

200 Commerce Dr.

ELIZABETHTOWN, KY

Positioned at one of Elizabethtown's busiest interstate exits, this is a rare opportunity to acquire a well-maintained 8,800 SF restaurant property with exceptional visibility and established infrastructure. The 1.5-acre site sits in the heart of a thriving commercial corridor surrounded by premium national hotel brands and high-volume restaurants, ensuring consistent traffic and visibility.

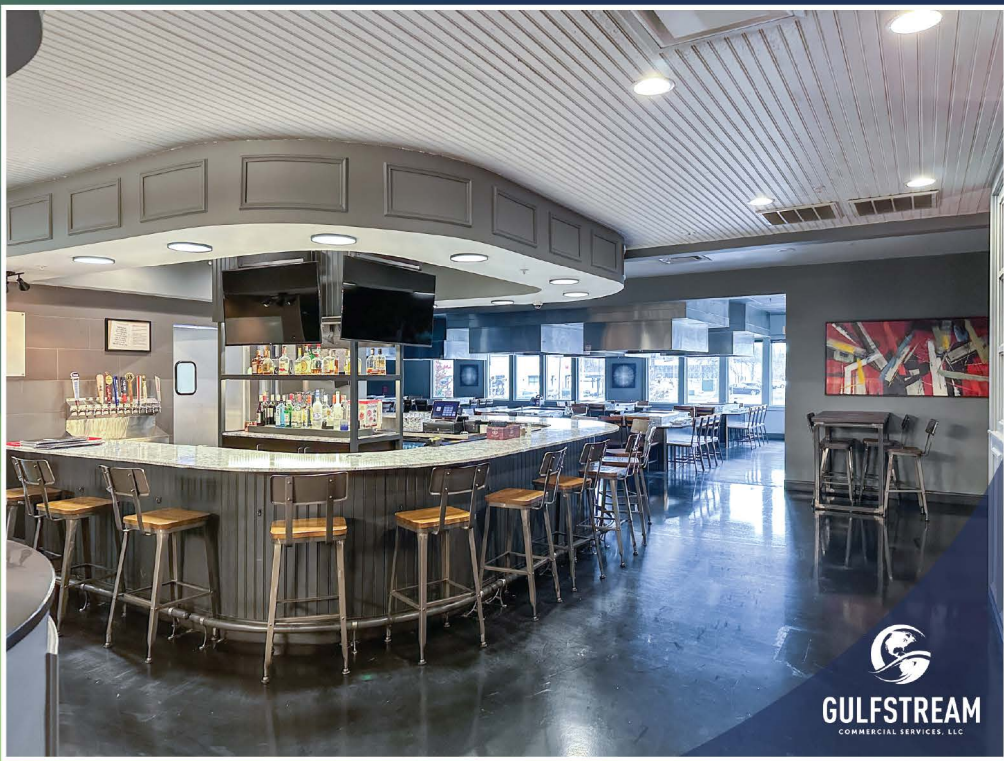
PROPERTY HIGHLIGHTS

- Location: Strategic position at high-traffic I-65 exit in thriving Elizabethtown
- Lot Size: 1.5 acres
- Building: 8,722 SF restaurant facility in excellent condition
- Highway pylon signage
- Infrastructure: Turnkey mechanical systems ready for immediate use
- Opportunity: Ideal for owner-operators or redevelopment investors









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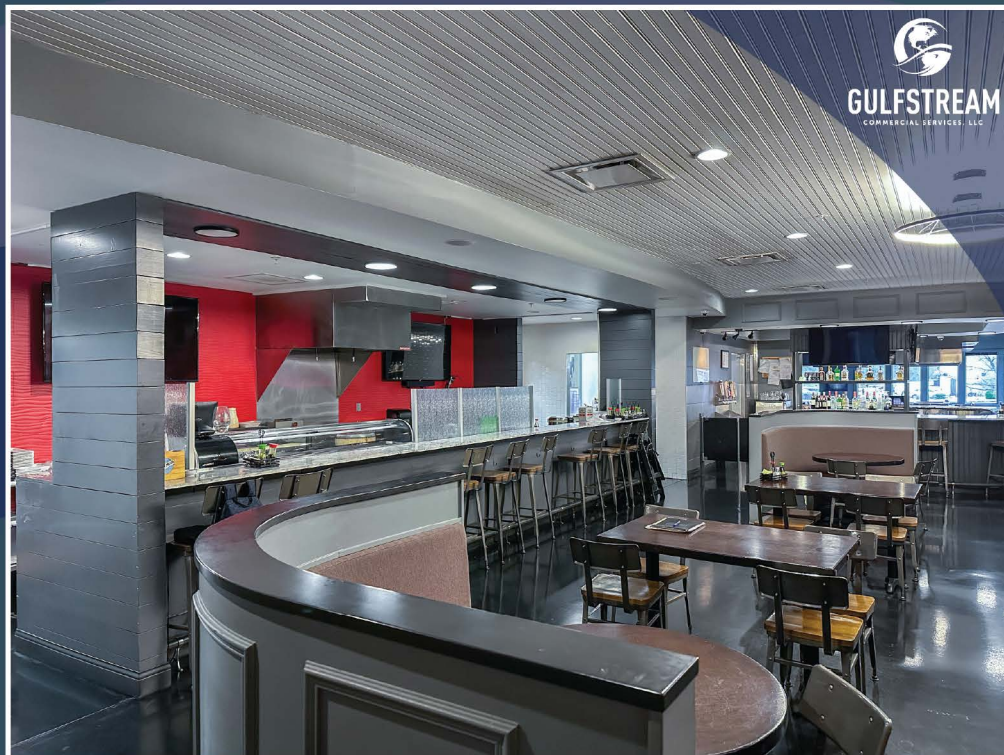
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**CRE Brokerage, Management, Development,
and Investment Partners from the ground up.**





Metrics

Mar 1, 2024 - Feb 28, 2025



Metrics

Shogun
200 Commerce Dr, Elizabethtown, KY 42701

Visits	38.9K	Visit Frequency	1.34
Visits / sq ft	4.33	Avg. Dwell Time	53 min
Visitors	29K	Transactions	N/A

Mar 1st, 2024 - Feb 28th, 2025
Data provided by Placer Labs Inc. (www.placer.ai)



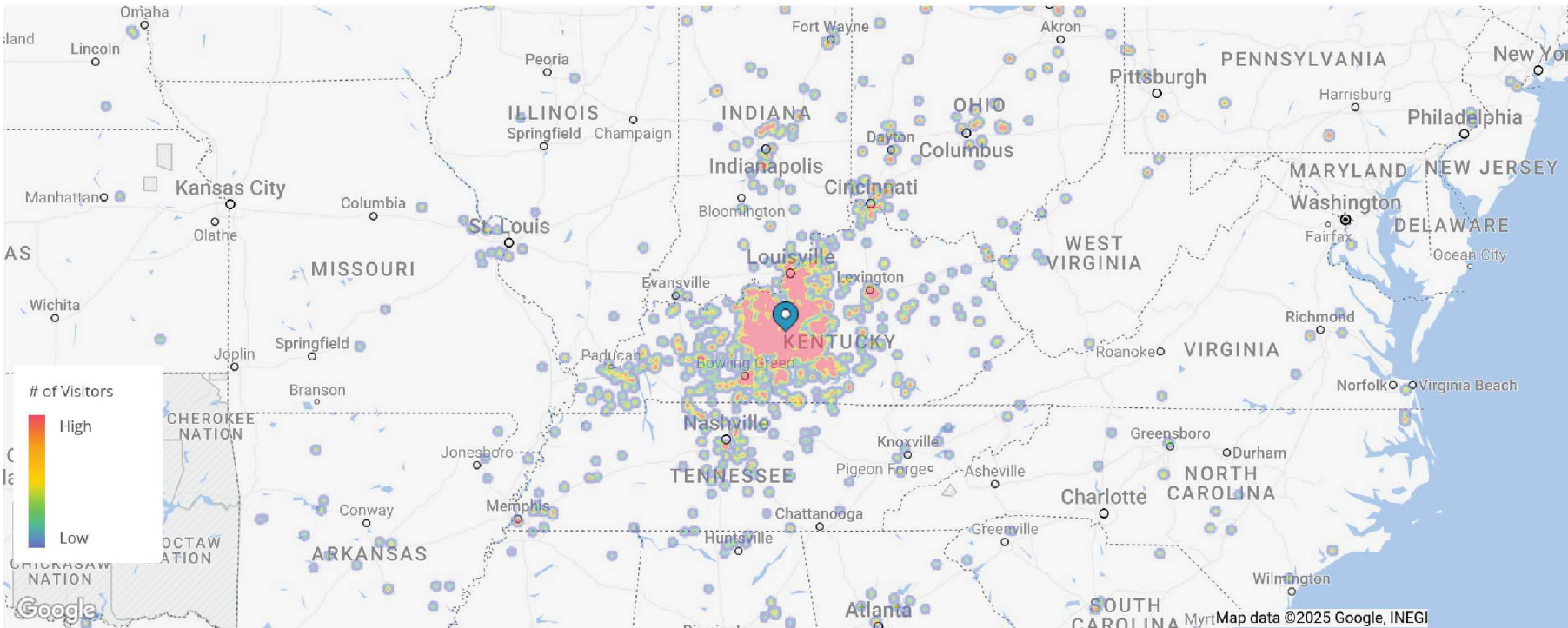
Trade Area

Mar 1, 2024 - Feb 28, 2025



Trade Area

Shogun
200 Commerce Dr, Elizabethtown, KY 42701



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

Mar 1st, 2024 - Feb 28th, 2025
Data provided by Placer Labs Inc. (www.placer.ai)



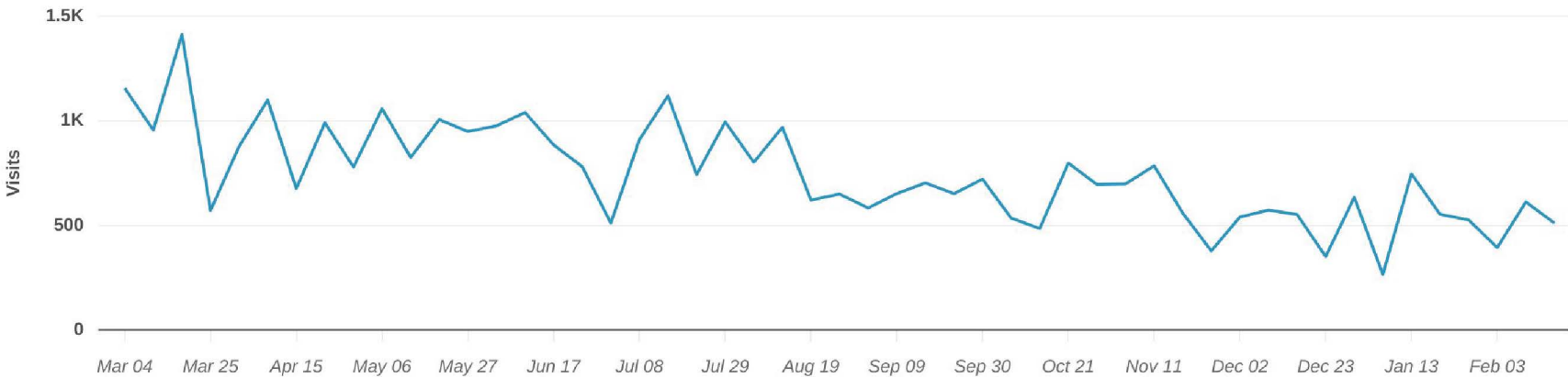
Visits Trend

Mar 1, 2024 - Feb 28, 2025



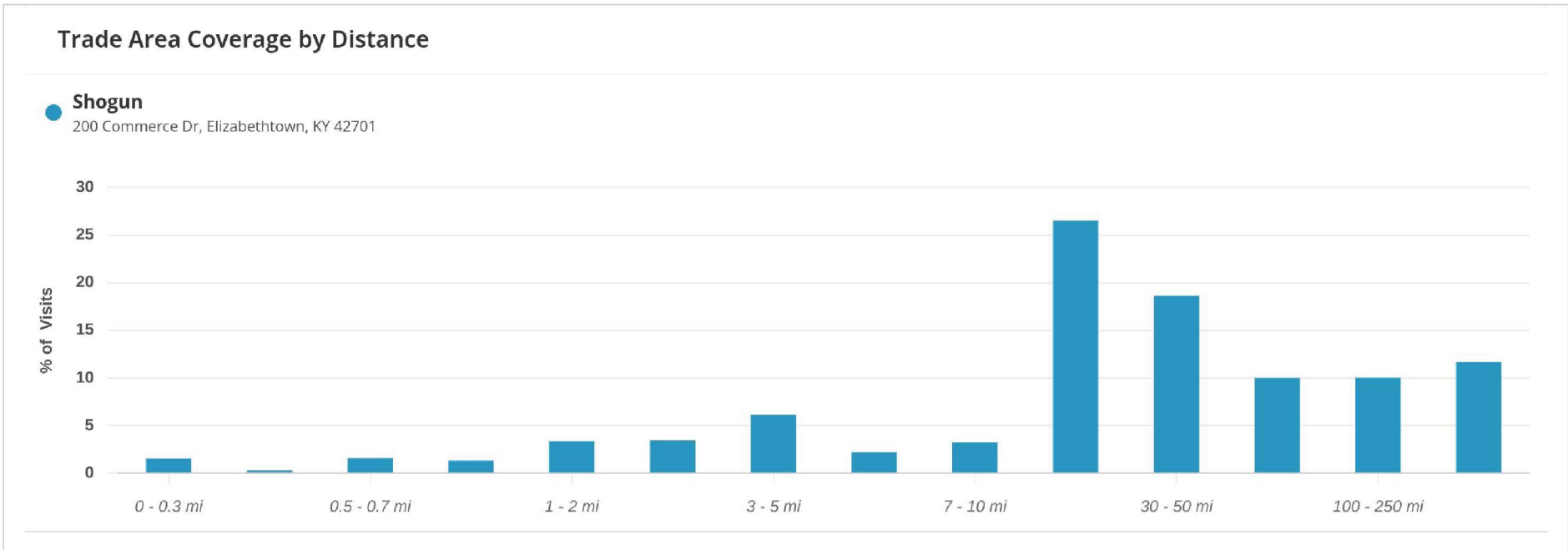
Visits Trend

Shogun
Commerce Dr, Elizabethtown, KY



Trade Area Coverage by Distance

Mar 1, 2024 - Feb 28, 2025



GULFSTREAM
COMMERCIAL SERVICES, LLC