



Winchester Bypass Retail Pad

1730 Bypass Rd

Winchester, Kentucky 40391

Property Highlights

- +/-1.04 AC pad ready development lot
- Positioned along Winchester's primary retail corridor (Bypass Road) with direct ingress/egress and prominent frontage and visibility
- Situated between Kroger and Walmart anchored centers creating consistent daily traffic
- Easy access to I-64 and downtown Winchester
- Area retailers include Walmart, Kroger, Bealls, Hibbett Sports, Lowe's, Rural King, Planet Fitness and more
- Traffic count of 20,942 VPD on Bypass Road
- Zoned for retail/commercial use with flexible development potential



For More Information

Chad Voelkert

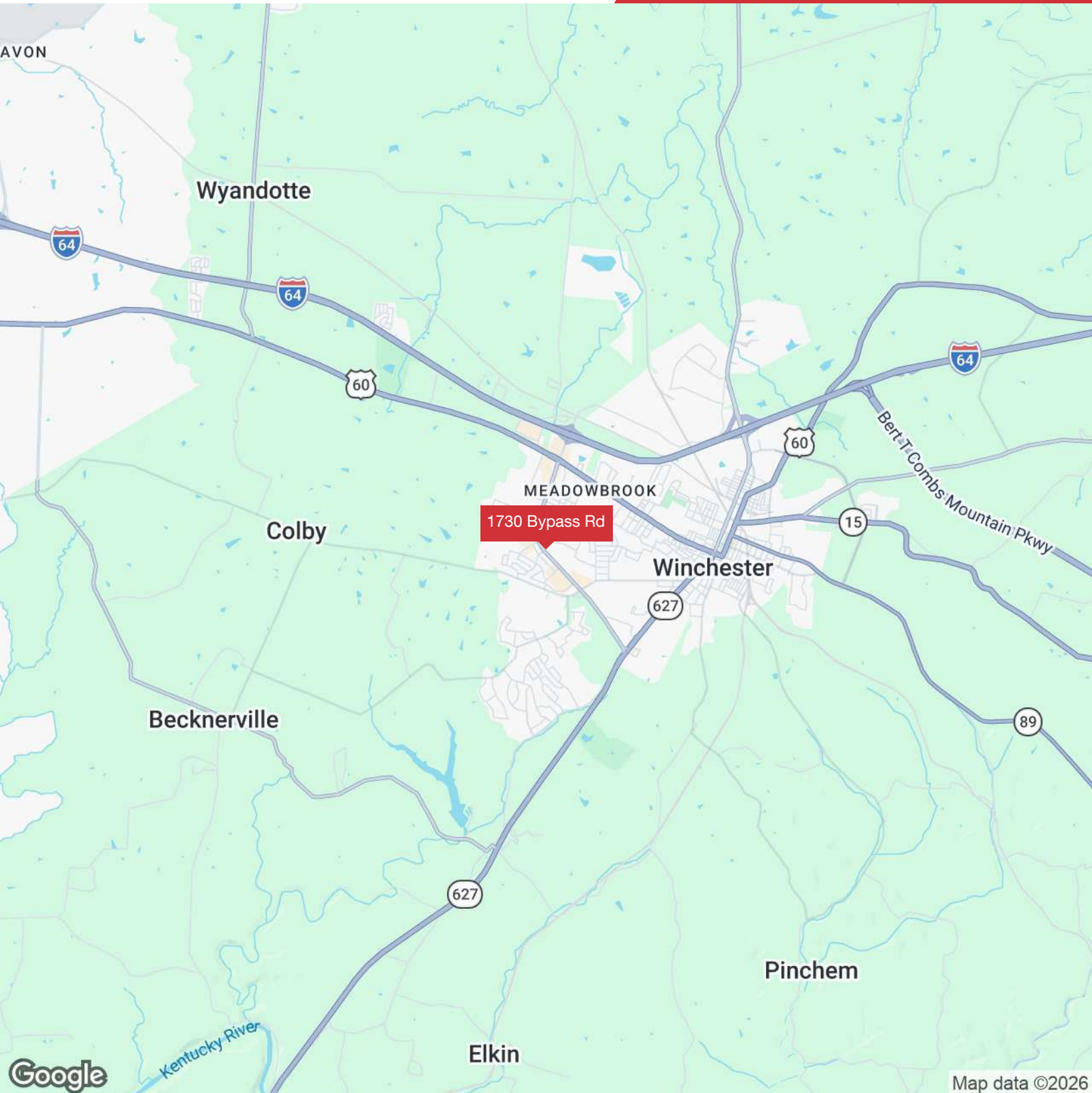
Vice President

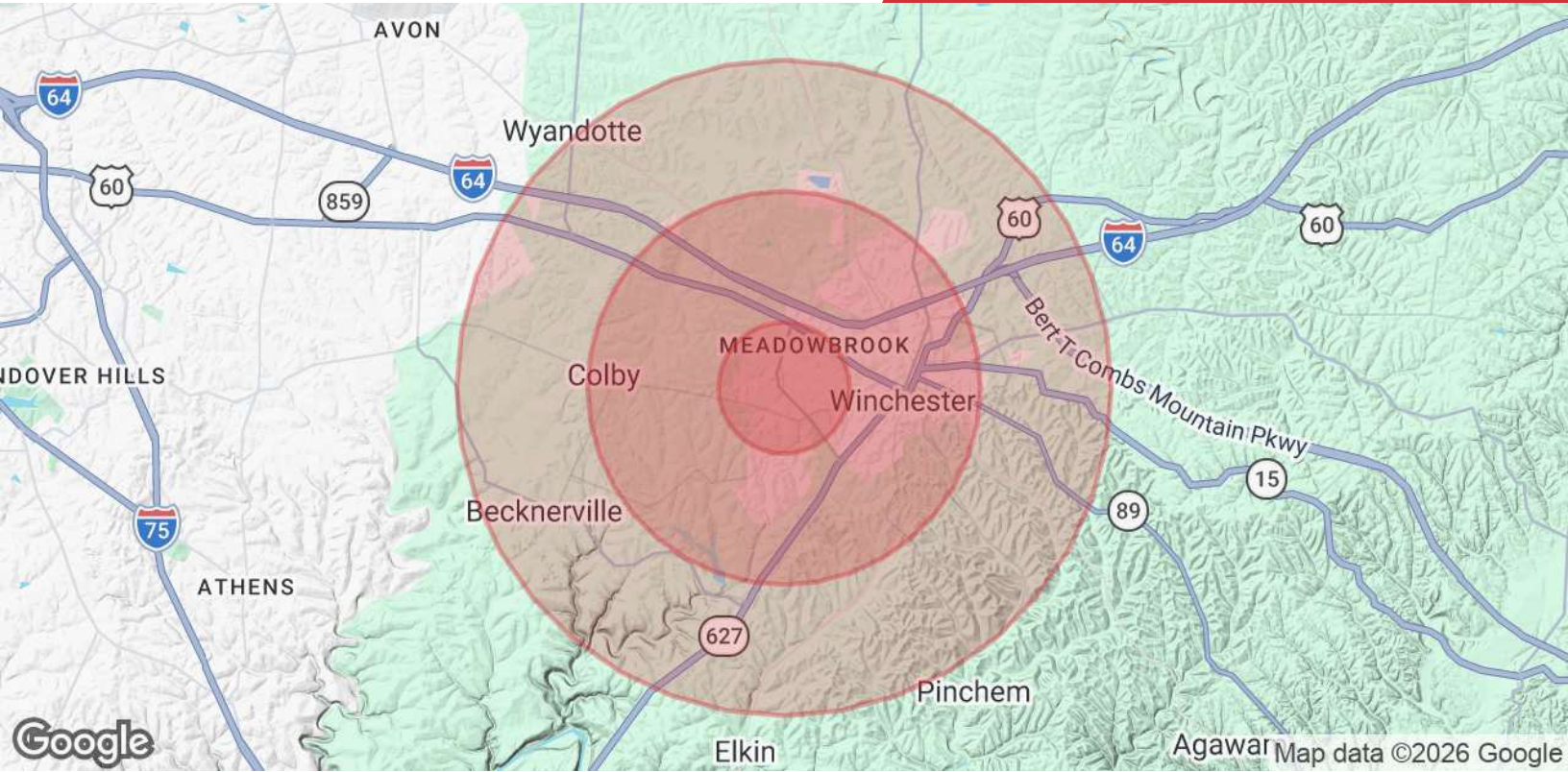
O: 859 422 4408

cvoelkert@naiisaac.com | KY #205597









| Population | 1 Mile | 3 Miles | 5 Miles |
|-----------------------------|-----------|-----------|-----------|
| Total Population | 8,153 | 25,164 | 30,410 |
| Average Age | 41 | 41 | 41 |
| Average Age (Male) | 39 | 40 | 40 |
| Average Age (Female) | 42 | 42 | 42 |
| Households & Income | 1 Mile | 3 Miles | 5 Miles |
| Total Households | 3,403 | 10,357 | 12,406 |
| # of Persons per HH | 2.4 | 2.4 | 2.5 |
| Average HH Income | \$87,828 | \$87,261 | \$88,786 |
| Average House Value | \$210,002 | \$224,198 | \$226,373 |

* Demographic data derived from 2025 STDB