

RETAIL PROPERTY FOR SALE / LEASE

# 23 CEDAR CREEK DRIVE

OWINGSVILLE, KY 40360



**GORDY HOAGLAND, CCIM**

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**CONNOR HOBBS**

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**WHITE OAK**  
COMMERCIAL REAL ESTATE



**PROPERTY DESCRIPTION**

11,844 Total Square Feet under roof, with rental income. Over 8,000 Square Feet is vacant and was formerly Dollar General. Very unique opportunity to own income producing property close to I-64 in Owingsville, KY busiest area. 1.5 Acres with plenty of parking and room for more development.

**PROPERTY HIGHLIGHTS**

- For Lease: 7.95/ SF +NNN
- +- 8,000 SF for Lease
- Sale Price: \$550,000
- Unique opportunity to own income producing property close to I-64
- Plenty of parking
- Room for more development

**OFFERING SUMMARY**

Sale Price:	\$550,000
Lease Rate:	\$7.95 SF/yr (NNN)
Available SF:	8,000 SF
Building Size:	11,844 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	576	1,160	2,061
Total Population	1,443	2,964	5,425
Average HH Income	\$62,000	\$64,954	\$70,384

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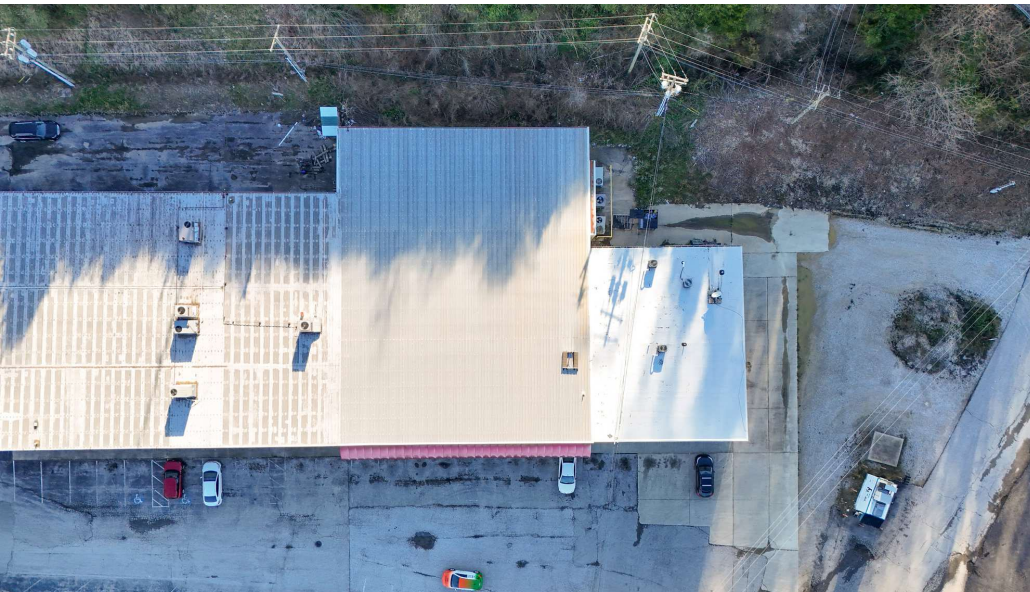
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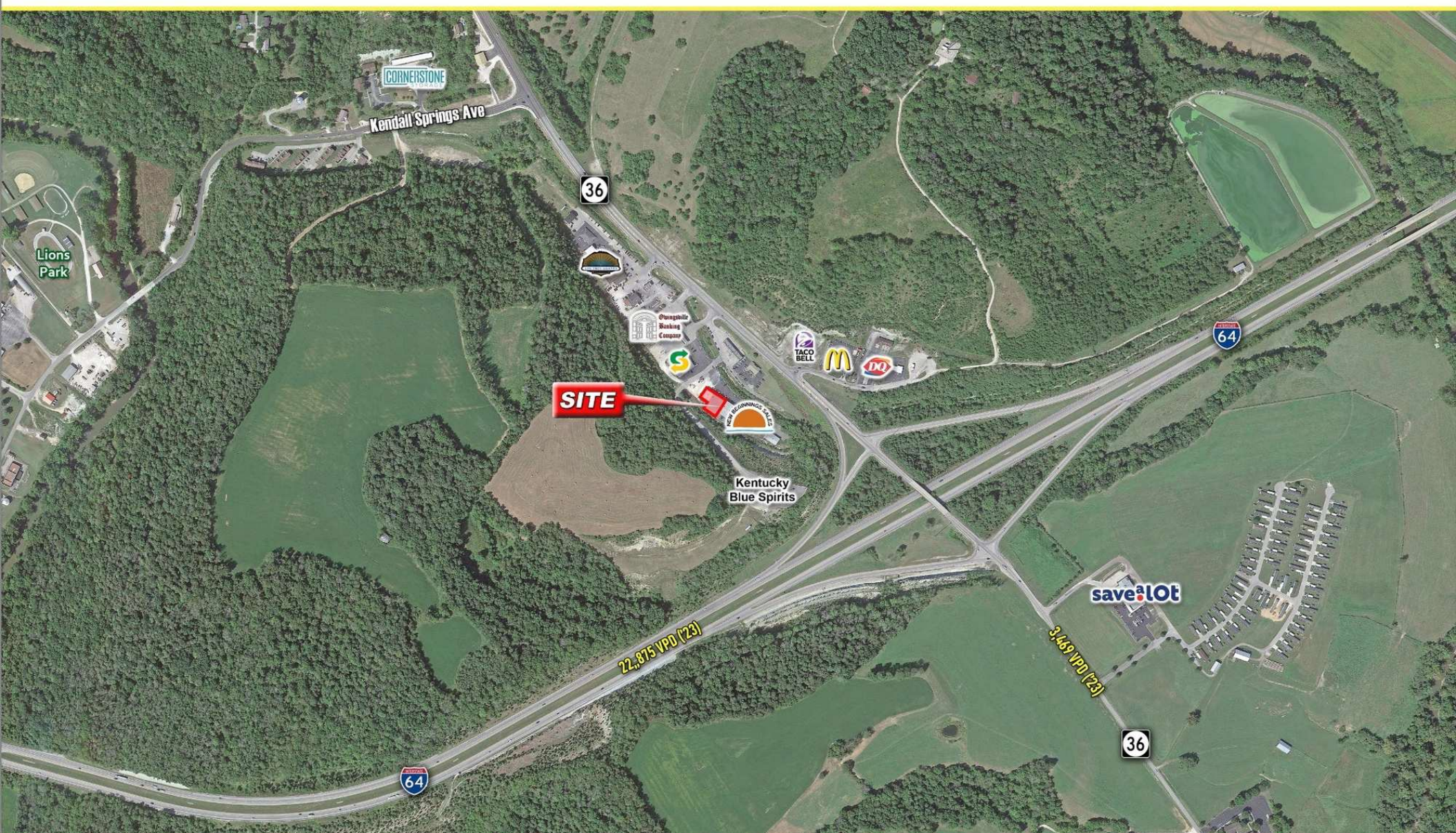
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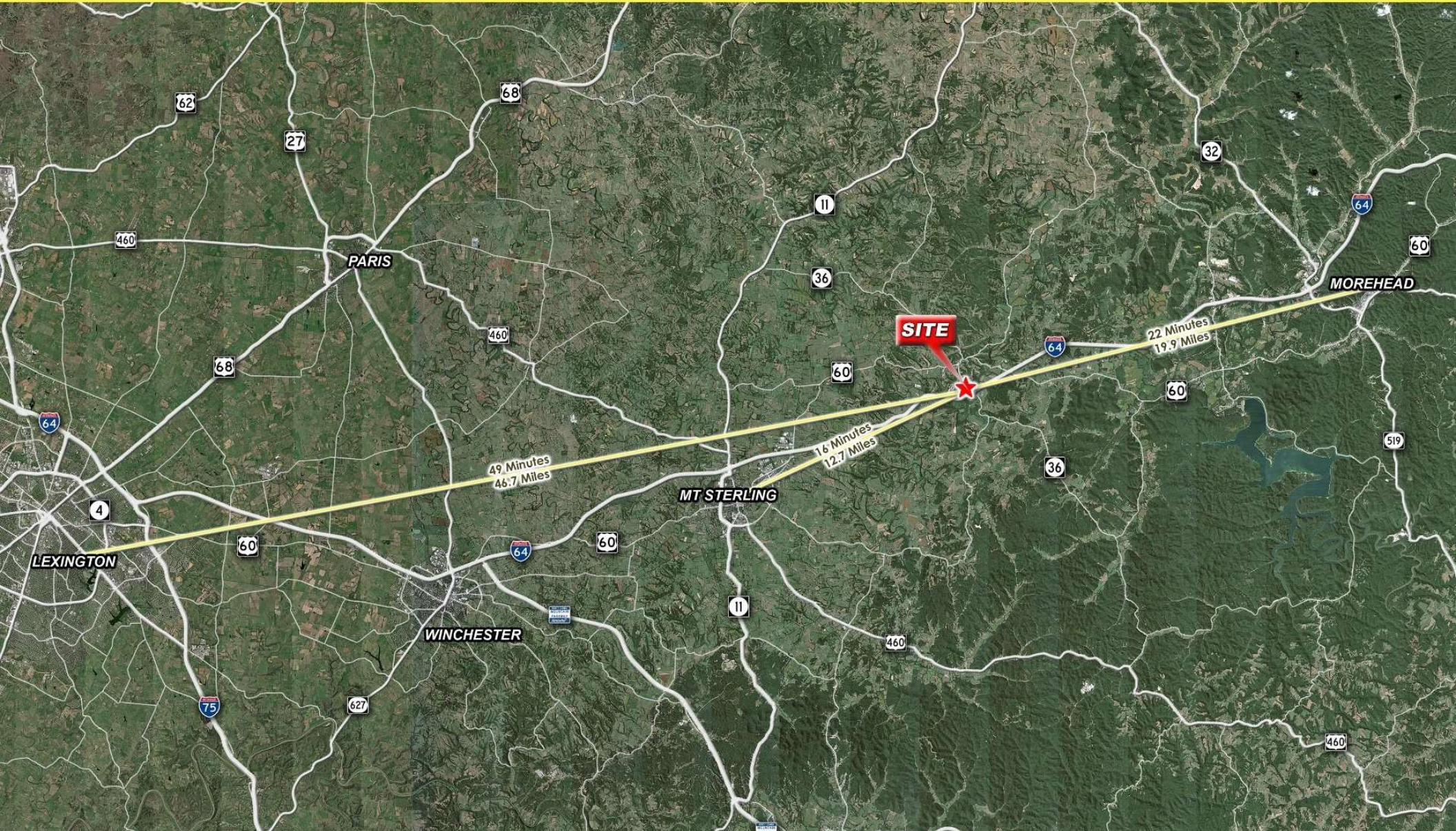
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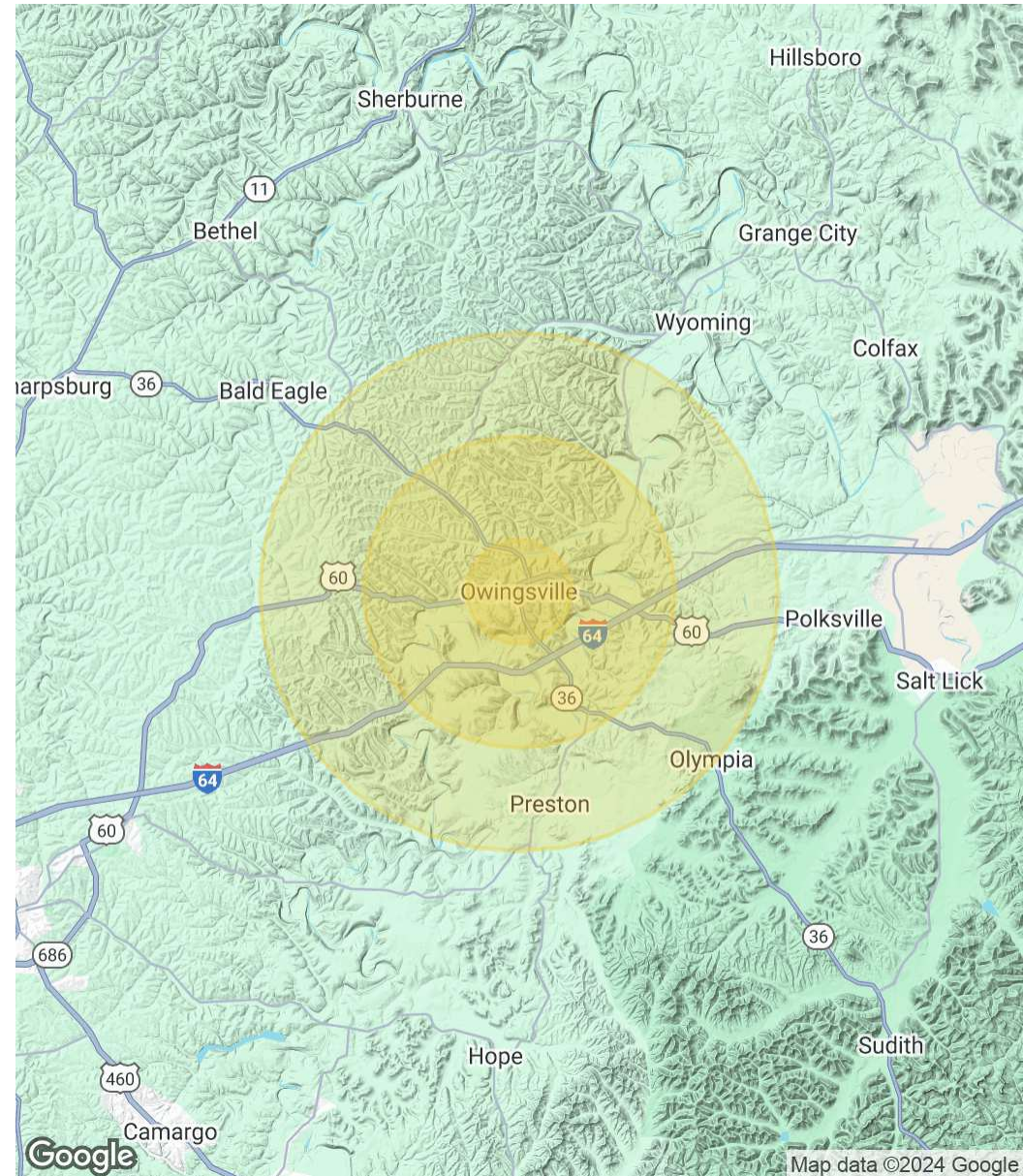
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,443	2,964	5,425
Average Age	42	41	40
Average Age (Male)	39	39	39
Average Age (Female)	43	43	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	576	1,160	2,061
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$62,000	\$64,954	\$70,384
Average House Value	\$124,857	\$125,202	\$130,357

Demographics data derived from AlphaMap



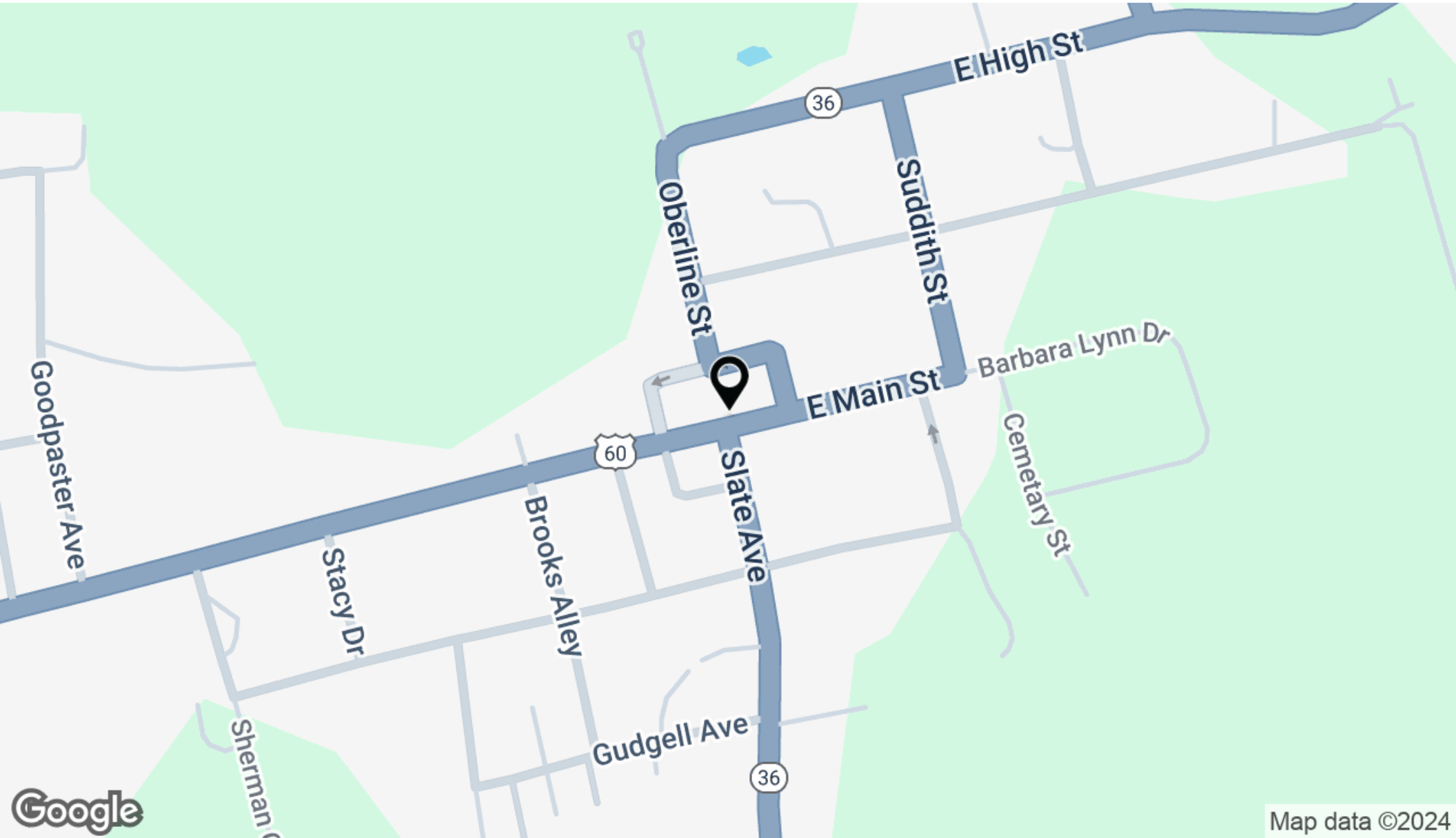
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