

FOR SALE

PREMIER MEDICAL OFFICE FACILITY
100% ABSOLUTE NNN LEASED INVESTMENT

1301 RING ROAD

ELIZABETHTOWN, KENTUCKY 42701

12,000 SF CHILDREN'S HEALTHCARE FACILITY WITH TENANT IN PLACE



 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PLEASE CONTACT

JEFF HALLBERG

Principal

303.725.6019

jhallberg@lee-associates.com

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PROPERTY OVERVIEW

PROPERTY FEATURES

Price	Contact Broker
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Gross Leasable Area	±12,000 SF
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Price/SF	Contact Broker
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Net Operating Income	Contact Broker
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Year Built	2013
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Lot Size	±2.32 Acres
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Type of Ownership	Fee Simple
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Lease Type	Absolute NNN
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DEMOGRAPHICS

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CoStar 2026	3 Miles	5 Miles	10 Miles
2025 Population	30,205	44,572	93,602
2025 Households	12,920	18,288	37,219
Average HH Income	\$79,299	\$85,023	\$85,190
Median HH Income	\$54,493	\$59,877	\$63,935
Owner Occupied HH	6,856	10,937	23,708

TRAFFIC COUNTS

CoStar 2026	Traffic Volume
S Dixie Hwy & Gray St SE	37,500 VPD
Dixie Hwy S & Gray St SE	30,385 VPD
KY 3005 & Ring Rd NE	20,393 VPD
Ring Rd & Buford Ln SW	17,569 VPD



\$141,974,456

Spent on Food & Alcohol
within a 5-mile radius
2025



\$139,137,282

Spent on Transportation &
Maintenance within a 5-mile radius
2025



\$83,662,922

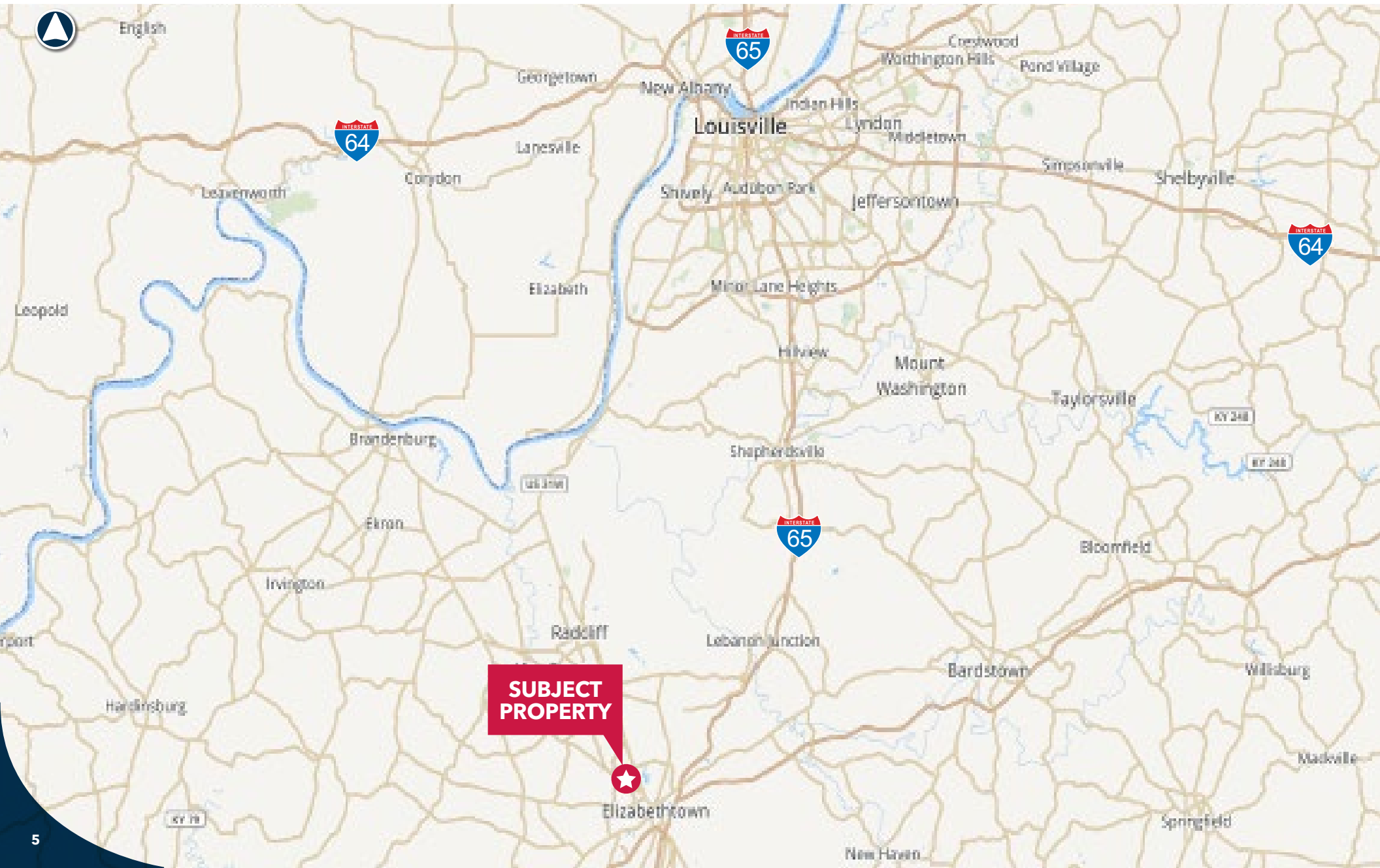
Spent on Entertainment, Hobbies
& Pets within a 5-mile radius
2025

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Lee & Associates
2000 S Colorado Blvd,
Suite 380, Tower II
Denver, Colorado 80222
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