2489 Lakeway Drive  
1.101 Acres**

**73 Key Village Road  
1.118 Acres**

**35 Key Village Drive  
1.611 Acres**

**Lakeway Drive**

**US 127  
11,003+ VPD**

**SALE / LEASE**

# Former Sonic - Russell Springs

**2489 LAKEWAY DRIVE**

Russell Springs, KY 42642

**PRESENTED BY:**

**WESTON LOCKHART**

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**HARRISON LANE**

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harrison.lane@svn.com

# PROPERTY SUMMARY



<b>SALE PRICE</b>	<b>\$600,000</b>
<b>LEASE RATE</b>	<b>UNDISCLOSED</b>

## PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to bring to market 1.1 acres of retail development land available in the Key Village Shopping Center in Russell Springs, KY. 2489 Lakeway Drive utilizes great frontage at the US 127 and Lakeway Drive split.

The former Sonic boasts excellent 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 is a strong opportunity to revitalize the building or redevelop it. Join the notable list of retailers in this corridor, such as Kroger, McDonalds (522/12,323 nationwide according to PlacerAI), Advance Auto Parts (1,193/3,658), Dairy Queen (330/3,831), and more! This outlot is FOR SALE as well as FOR LEASE.

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

## OFFERING SUMMARY

<b>LOT SIZE:</b>	1.101 Acres
<b>PRICE / ACRE:</b>	\$544,959
<b>ZONING:</b>	C-1
<b>VPD</b>	11,000+

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**ADDITIONAL PHOTOS**



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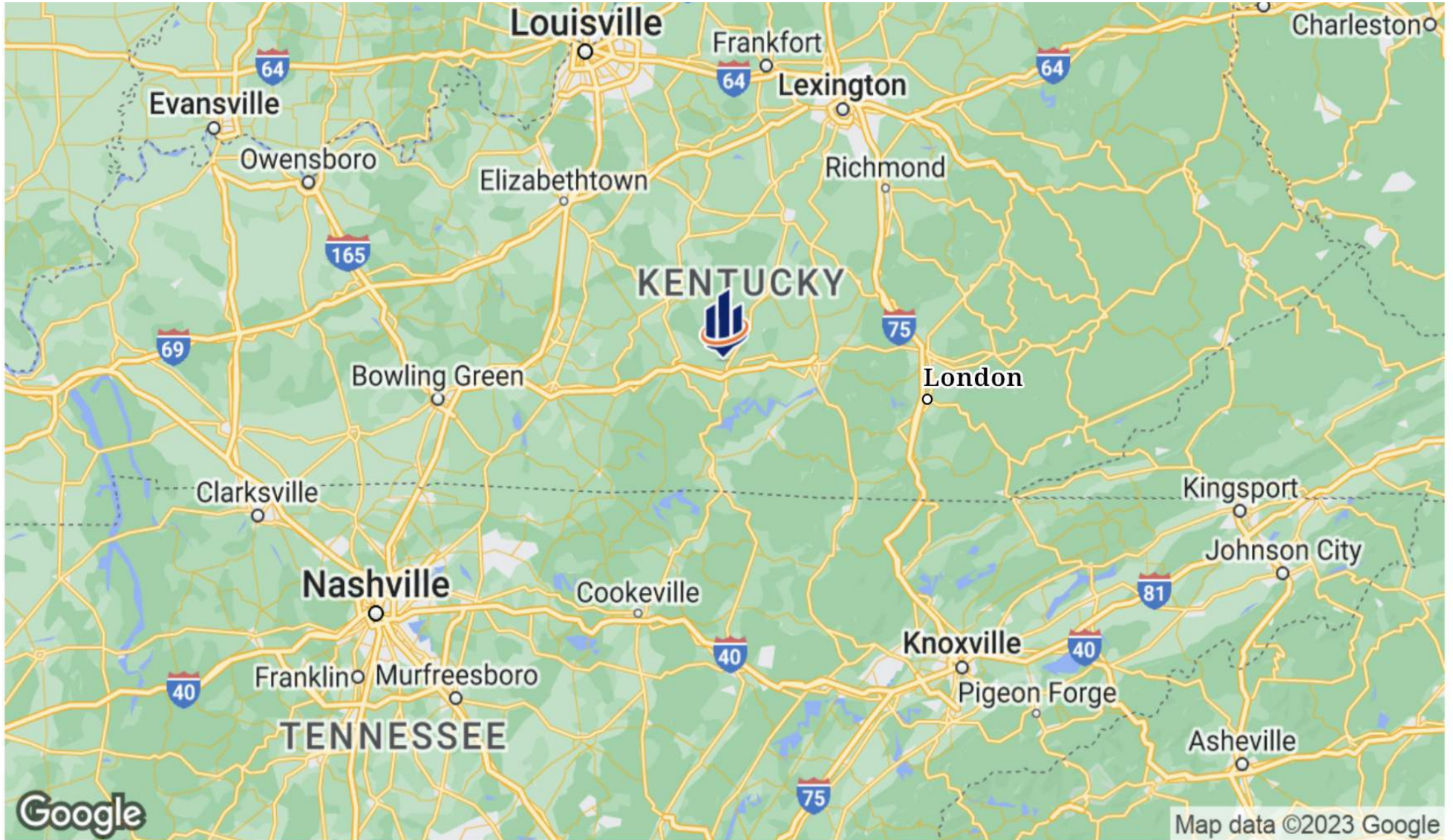
**LOCATION MAP**



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## LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

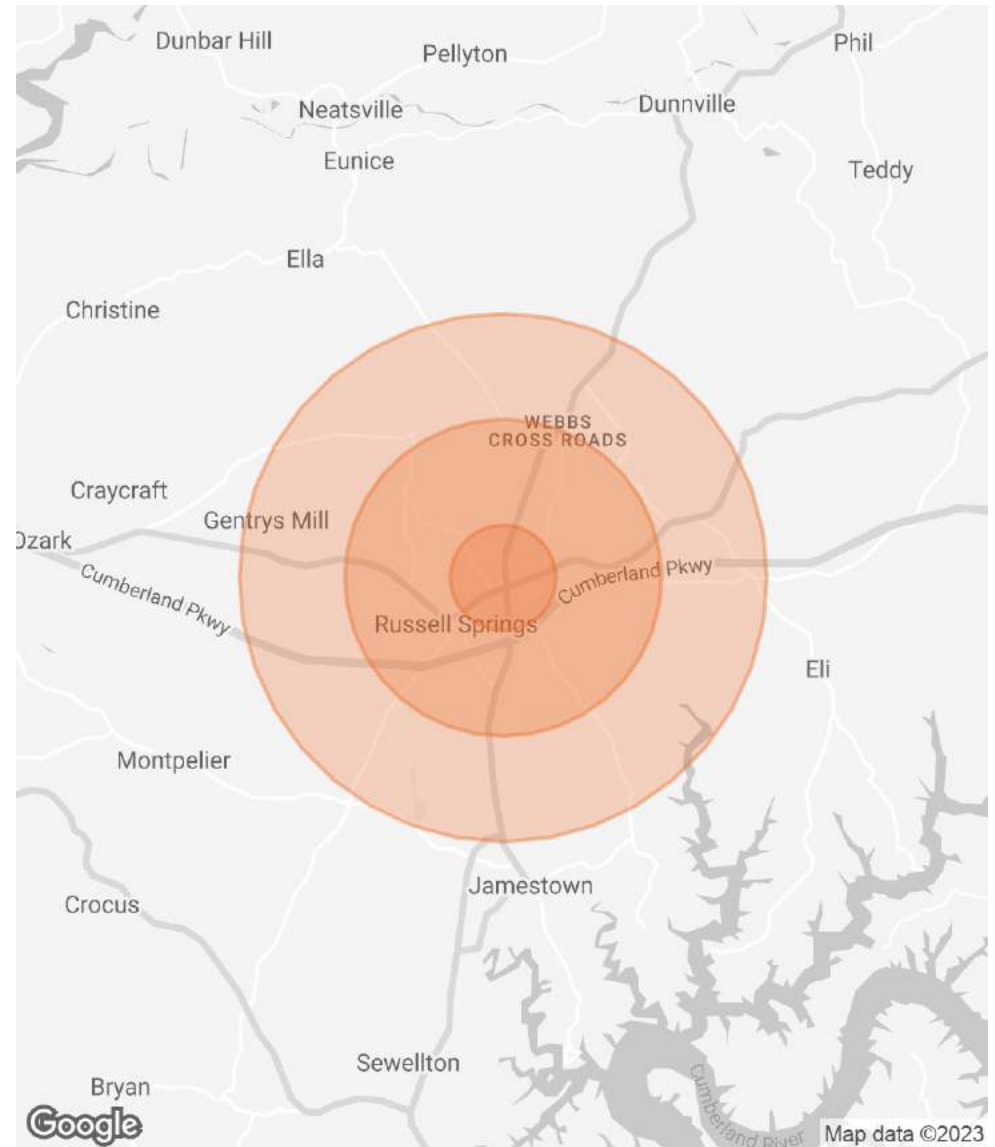
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	1,044	5,506	9,779
<b>AVERAGE AGE</b>	35.7	40.1	41.5
<b>AVERAGE AGE (MALE)</b>	29.1	35.2	38.0
<b>AVERAGE AGE (FEMALE)</b>	41.2	44.1	44.3

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	461	2,392	4,497
<b># OF PERSONS PER HH</b>	2.3	2.3	2.2
<b>AVERAGE HH INCOME</b>	\$44,345	\$44,839	\$43,463
<b>AVERAGE HOUSE VALUE</b>	\$94,768	\$93,973	\$100,554

\* Demographic data derived from 2020 ACS - US Census



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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