

COMMERCIAL LAND FOR SALE



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**205 CODELLA DRIVE
WINCHESTER, KY 40391**

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PROPERTY DESCRIPTION:

3 Acres | \$650,000 | Zoned: Commercial | Utilities: All to Site

Great opportunity to buy and build just off the Winchester Bypass. This property is nicely located in the midst of a great deal of new development including a brand new, state-of-the-art CHI Saint Joseph Health Center. Other new development in the immediate area includes Zips Car Wash and Domino's Pizza. Additionally, Walmart and Kroger are located directly across the Bypass from this site. See enclosed Conceptual Development Plan that shows how a standard-sized, free-standing, sit-down restaurant would fit on this lot.

PROPERTY HIGHLIGHTS:

- Surrounded by area retail
- Could be paired with offering at 145 Codella Drive
- Conceptual Development Plans illustrate a sit-down restaurant

2023 DEMOGRAPHICS:

| POPULATION: | HOUSEHOLDS: | DAYTIME POPULATION: |
|-----------------|-----------------|---------------------|
| 1 mile: 7,724 | 1 mile: 3,232 | 1 mile: 2,237 |
| 3 miles: 25,035 | 3 miles: 10,370 | 3 miles: 12,436 |
| 5 miles: 30,455 | 5 miles: 12,432 | 5 miles: 14,061 |

LOCATION DESCRIPTION:

Ideally located along the heart of Bypass Road in Winchester, KY across from Walmart. Winchester is the county seat of Clark County, KY and is part of the Lexington-Fayette, KY Metropolitan Statistical Area, and is supported by industries such as Amazon, Ale-8-One, and Alltech.

GOOGLE MAPS: [CLICK HERE](#)









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