



+/-34.8 AC Near I-75

2711 Cumberland Falls Hwy
Corbin, Kentucky 40701

Property Highlights

- +/-34.8 AC with +/-15 AC of flat/shovel-ready land
- Ideal location +/-400 yards from I-75 at Exit 25 in Corbin
- Adjacent to CHI Saint Joseph Health Primary Care
- Area retailers include Waffle House, McDonalds, Arby's, Applebee's and more
- US Hwy 25/Cumberland Falls Hwy road widening underway from a two-lane to a five-lane, in some areas, that will accommodate traffic to and from communities and area businesses
- Baptist Health Hospital (273 beds), The Corbin Arena (+/-7,000 SF seating capacity for concerts/events and hosts the Sweet 16 High School Basketball Tournaments every year) and Corbin Center are less than +/-1.5 miles from the site
- Located 80 miles south of Lexington, KY and 80 miles north of Knoxville, TN

Offering Summary

Sale Price:	\$1,800,000
Lot Size:	34.8 Acres

For More Information

Zach Smith, CCIM

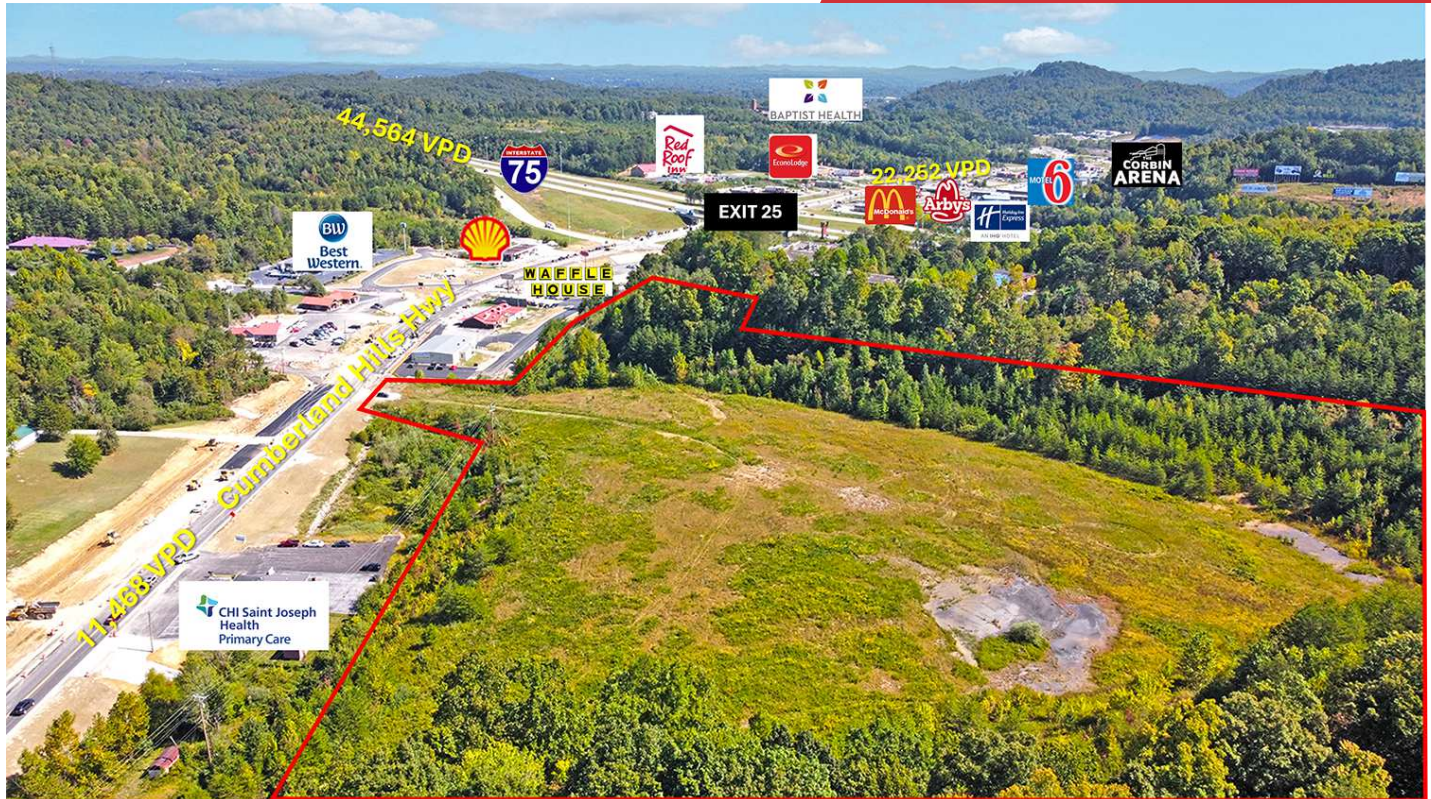
Senior Associate
O: 859 422 4406
zachsmith@naiisaac.com

Paul Ray Smith, Jr

Executive Vice President
O: 859 422 4401
prsmith@naiisaac.com | KY #183529

Jordan Smith, MRED

Associate
O: 859 224 2000
jsmith@naiisaac.com



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771 Corporate Drive, Suite 500
 Lexington, KY 40503
 859 224 2000 tel
naiisaac.com

For Sale

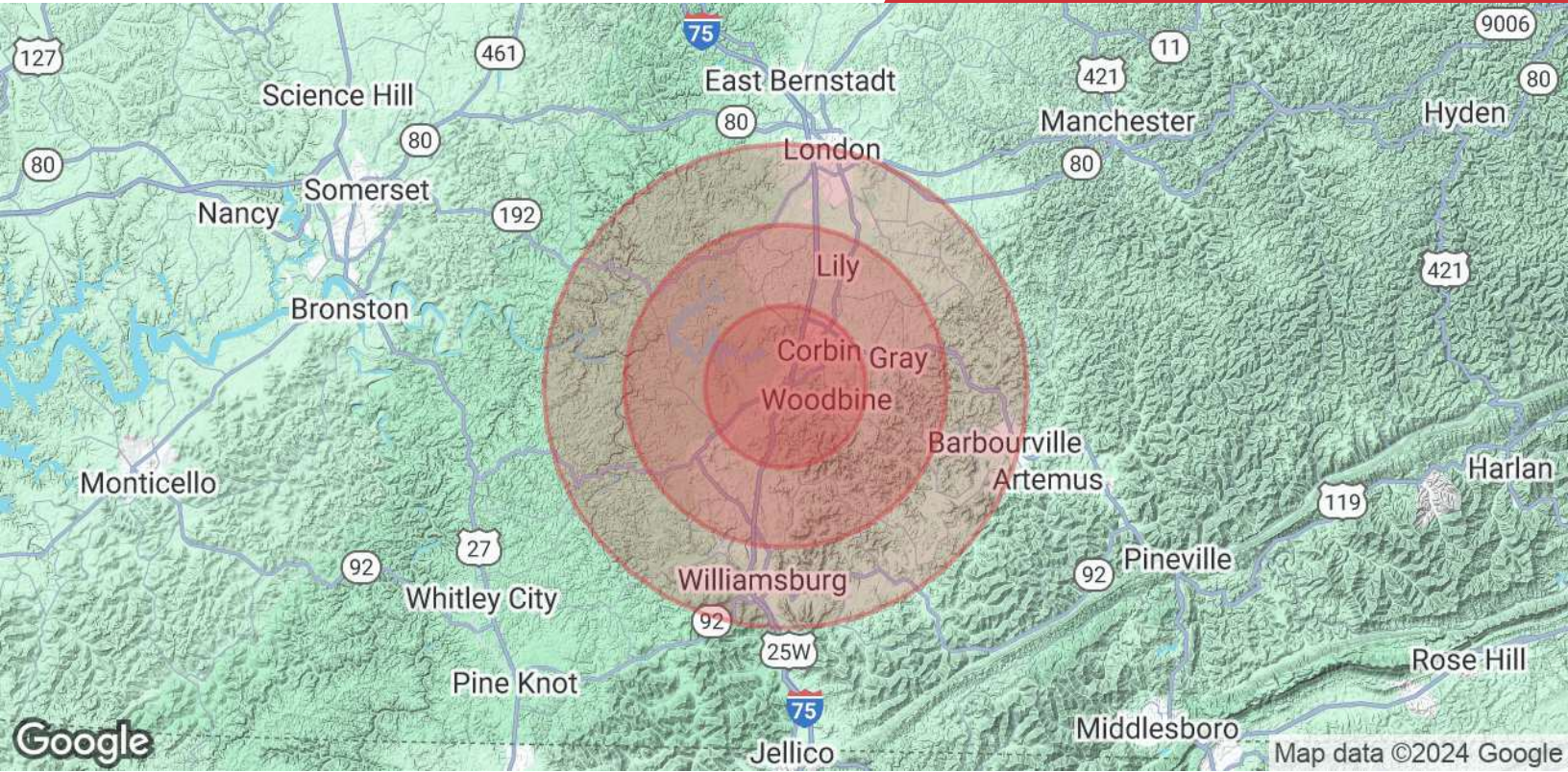
34.8 Acres | \$1,800,000

Development Land



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Population	5 Miles	10 Miles	15 Miles
Total Population	23,240	51,263	89,138
Average Age	41	41	40
Average Age (Male)	39	39	39
Average Age (Female)	42	42	41
Households & Income	5 Miles	10 Miles	15 Miles
Total Households	9,204	20,029	34,221
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$72,331	\$70,994	\$70,656
Average House Value	\$209,336	\$194,084	\$196,207

Demographics data derived from 2024 STDB