



Empire Dr.

27  
19,100+  
VPD

Windy Hills Dr.

**SALE**

# Somerset Hwy 27 Development Land

**5780 SOUTH HIGHWAY 27**

Somerset, KY 42501

**PRESENTED BY:**

**NEAL METCALFE**

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## PROPERTY SUMMARY



## PROPERTY DESCRIPTION

SVN Stone Commercial Real Estate is pleased to bring to market a Re-development option of up to 18.31 acres of commercially zoned land located off S Hwy 27 in Somerset, Kentucky. Recently Ranked as America's Best Lake Town in USA Today, the frontage of this site has an obstructed view of Lake Cumberland! Near the Burnside, Kentucky end of Hwy 27 this land offers an abundance of options for many uses like; Healthcare, Retail, Hospitality, and large Storage development even. It could be multi use with Retail on the front, and storage or office in the back. The Front 2+ acres has an existing 3 ingress and egress options for the next developed concept. The rear 16 acres can be accessed from this former parking lot, and also multi access' on nearby Empire Drive.

For more information please contact Neal Metcalfe at 859.312.8069 // [neal.metcalfe@svn.com](mailto:neal.metcalfe@svn.com)

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## PROPERTY HIGHLIGHTS

- Up to 18.31 acres Commercial Re- Development Land
- Would Consider Partial sale, Sub divide
- Multi Access' to U.S. 27 from front 2+ acres
- Mixed use options, Retail, Hospitality, Healthcare, Storage
- All utilities on site, or nearby
- Easy access to Lake Cumberland, Marinas

## OFFERING SUMMARY

**SALE PRICE:** **\$3,000,000**

**LOT SIZE:** **18.31 Acres**

For marketing purposes only,  
exact locations not warranted

Wendy's  
VALERO  
Shell  
MEADE TRACTOR  
BUYERS PARADISE OUTLET  
Save a Lot  
Diamonds in the Buff  
R.E. MICHEL COMPANY  
WHOLESALE

Empire Dr.

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**Somerset HWY 27  
Development Land**

*5780 South Highway 27  
Somerset, KY*

**18.31 AC For Sale**

goodwill

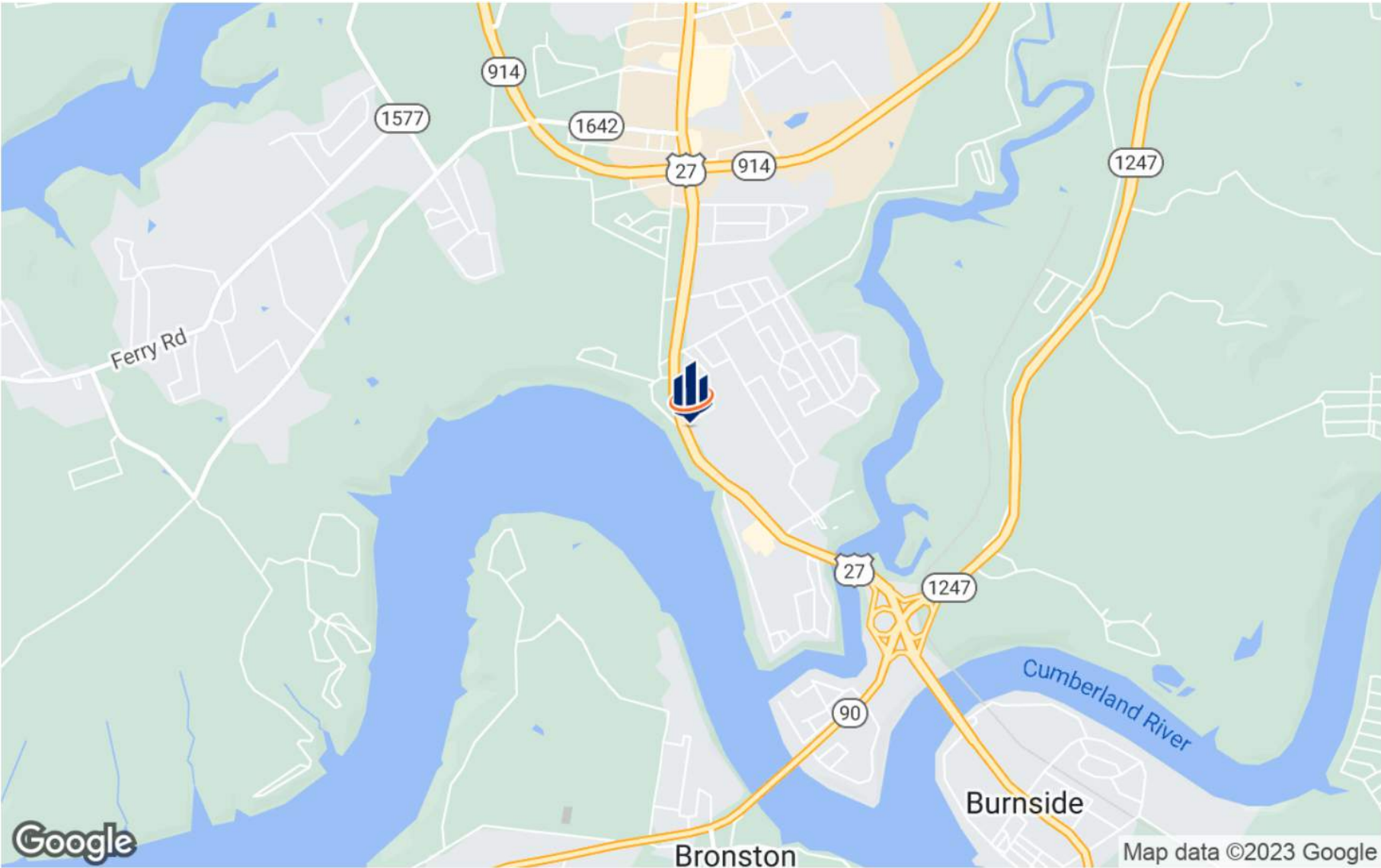
SVN  
STONE COMMERCIAL REAL ESTATE

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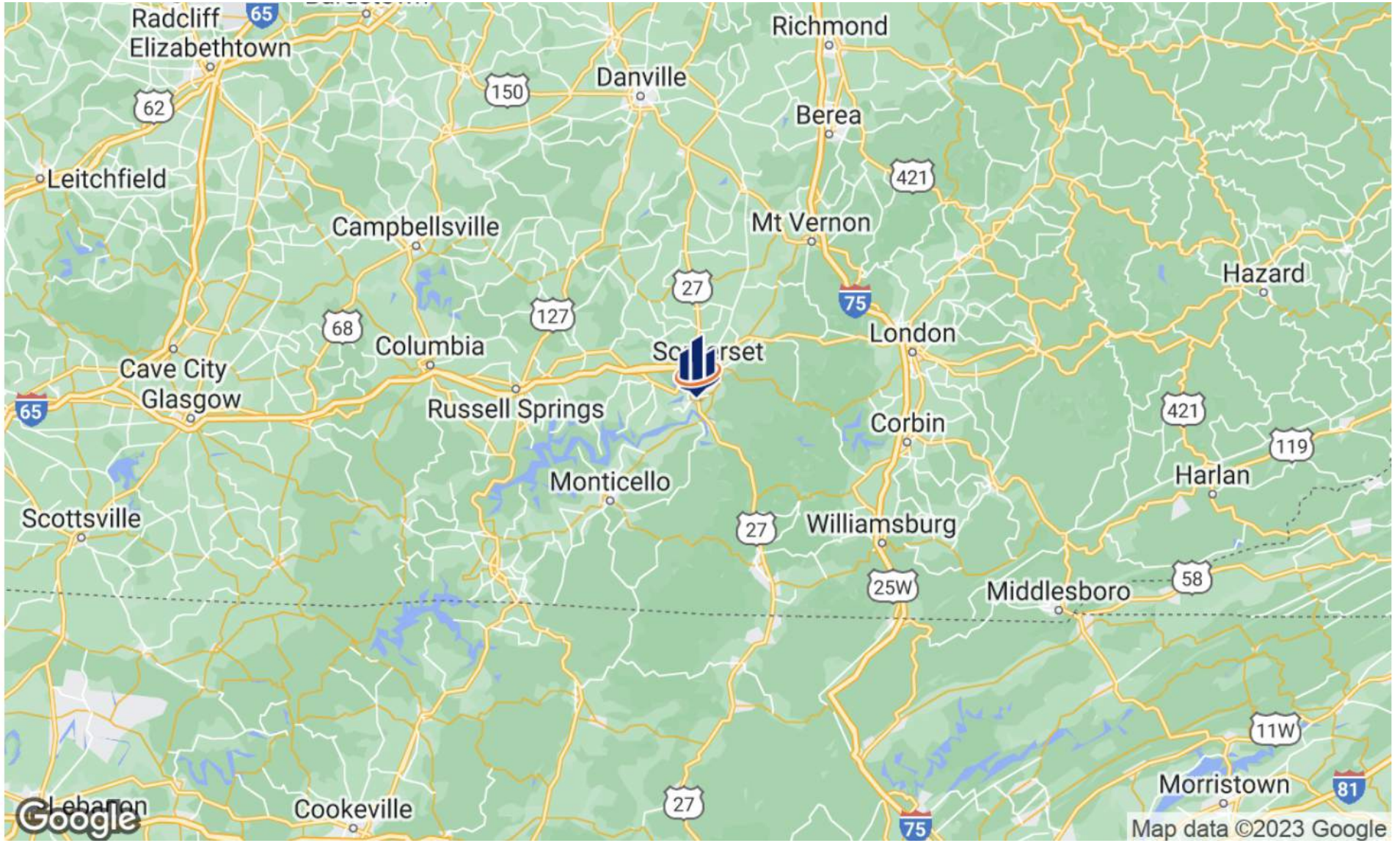
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**LOCATION MAP**



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# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

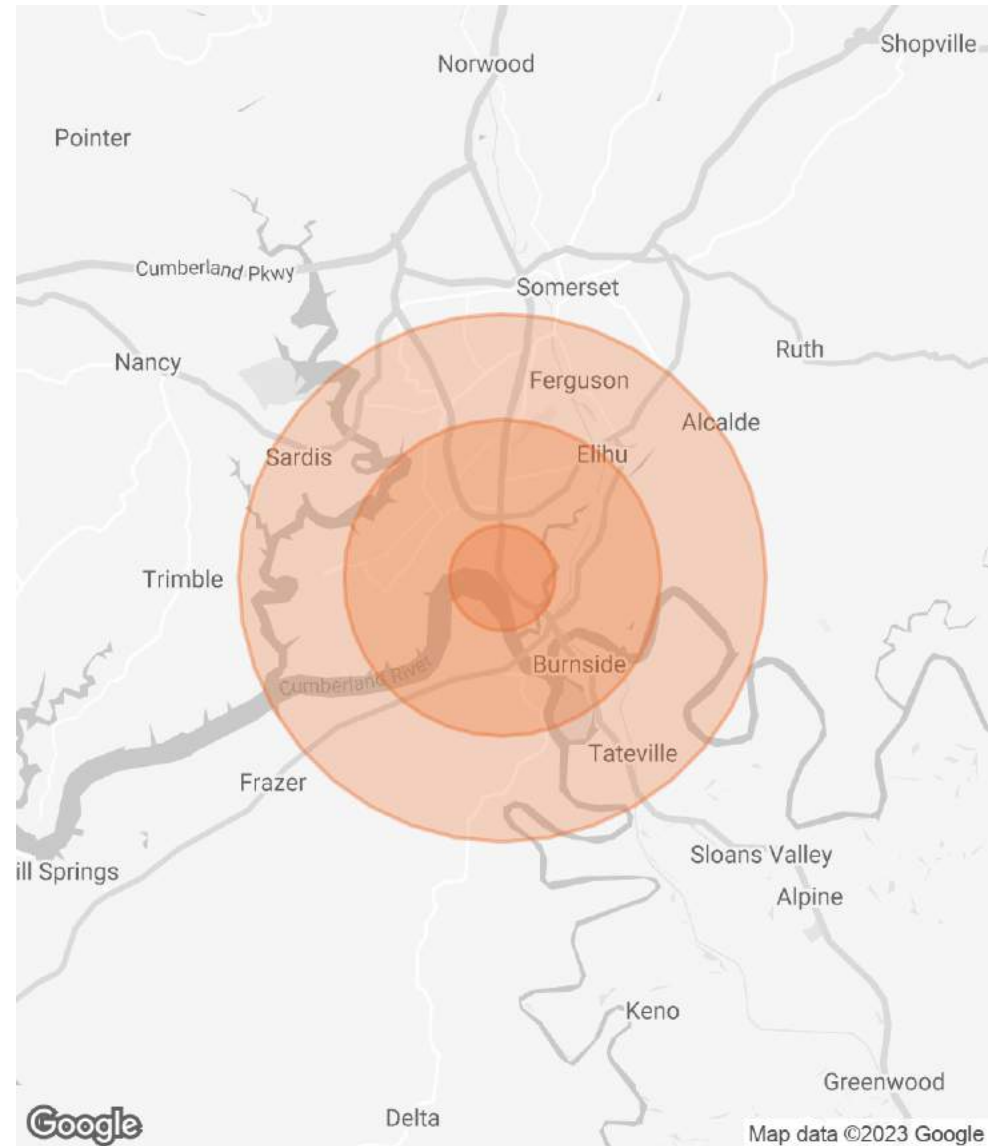
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	2,228	10,700	23,217
<b>AVERAGE AGE</b>	36.9	40.4	40.4
<b>AVERAGE AGE (MALE)</b>	35.6	37.6	38.4
<b>AVERAGE AGE (FEMALE)</b>	39.0	45.4	43.4

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	1,243	5,110	10,839
<b># OF PERSONS PER HH</b>	1.8	2.1	2.1
<b>AVERAGE HH INCOME</b>	\$32,562	\$51,658	\$55,169
<b>AVERAGE HOUSE VALUE</b>	\$96,439	\$135,502	\$129,567

\* Demographic data derived from 2020 ACS - US Census



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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