

# COMMERCIAL LAND AND INVESTMENT PROPERTY FOR SALE



**Bypass Road: ADT 24,801**

**SITE**

**1120-1140 BYPASS ROAD  
WINCHESTER, KY 40391**



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# LOCATION AERIAL



## 1120 Bypass Rd. Offering

### PROPERTY DESCRIPTION:

1120 Bypass Road, Winchester, Kentucky 40391  
 0.48 Acres  
 Zoned B-3  
 \$395,000

Rarely available Bypass frontage lot for sale! Perfect location for a national retailer. AM side of Bypass Road. This offering is already subdivided as a 0.48-acre lot and can be sold as such, or in conjunction with the adjacent property at 1140 Bypass Road with the Sleep Outfitters tenancy.

### PROPERTY HIGHLIGHTS:

- Utilities to Site
- B-3 Retail Zoning
- Bypass Frontage
- Traffic Signaled Corner

### LOCATION DESCRIPTION:

Ideally located along the heart of Bypass Road in Winchester, Kentucky between Kroger and Walmart Shopping Centers.

Winchester, Kentucky is the county seat of Clark County, Kentucky and is part of the Lexington-Fayette Kentucky Metropolitan Statistical Area. It is supported by such industries as Clark Regional Medical Center, Ale-8-One, and Catalent Pharmaceuticals.





## 1140 Bypass Rd. Offering

### PROPERTY DESCRIPTION:

1140 Bypass Road, Winchester, Kentucky 40391  
 0.50 Acres  
 Zoned B-3  
 \$1,125,000

Rarely available Bypass frontage property at signaled corner for sale! This offering is already subdivided as a 0.50-acre lot and can be sold as such with the Sleep Outfitters tenancy and lease in place, or in conjunction with the adjacent property at 1120 Bypass Road that is 0.48 acres of contiguous land.

### PROPERTY HIGHLIGHTS:

- Traffic Signaled Lot
- B-3 Retail Zoning
- Bypass Frontage
- \$90K NOI, 2-year term remaining
- Replaceable rental income at \$18.75 PSF
- Tenant responsible for all property expenses

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# 1120-1140 Bypass Rd.

## Collective Offering

### PROPERTY DESCRIPTION:

1120-1140 Bypass Road, Winchester, Kentucky 40391  
 0.98 Acres  
 Zoned B-3  
 \$1,575,000

This unique offering can combine both properties into one sale as they are contiguous properties and owned by the same seller. Would be an effective way for a developer to acquire the 1140 Bypass Rd. property as an investment property, providing in-place income from Sleep Outfitters to help offset the development costs of the 1120 Bypass Rd. vacant lot.

The seller is entirely open to independent sales of the two properties, or a collective sale. Contact agent for more details on the Sleep Outfitters Lease, other questions.

### 2023 DEMOGRAPHICS:

POPULATION:	HOUSEHOLDS:	DAYTIME POPULATION:
1 mile: 7,724	1 mile: 3,232	1 mile: 2,237
3 miles: 25,035	3 miles: 10,370	3 miles: 12,436
5 miles: 30,455	5 miles: 12,432	5 miles: 14,061

### LOCATION DESCRIPTION:

Winchester, KY is a vibrant community located just 20 miles east of Lexington, offering a small-town feel with easy access to the amenities of a larger city. Positioned along I-64, it provides seamless connectivity to major interstates, making it a strategic location for businesses and residents alike. Winchester's proximity to I-75 also offers convenient routes to Cincinnati, Louisville, and beyond, enhancing its appeal for those seeking a blend of rural charm and accessibility. With its close proximity to Lexington's urban attractions, Winchester strikes a balance between quiet living and connectivity to the region's key economic hubs.



1120 Bypass Rd.



1140 Bypass Rd.

# PLAT



