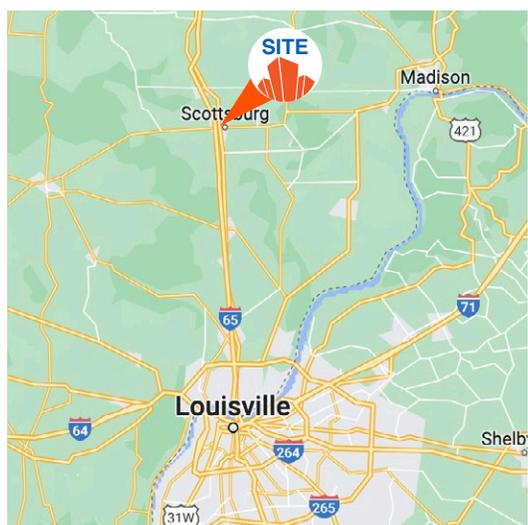




**GROUND LEASE**

**ALLEN STREET | SCOTTSBURG, IN 47170**



## GROUND LEASE AVAILABLE .94 ACRES

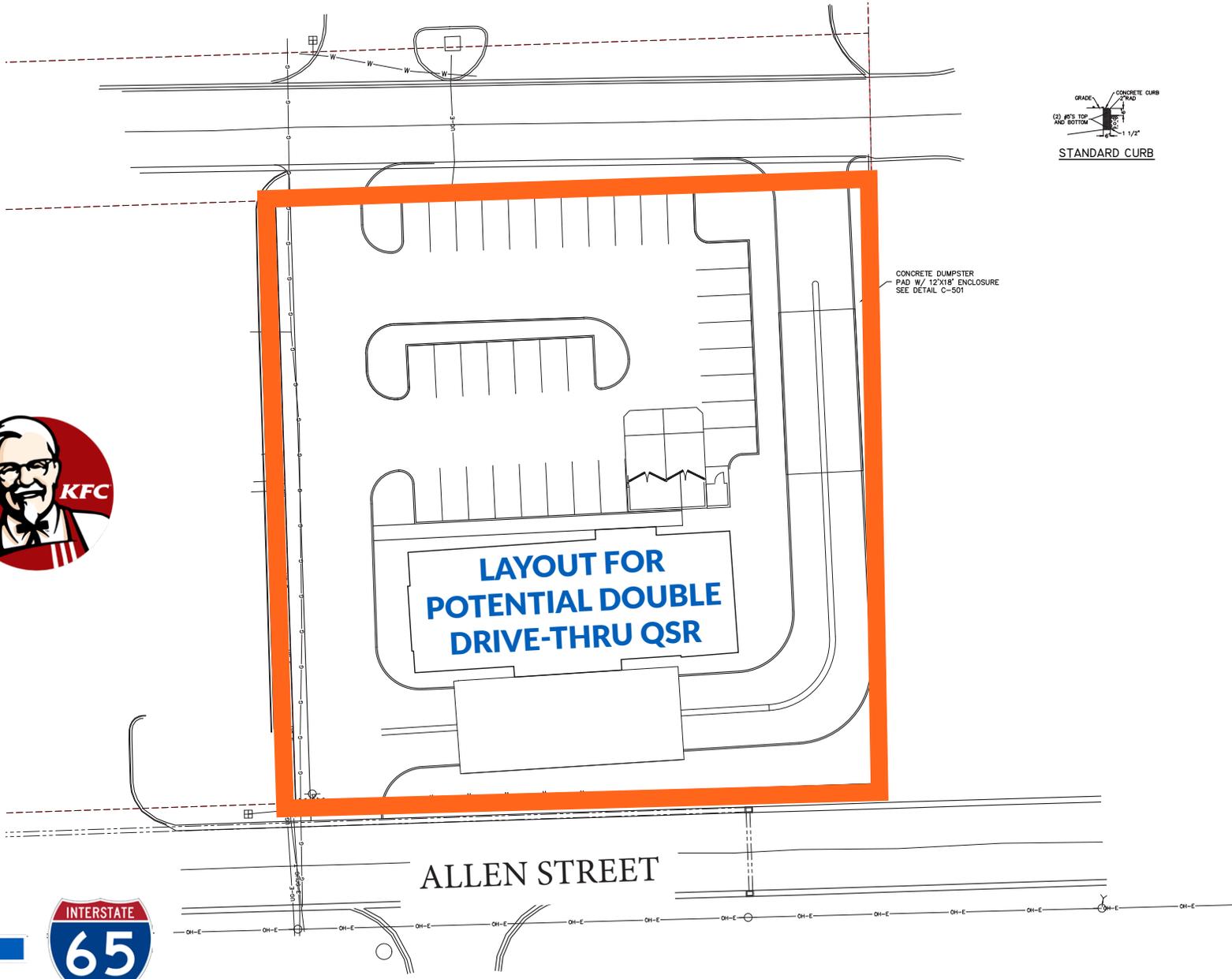
- 75 foot highway sign permitted, high visibility from I-65
- Located 30 min (30 miles) from Louisville
- 750 ft from I-65 exit
- Neighboring businesses include: KFC, Denny's, Holiday Inn, Dollar Tree, Domino's, Speedway, Jimmy John's, Taco Bell, Hardee's, Popeyes, Sonic and Burger King
- Zoned commercial

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# SITE PLAN



**VISIBILITY**  
(423 FT DISTANCE)



# PHOTOS



# DEMOGRAPHICS

## POPULATION



1 MILE **4,327**  
3 MILES **9,286**  
5 MILES **17,403**

## HOUSEHOLDS



1 MILE **1,844**  
3 MILES **3,878**  
5 MILES **7,098**

## BUSINESSES



1 MILE **276**  
3 MILES **475**  
5 MILES **615**

## EMPLOYEES



1 MILE **2,908**  
3 MILES **4,359**  
5 MILES **6,230**

## MEDIAN HOUSEHOLD INCOME



## TRAFFIC COUNTS

