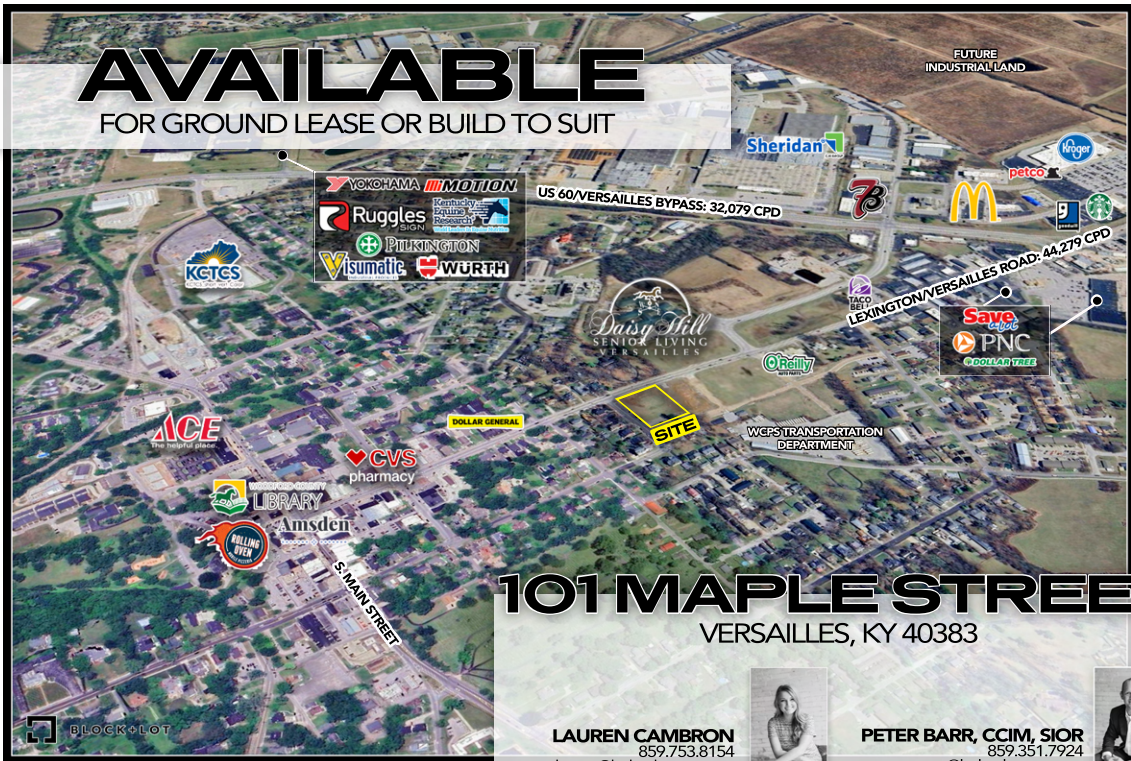


AVAILABLE

FOR GROUND LEASE OR BUILD TO SUIT



101 MAPLE STREET

VERSAILLES, KY 40383

LAUREN CAMBRON
859.753.8154
lauren@balrealestate.com



PETER BARR, CCIM, SIOR
859.351.7924
peter@balrealestate.com



01: EXECUTIVE SUMMARY

101 MAPLE STREET



PROPERTY DESCRIPTION

We are excited to offer for ground lease or build to suit, 1.41 acres of highly visible retail land along US 60/Lexington Road in Versailles, KY. Located well-located at the corner of Maple Street and US 60/Lexington Road in the Equestrian Park Development. The development currently is anchored by O'Reilly Auto Parts, there are plans for a 10,500 SF Crossroads IGA neighborhood grocery, with a restaurant and fuel station in the center of development. The property is across the street from Daisy Hill Senior Living, which includes independent living villas, assisted living luxury apartments, and a new memory care community. The property is zoned B-1 (Neighborhood Business) which makes it ideal for retail uses including a pharmacy, restaurant, gas station, or other professional uses. Auto Parts stores are prohibited. All utilities are available to the site and additional adjacent land could be purchased.

The property is located at the corner of Maple Street and US 60/Lexington Road in Equestrian Park Development. The property is located across from Daisy Hill Senior Living. The site is ideally situated alongside Lexington Road, less than 1 mile from Downtown Versailles and only 11.5 miles from Downtown Lexington.



+/-1.41 ACRES



NEGOTIABLE+
NNN



ZONED
B-1

lauren@balrealestate.com
peter@balrealestate.com

859.753.8154
859.351.7924

 **BLOCK+LOT**

02: PROPERTY OVERVIEW

101 MAPLE STREET

PROPERTY HIGHLIGHTS

LOCATION

Located on the corner of Lexington Road and Maple Street in the Equestrian Park Development.

UTILITIES

All utilities are to site.

HIGH VISIBILITY

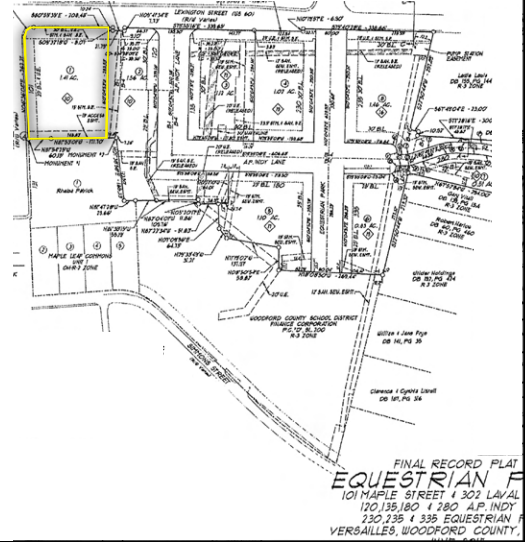
The property features Lexington Rd/US 60 frontage with 44,279 CPD.

PROXIMITY

The site is in close proximity to ample retail including Kroger, Dollar General, O'Reilly's, Save A Lot, Dollar Tree, Goodwill, AT&T, Starbucks, Jimmy John's, Burger King, Chipotle, Auto Zone, Papa John's, Valvoline, a future Community Entertainment Center coming soon, and more.

ADJACENT LAND

The property is adjacent to available land that can be purchased.



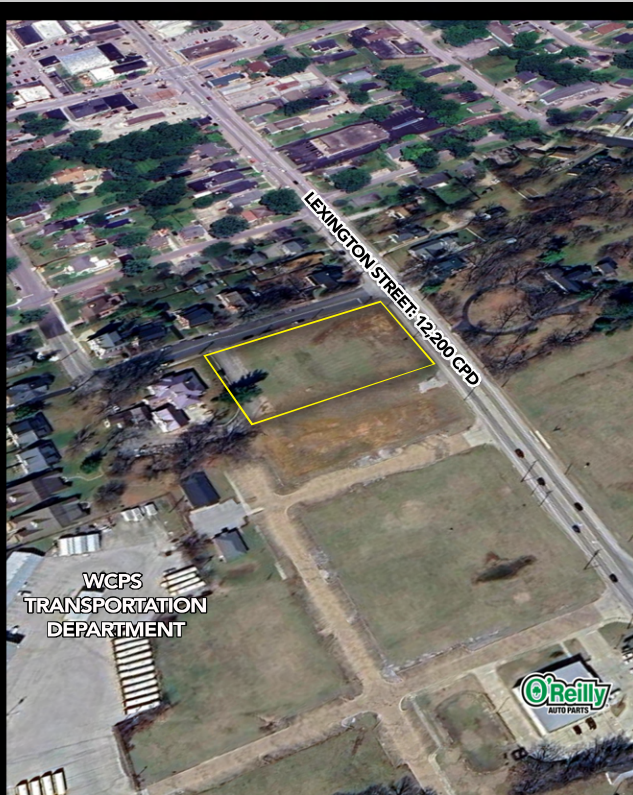
lauren@balrealestate.com
peter@balrealestate.com

859.753.8154
859.351.7924

 BLOCK+LOT

03: LOCATION INSIGHTS

101 MAPLE STREET



AREA DEMOGRAPHICS

TOTAL POPULATION

1 MILE: 6,291
3 MILE: 18,631
5 MILE: 21,222



AVERAGE HOUSEHOLD INCOME

1 MILE: \$77,578
3 MILE: \$91,656
5 MILE: \$96,637



NUMBER OF HOUSEHOLDS

1 MILE: 2,831
3 MILE: 7,501
5 MILE: 8,592



03: LOCATION INSIGHTS

AERIAL
101 MAPLE STREET

