

8825 DIXIE HWY

Williamstown, KY 41097

**PROPERTY DESCRIPTION**

Fantastic opportunity to start your business on almost 3 acres just off the Williamstown exit off of 75-S. Bring your established business or lease out sections of these two large buildings. The first one has living quarters with a main lobby and garage. The garage is 42x44 with an additional attached garage of 20x33 with multiple work areas/storage and separate rooms. The large out building is over 2100 sq ft and is drive in drive out. This is a fantastic opportunity to create a new business opportunity!

PROPERTY HIGHLIGHTS

- 3,695 SF building
- High visibility location
- Convenient customer access
- Promising potential

OFFERING SUMMARY

Sale Price:	\$375,000
Lot Size:	2.96 Acres
Building Size:	3,695 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	7	15	52
Total Population	19	41	141
Average HH Income	\$77,737	\$78,295	\$88,447

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.

T.J. SCHUTTE JR
Commercial Senior Director
0: 859.468.6799
tjschuttejr@kw.com

KW COMMERCIAL
7210 Turfway Road
Florence, KY 41042

RETAIL FOR SALE

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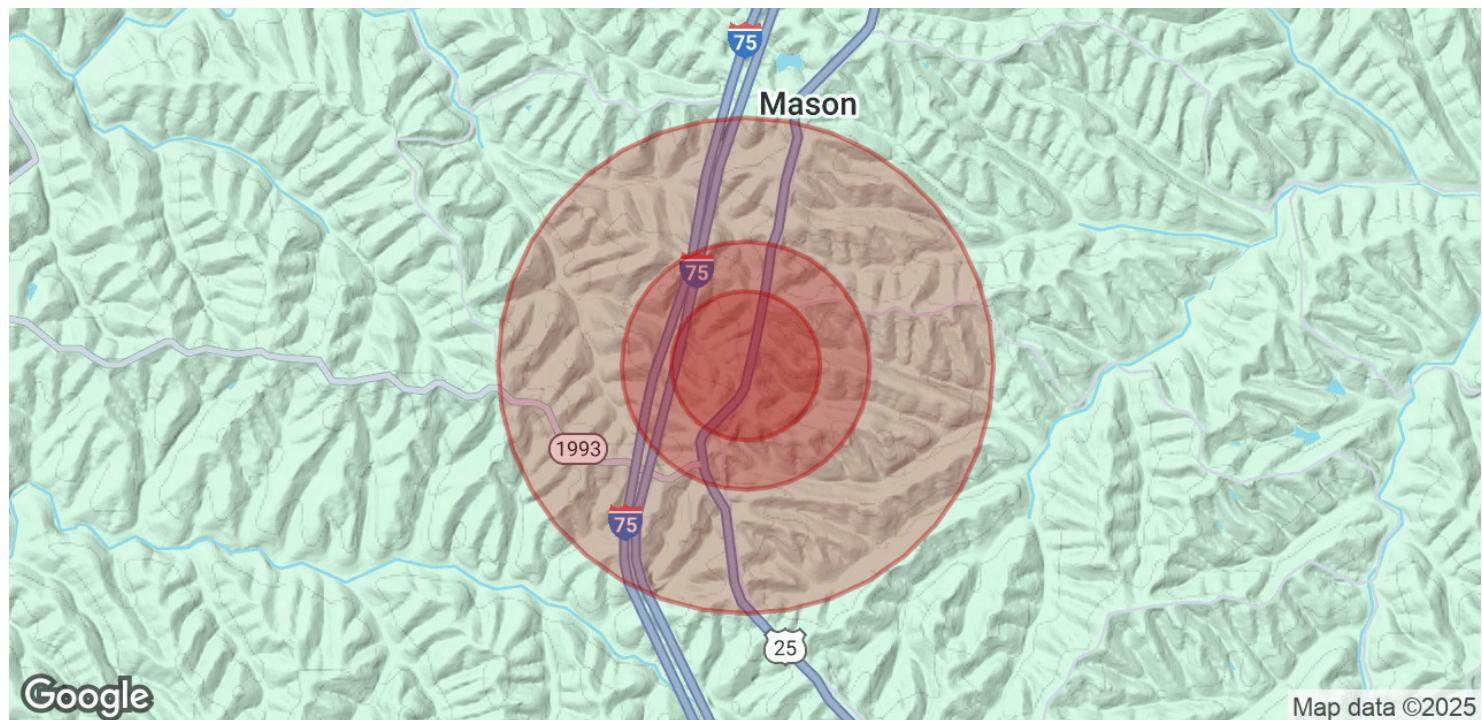
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	19	41	141
Average Age	41	41	41
Average Age (Male)	39	39	40
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	7	15	52
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$77,737	\$78,295	\$88,447
Average House Value	\$208,882	\$209,697	\$246,673

Demographics data derived from AlphaMap

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