

# COMMERCIAL LAND FOR SALE



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## 145 CODELLA DRIVE WINCHESTER, KY 40391



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## PROPERTY DESCRIPTION:

2.19 Acres | \$400,000 | Zoned: Commercial | Utilities: All to Site

Great opportunity to buy and build just off the Winchester Bypass. This property is nicely located in the midst of a great deal of new development including a brand new, state-of-the-art CHI Saint Joseph Health Center. Other new development in the immediate area includes Zips Car Wash and Domino's Pizza. Additionally, Walmart and Kroger are located directly across the Bypass from this site. See enclosed Conceptual Development Plan that shows how a standard-sized fast food restaurant with drive thru would fit on this lot.

## PROPERTY HIGHLIGHTS:

- Surrounded by area retail
- Could be paired with offering at 205 Codella Drive
- Conceptual Development Plans illustrate QSR with drive-thru

## 2023 DEMOGRAPHICS:

POPULATION:	HOUSEHOLDS:	DAYTIME POPULATION:
1 mile: 7,724	1 mile: 3,232	1 mile: 2,237
3 miles: 25,035	3 miles: 10,370	3 miles: 12,436
5 miles: 30,455	5 miles: 12,432	5 miles: 14,061

## LOCATION DESCRIPTION:

Ideally located along the heart of Bypass Road in Winchester, KY across from Walmart. Winchester is the county seat of Clark County, KY and is part of the Lexington-Fayette, KY Metropolitan Statistical Area, and is supported by industries such as Amazon, Ale-8-One, and Alltech.

GOOGLE MAPS: [CLICK HERE](#)

# AERIAL





