



## +/- .54 AC Retail Pad

227 Russell Road

Ashland, Kentucky 41169

### Property Highlights

- Rare front row opportunity in a competitive trade area
- Average daily traffic count of +/-28,019 VPD in front of the site
- Highly visible site with two access points off Russell Road
- Prominently located within a dominant retail trade area anchored by Kroger, Lowe's, Hobby Lobby, and Dunham's Sports, alongside top-performing national retailers including Taco Bell, KFC, Wendy's, and McDonald's.
- Close proximity to downtown Ashland (2 miles) and I-64 (5 miles)

### Offering Summary

Sale Price:	\$575,000
Lot Size:	0.54 Acres
Frontage:	+/-285 ft
Depth:	+/-74 ft

### For More Information

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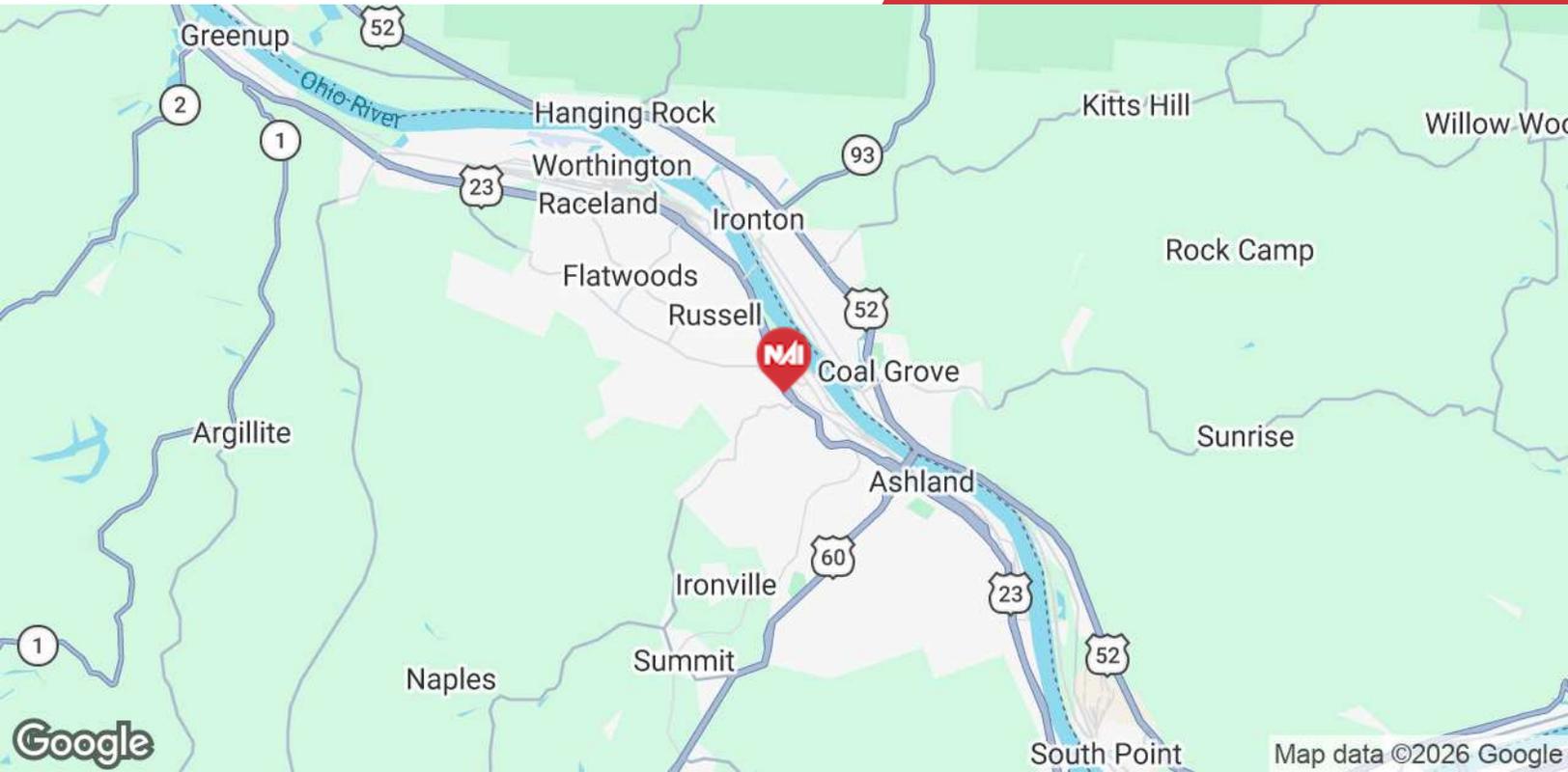




For Sale

+/-0.54 Acres

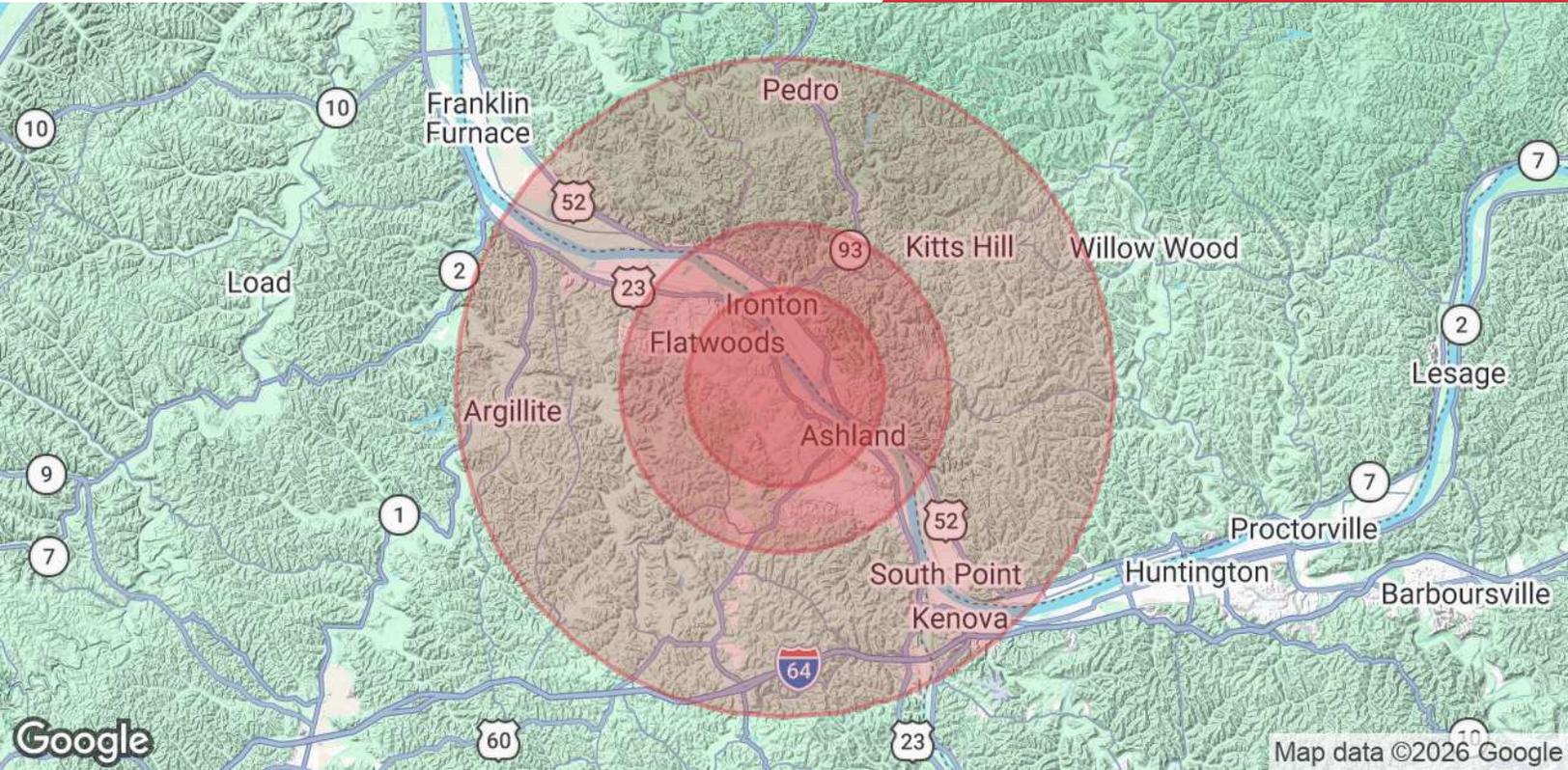
+/-28,000 Cars Per Day



Map data ©2026 Google Imagery ©2026 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO

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### Population

	3 Miles	5 Miles	10 Miles
<b>Total Population</b>	32,178	58,217	105,138
<b>Average Age</b>	43	43	43
<b>Average Age (Male)</b>	41	41	41
<b>Average Age (Female)</b>	45	45	44

### Households & Income

	3 Miles	5 Miles	10 Miles
<b>Total Households</b>	13,624	24,181	42,587
<b># of Persons per HH</b>	2.4	2.4	2.5
<b>Average HH Income</b>	\$76,990	\$79,646	\$79,815
<b>Average House Value</b>	\$158,287	\$156,707	\$167,781

Demographics data derived from AlphaMap