

GAS STATION / CONVENIENT STORE

15724 Madison Pike, DeMossville, KY 41033



PROPERTY DESCRIPTION

Introducing this exceptional 2,130 SF free-standing building in DeMossville, KY. With a prime location in the Pendleton County area, this property offers a rare investment opportunity. Zoned A-1, it provides flexibility for a range of retail ventures. The building's strategic positioning ensures high visibility and accessibility for potential customers, allowing for maximum exposure and foot traffic. Envision the potential for your retail venture with this well-maintained property that promises excellent functionality and a strong presence in the market. Don't miss out on the chance to transform this space into the retail destination you've been dreaming of.

****Stahl's Grocery for sale in DeMossville, KY, established with market, deli, Hunt's Pizza, lottery, and gas pumps. The 2,130 square foot building is situated on 0.51 acres and has road frontage on Madison Pike and Elliot Road. Equipped with new gas pumps, new roof, new siding with insulation added, and new A/C. Approximately 2,800 vehicles per day. This is a turn-key neighborhood market with zero competition. All fixtures are in good condition. An excellent commercial opportunity for first time**

OFFERING SUMMARY

Sale Price:	\$349,000
Lot Size:	0.51 Acres
Building Size:	2,130 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	7	25	103
Total Population	19	69	278
Average HH Income	\$94,594	\$94,221	\$95,038

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DERRICK PLUNKETT
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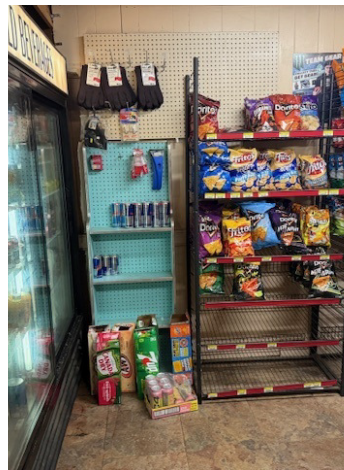
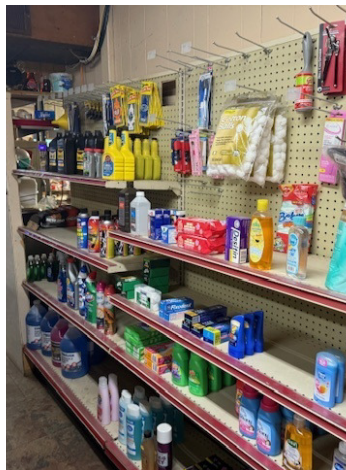
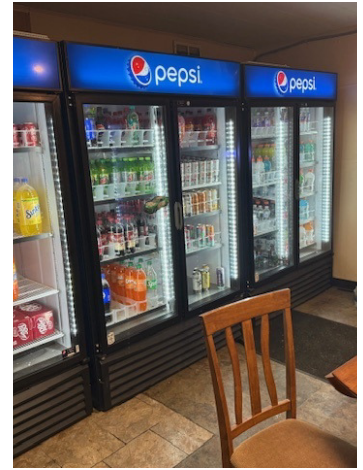
KW COMMERCIAL
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Florence, KY 41042

GENERAL STORE / GAS STATION FOR SALE



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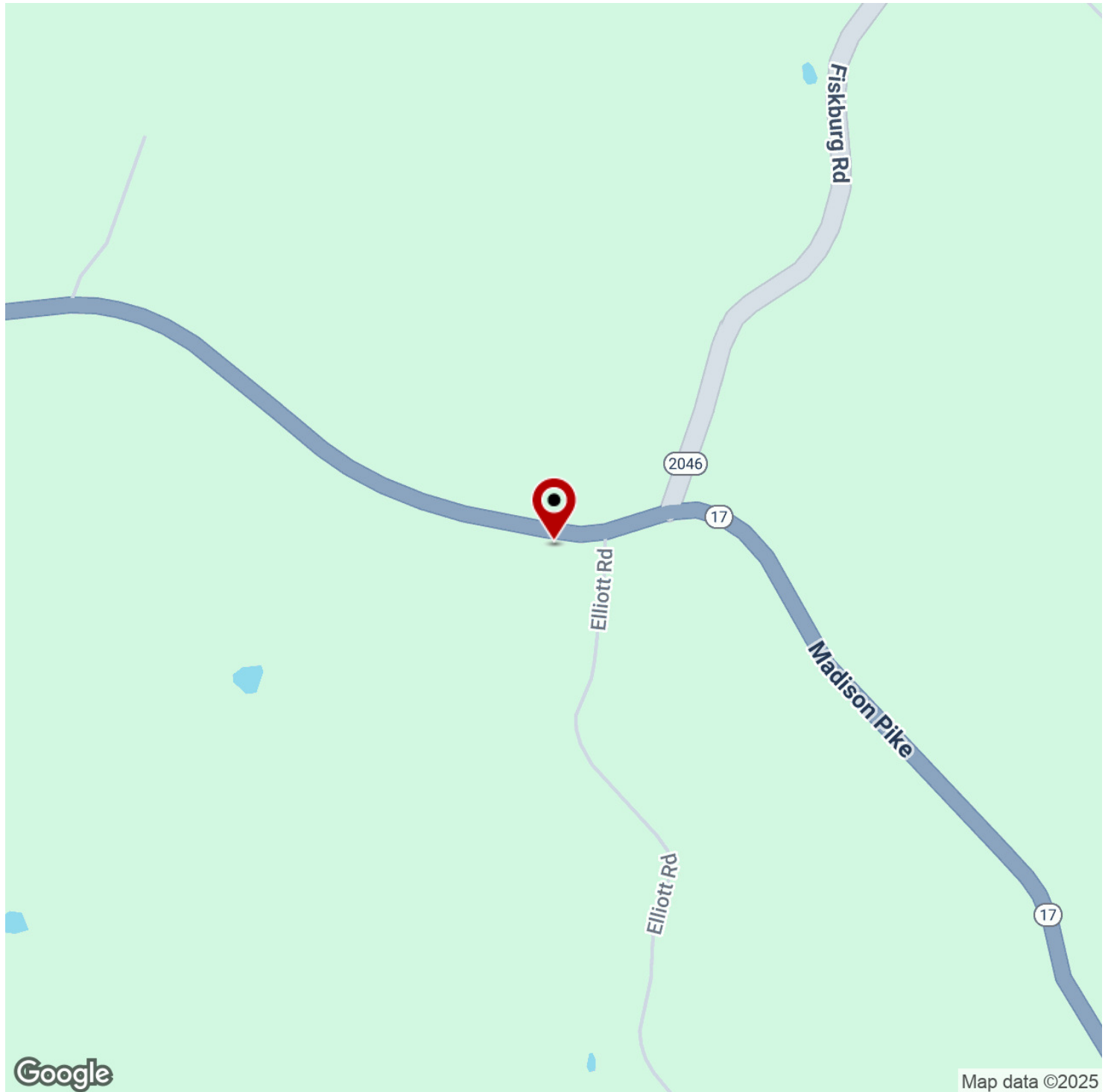
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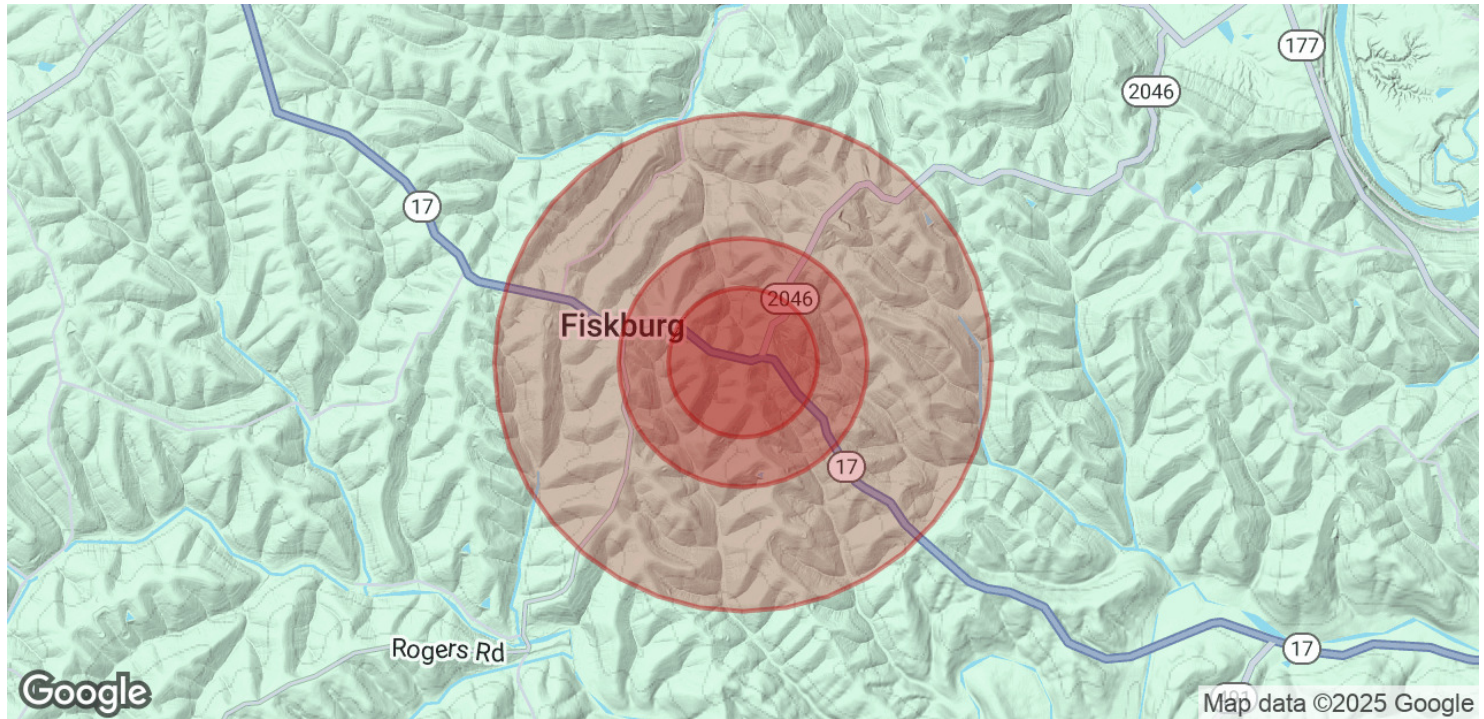
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	19	69	278
Average Age	41	41	41
Average Age (Male)	41	41	41
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	7	25	103
# of Persons per HH	2.7	2.8	2.7
Average HH Income	\$94,594	\$94,221	\$95,038
Average House Value	\$311,037	\$310,202	\$309,755

Demographics data derived from AlphaMap

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