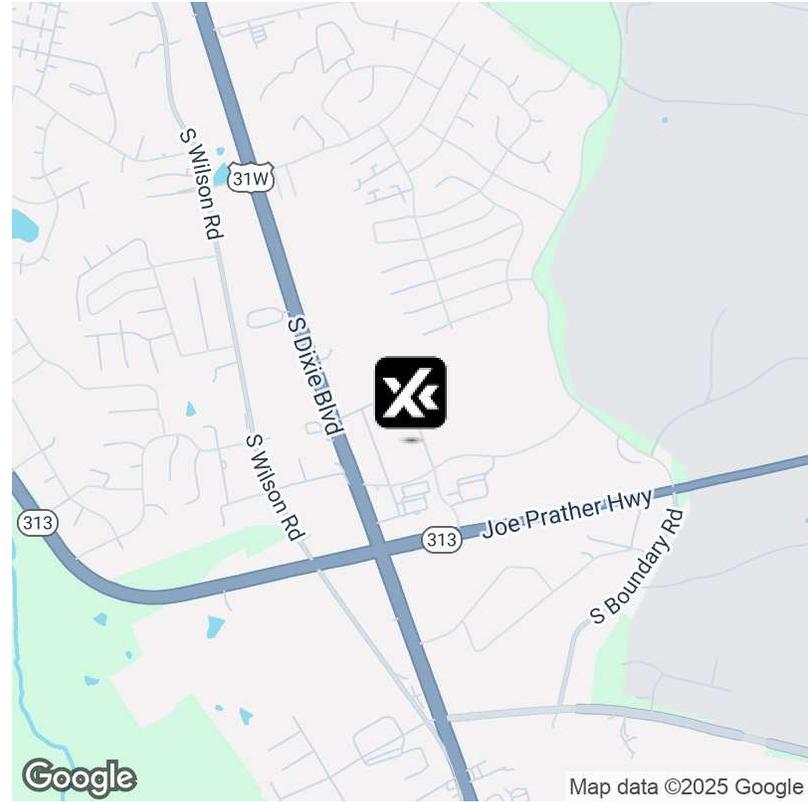


# FOR SALE | Gateway Crossings - Lot 5



## OFFERING SUMMARY

Sale Price:	\$1,650,000
Lot Size:	5.08 Acres
Price / Acre:	\$324,803
Zoning:	Commercial
Market:	Elizabethtown-Fort Knox MSA
Submarket:	Radcliff
Traffic Count:	25,000

## PROPERTY OVERVIEW

Pad ready lot with utilities. Cub/gutter roads & all storm water detention in place off site & storm water drainage piping in place at the right-of-ways for connection.

Situated just to the north of Walmart Neighborhood Market which is consistently exceeding monthly sales projections by 20 to 25%. The commercial lot has Dixie Hwy frontage & the commercial retail area here includes Walmart Neighborhood Market, McDonald's, Burger King, Taco Bell, Five Star Food Mart, Holiday Inn Express, Candlewood Inn Suites, Hampton Inn, Huddle House & Colton's Steakhouse.

The adjacent lot to the development is Boundary Oak Distillery which is on the Craft Tour of the Kentucky Bourbon Trail which attracts nearly 2,000,000 tourists a year in Kentucky.

Property is Lot 5 in the following photos

## PROPERTY HIGHLIGHTS

- Zoned for commercial use
- Prime location in Elizabethtown-Fort Knox MSA area
- Ideal for retail or land investment
- High visibility and traffic
- Accessible from major roads

**Jeffrey Farmer**

270.268.5315  
jeffrey.farmer@expcommercial.com

**Rebecca Carter**

270.765.8125  
rebecca.carter@expcommercial.com

**Samuel Bryan**

270.832.2787  
samuel.bryan@expcommercial.com



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270.268.5315

[jeffrey.farmer@expcommercial.com](mailto:jeffrey.farmer@expcommercial.com)

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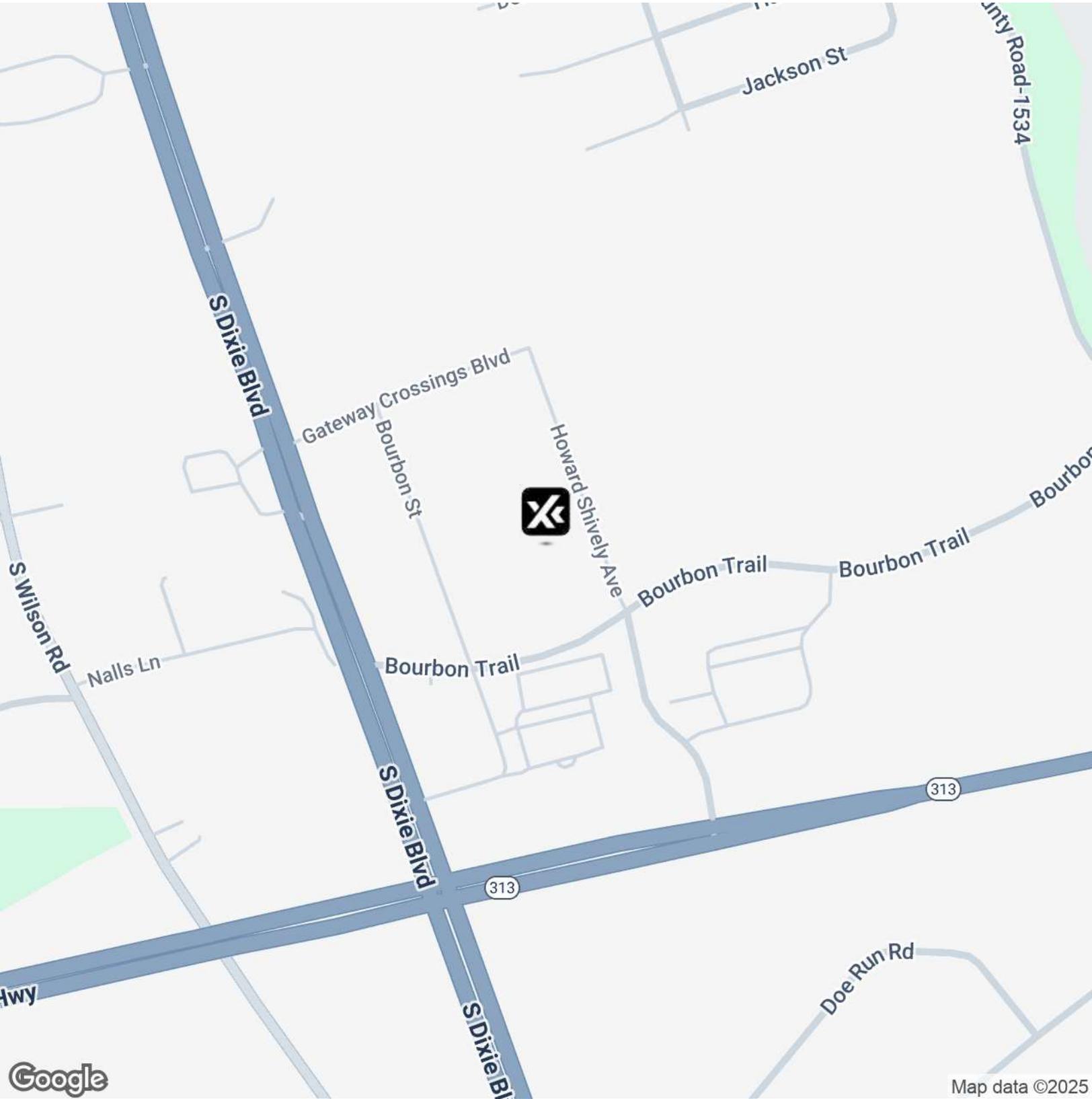
270.832.2787

[samuel.bryan@expcommercial.com](mailto:samuel.bryan@expcommercial.com)



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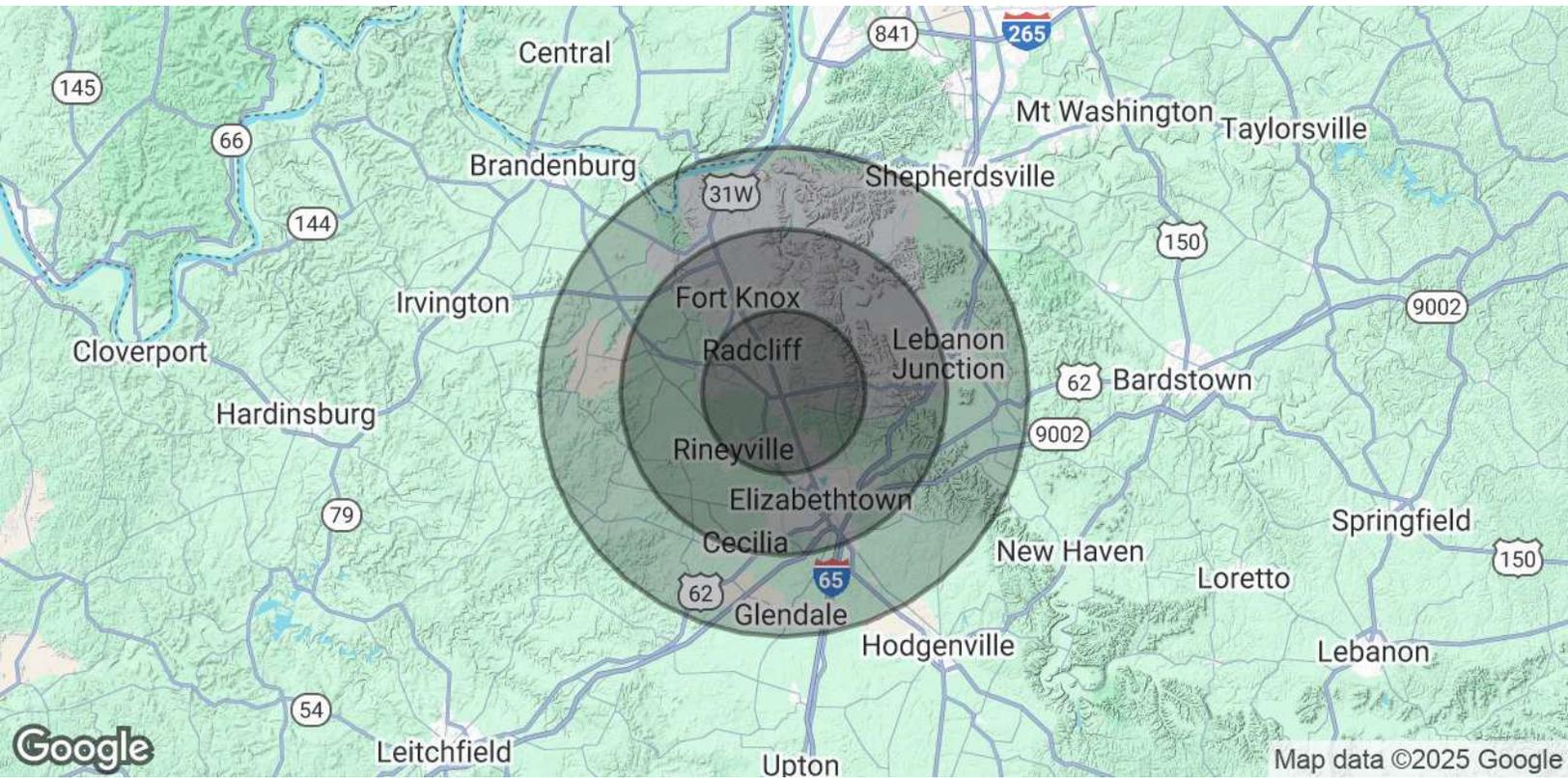
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# FOR SALE | Gateway Crossings - Lot 5



POPULATION	5 MILES	10 MILES	15 MILES
Total Population	41,420	92,699	124,091
Average Age	37.8	37.2	37.9
Average Age (Male)	36.8	36.0	36.8
Average Age (Female)	38.8	38.5	39.0
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	18,235	40,336	52,951
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$63,985	\$67,798	\$69,545
Average House Value	\$162,728	\$158,279	\$159,934

2020 American Community Survey (ACS)

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