

# FOR SALE

3 Hoop Drive Walton, KY 41094

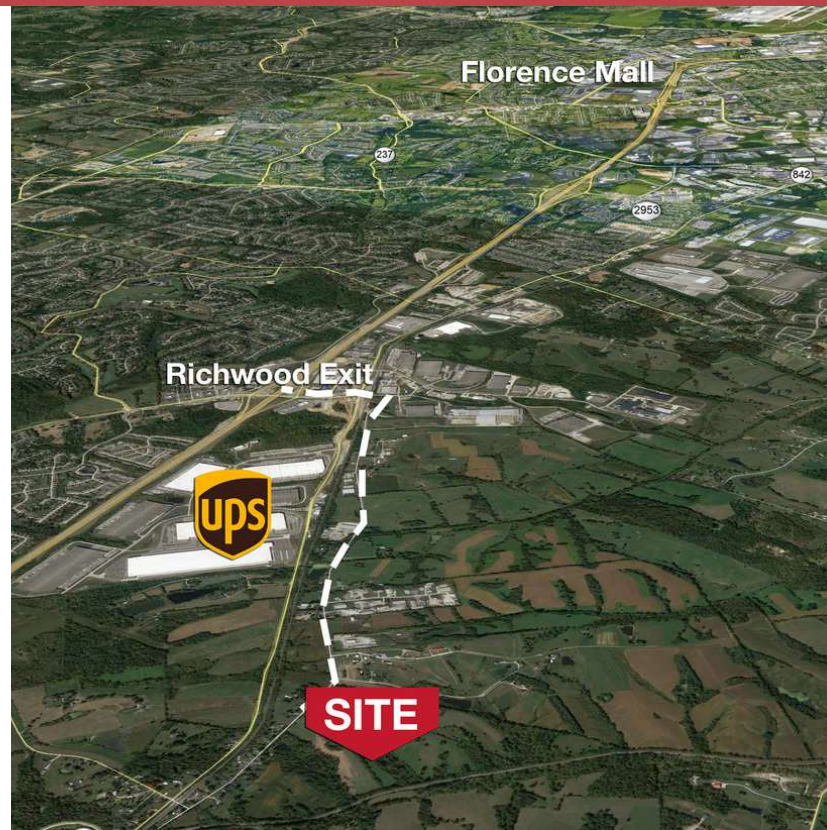
# NAI Bergman



## CREDIT NNN OPPORTUNITY

Industrial | 26,600 SF / 11.5 AC

- New Construction 2022
- 11.5 AC +/- Lot with 26,600 SF +/- Facility
- Paved, Secure Lot with Outdoor Storage
- 14,800 SF Office & 11,800 SF Warehouse
- Global Credit Tenant In Place
- 7 Year Lease Commencing April 2022
- Annual 2.75% Rent Increases
- 3.70% Assumable Loan Available
- (2) Two 5-Year Renewal Options in Place
- Accepting Offers



✉ **Laurence Bergman**  
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📍 **4695 Lake Forest Drive**  
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Hoop Dr

SITE

Google

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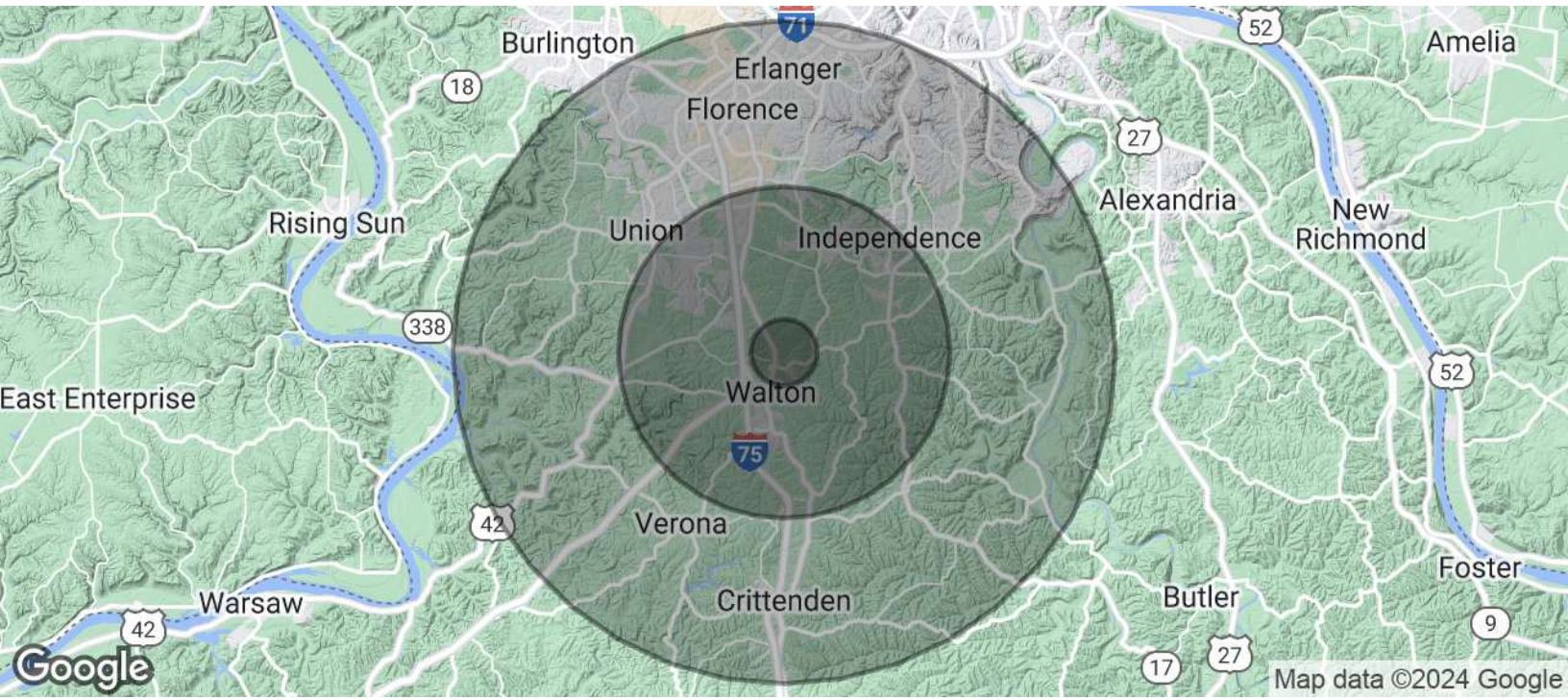
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## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,124	50,747	204,286
Average Age	36	37	39
Average Age (Male)	36	37	38
Average Age (Female)	37	38	40

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	386	17,320	74,906
# of Persons per HH	2.9	2.9	2.7
Average HH Income	\$106,268	\$121,374	\$111,321
Average House Value	\$363,167	\$313,612	\$285,471

Demographics data derived from AlphaMap