



FOR SALE

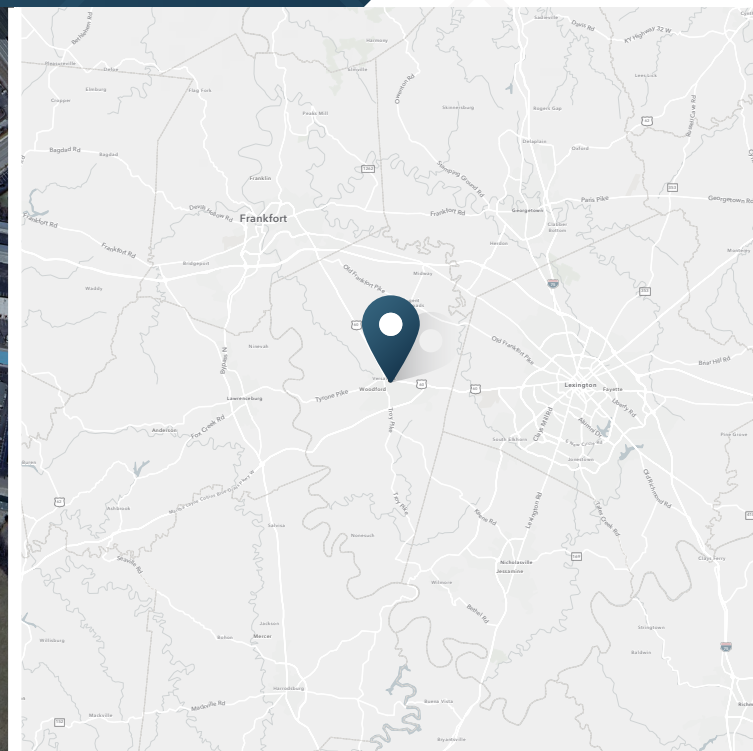
2 AC with Frontage on U.S. Highway 60

135 AP Indy Lane | Versailles, KY 40383



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±2 AC

Lot Available

\$950,000

Sale Price

ABOUT THE PROPERTY

- 2 AC with frontage on Lexington Road (US 60) in a growing commercial corridor
- Only 15 minutes to Lexington, KY
- Located on AP Indy Lane near established businesses and residential neighborhoods
- Great access to major highways and regional traffic
- In the heart of Woodford County, one of Kentucky's most desirable communities

TRAFFIC COUNTS

Lexington Road, W of Site	10,251 VPD
Lexington Road, E of Site	10,586 VPD
US Highway 60, N of Site	18,695 VPD

Year: 2024 | Source: KYTC

NEARBY



CONTACT

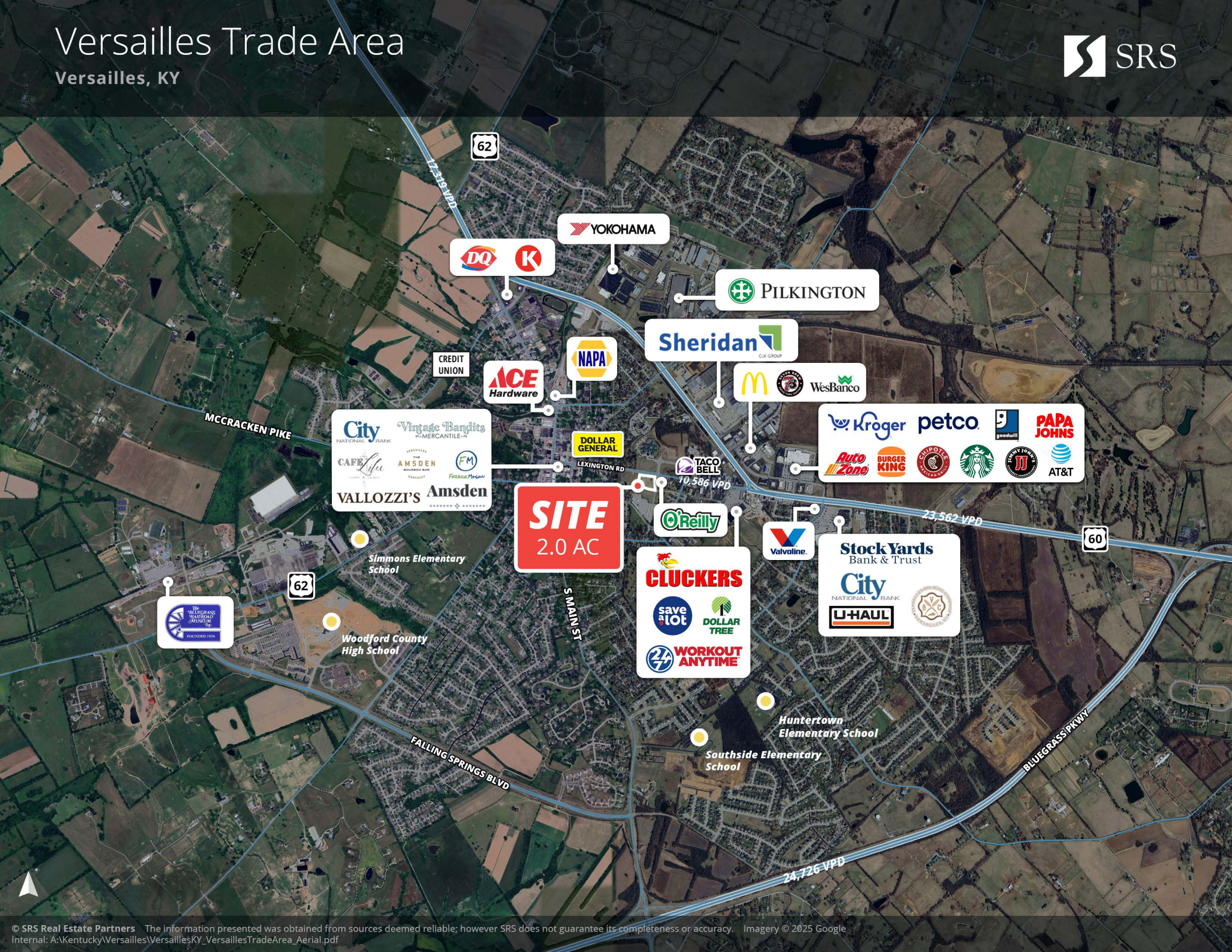
Casey Smallwood

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Versailles Trade Area

Versailles, KY



135 AP Indy Lane

Versailles, KY



Bel Air Florist
& Gift Shop

DOLLAR
GENERAL

Clever with Leather

SITE

135 AP Indy Lane
2.0 AC

CREDIT
UNION

O'Reilly
AUTO PARTS

10,586 VPD

Blue Whiskey Store

Crossroads
Veterinary Clinic

Wok N Go

MONTGOMERY AVE

LAVAL HEIGHTS



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DEMOGRAPHIC HIGHLIGHTS

3 MILES

18,670	18,308	\$95,992	7,453
Population	Total Daytime Population	Average Household Income	Total Households

5 MILES

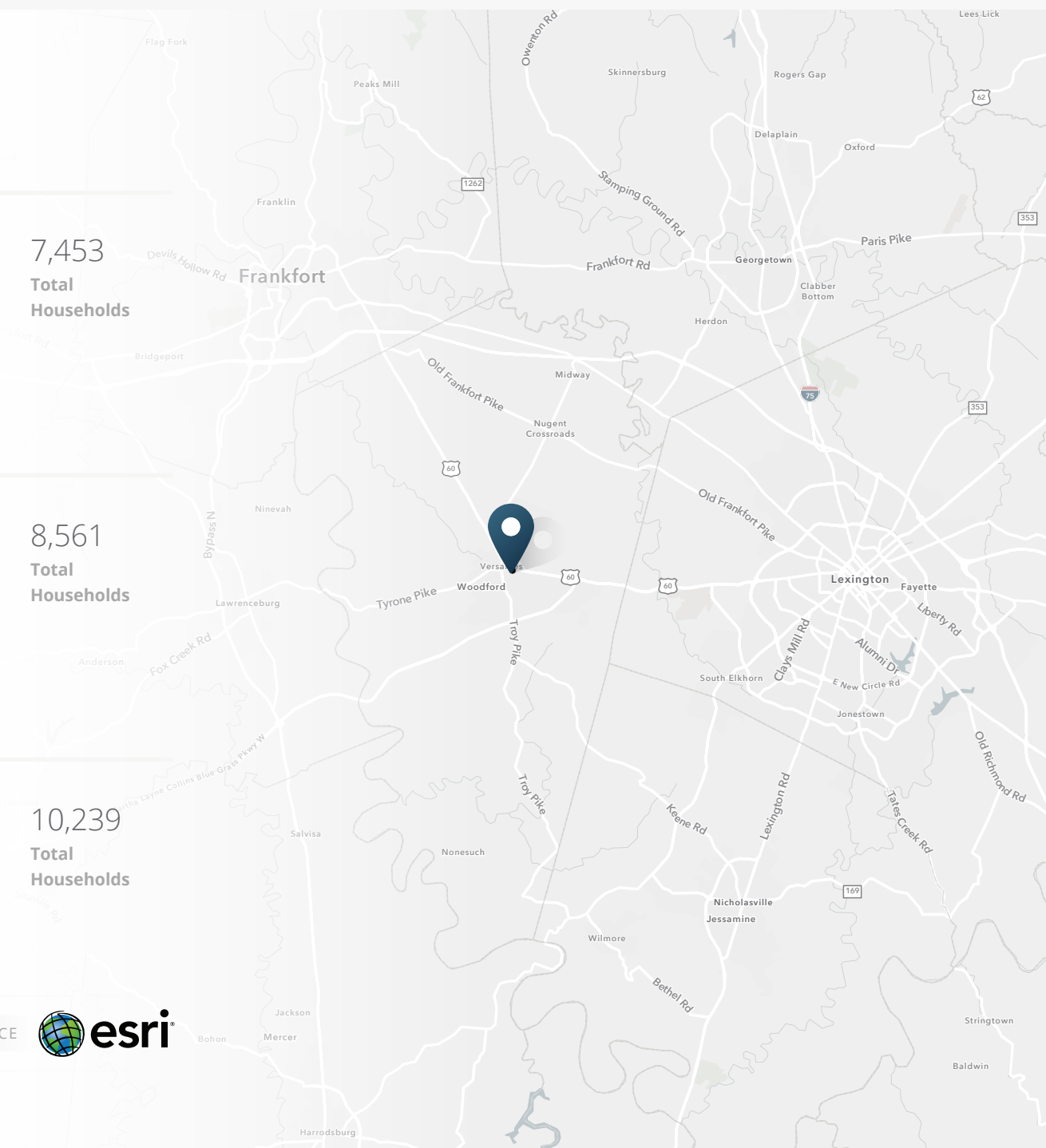
21,304	20,690	\$100,948	8,561
Population	Total Daytime Population	Average Household Income	Total Households

7 MILES

25,748	26,303	\$109,262	10,239
Population	Total Daytime Population	Average Household Income	Total Households

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





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