

RETAIL FOR LEASE

CAR LOT

10975 Dixie Highway, Walton, KY 41094



PROPERTY DESCRIPTION

Lease comes with 2 buildings, two 12,000# lifts in a service garage. One lift is a four post drive-on and other is traditional lift but heavy duty. Service bay also has a double stacked drive in garage space behind the lift bays, service garage has high ceiling, AC and furnace for the space and plenty of lighting and power access. Other building is equipped with a restroom and also 5 sales offices. Tire shop next door. Property was a 20 year buy here pay here car dealership and then a 5 year indirect lending dealership. Most recent dealer moved to a larger facility so this property is proof that you can get into the car business and succeed. Lot can hold approx 50 cars for sale and could hold more if new tenant wants to remove landscaping.

PROPERTY HIGHLIGHTS

- Full service property with lifts and some tools. Next door to established service and tire shop.
- Massive organic traffic from surrounding neighborhoods and factories.
- Property has been car dealership for over 25 years.

OFFERING SUMMARY

Lease Rate:	\$6,500.00 SF/yr (NN)
Available SF:	2,307 SF
Lot Size:	1.32 Acres
Building Size:	2,307 SF

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	24	172	906
Total Population	65	473	2,577
Average HH Income	\$140,446	\$133,195	\$126,977

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.

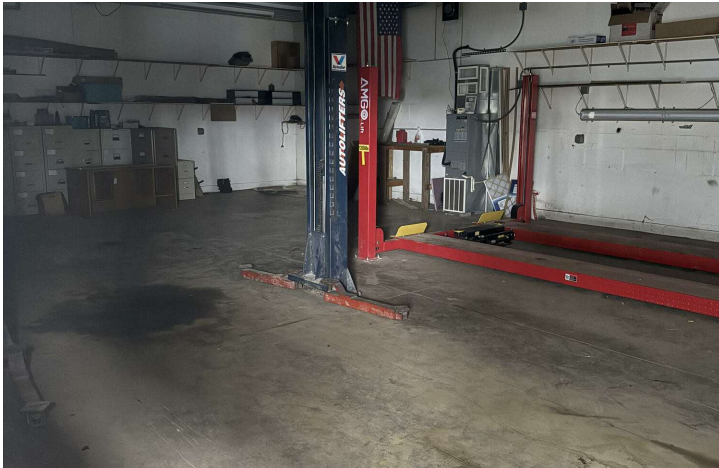
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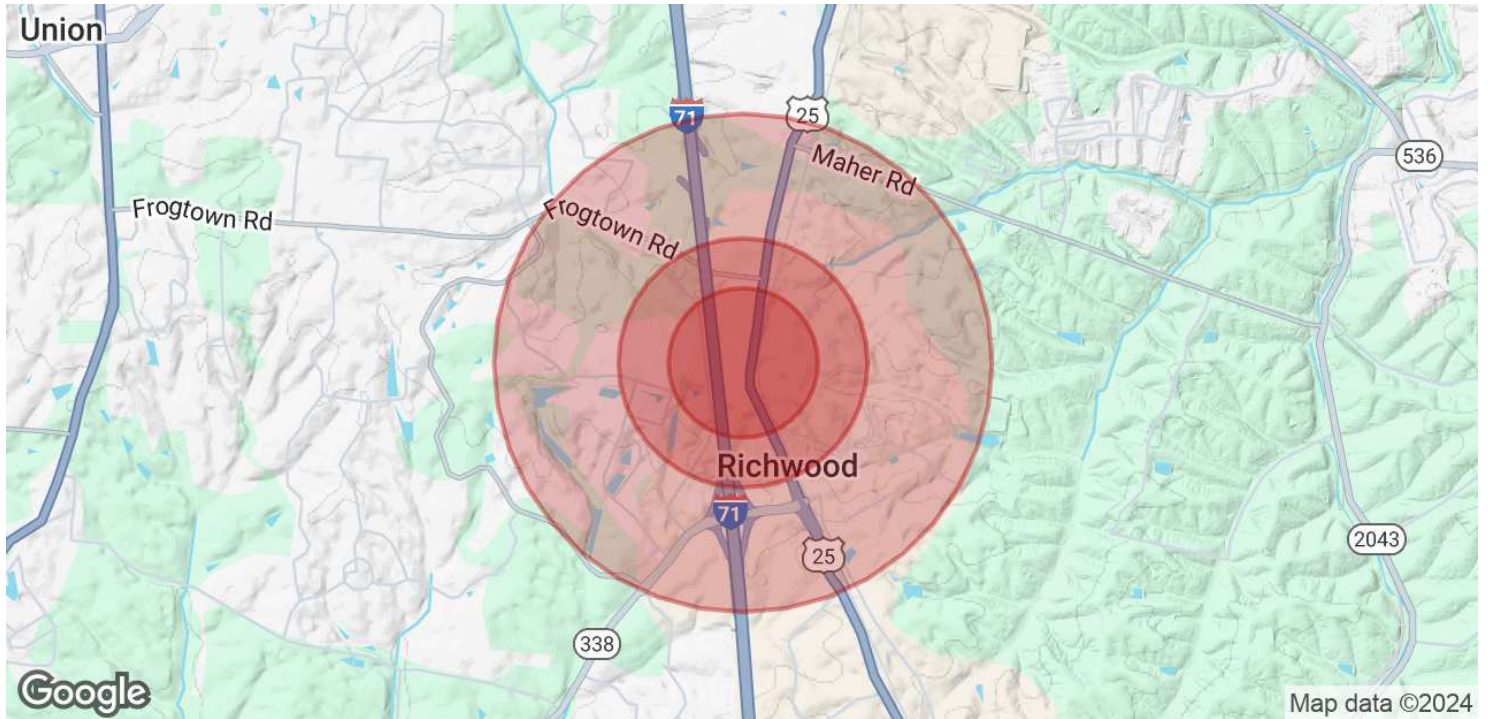
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	65	473	2,577
Average Age	44	43	41
Average Age (Male)	43	43	41
Average Age (Female)	44	43	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	24	172	906
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$140,446	\$133,195	\$126,977
Average House Value	\$478,198	\$437,678	\$381,153

Demographics data derived from AlphaMap

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