


FOR SALE

RETAIL SITE WITH VALUE ADD POTENTIAL



104 N. BRADFORD LN.

GEORGETOWN, KY 40324

 BLOCK+LOT

GREG LEVERIDGE
859.421.8959
greg@balrealestate.com



01: EXECUTIVE SUMMARY

104 N. BRADFORD LANE



PROPERTY DESCRIPTION

- Excellent Opportunity as is with 996 SF retail/restaurant building in place with drive thru
- Can be redeveloped for various retail uses
- Value add potential
- Central Georgetown Location inside McClelland Circle
- Surrounded by tremendous office and retail activity
- Near Kroger Marketplace, Parkview Medical Plaza, Aldi, and downtown Georgetown

PROPERTY HIGHLIGHTS

- Ideal 1-acre site
- Flexible commercial zoning (B-2)
- Drive thru



996 SF
1.07 AC



\$950,000



ZONED
B-2

02: PROPERTY OVERVIEW

ADDITIONAL PHOTOS
104 N. BRADFORD LANE



03: LOCATION INSIGHTS

104 N. BRADFORD LANE

AREA DEMOGRAPHICS

TOTAL POPULATION

1 MILE: 10,616
3 MILE: 37,862
5 MILE: 45,715



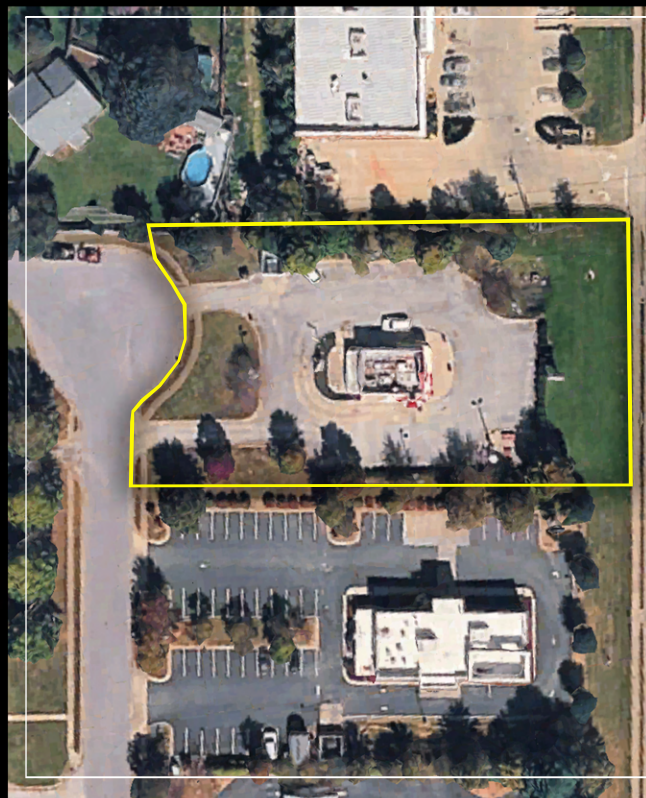
AVERAGE HOUSEHOLD INCOME

1 MILE: \$81,086
3 MILE: \$93,828
5 MILE: \$101,949



NUMBER OF HOUSEHOLDS

1 MILE: 4,145
3 MILE: 14,812
5 MILE: 17,679



03: LOCATION INSIGHTS

SITE MAP
104 N. BRADFORD LANE



03: LOCATION INSIGHTS

AERIAL
104 N. BRADFORD LANE



03: LOCATION INSIGHTS

AERIAL
104 N. BRADFORD LANE

