

# VACANT LAND FOR LEASE



Chestnut Street: ADT 15,841

SITE LOCATION

Jane Street



Greg Leveridge  
C: 859.421.8959  
O: 859.309.0099  
Greg@BALRealEstate.com

## 107 JANE STREET BEREA, KY 40403

## DEMOGRAPHICS:

### POPULATION:

- 1 mile: 4,225
- 3 miles: 18,199
- 5 miles: 23,325

### HOUSEHOLDS:

- 1 mile: 1,834
- 3 miles: 7,055
- 5 miles: 8,945

### AVERAGE HOUSEHOLD INCOME:

- 1 mile: \$56,742
- 3 miles: \$65,931
- 5 miles: \$68,908

## PROPERTY DESCRIPTION:

0.61 Acres  
\$4,000/Month  
Zoned B-4

The site is available for Ground Lease or Build to Suit.

Utilities already to site, level, and ideally positioned next to Central Bank and Walmart at Berea's main retail interstate exit.

Now a wet site, allowing sale of alcohol.

4,136 SF multi-tenant building approved for development, see attached development plan.

High Rise signage potential, see Berea Ordinance for B-4 zoned properties allowing up to 90 ft high signage with 400 SF surface area.

- Interstate 75: ADT 56,899
- Chestnut Street: ADT 15,841

Conceptual Development Plan: [CLICK HERE](#)

Berea Ordinance for B-4 Zoning: [CLICK HERE](#)