

SALE / LEASE

Louisa, KY Development Land

BLAIR WAY

Louisa, KY 41230

PRESENTED BY:

WESTON LOCKHART

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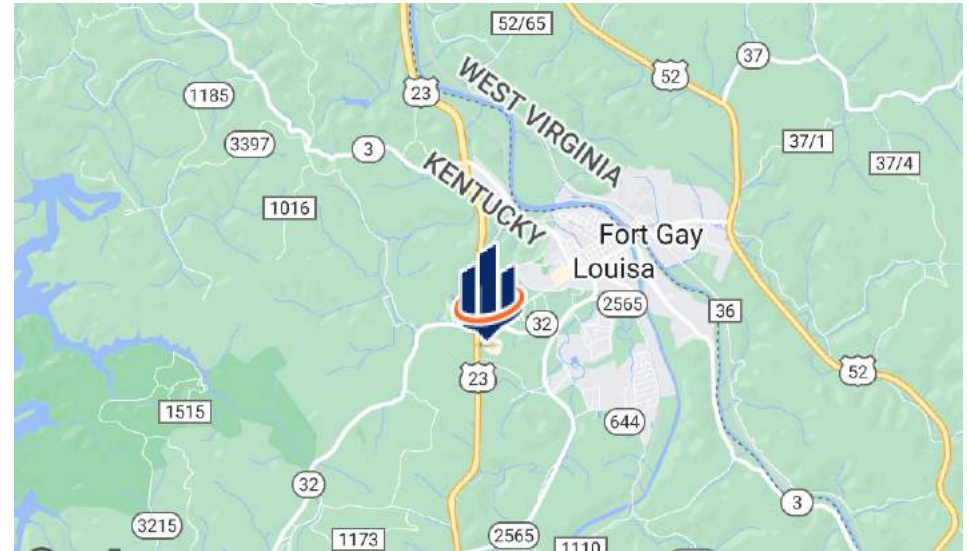
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject To Offer
LEASE RATE:	Negotiable
LOT SIZE:	1.24 Acres
ZONING:	Commercial

PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to offer a 1.2 acre Walmart Outparcel in Louisa, KY. This site has had all studies, surveys, etc. done already by ownership and should be a plug and play development site for an expanding retailer.

Come join retailers such as Walmart, Dairy Queen, Arby's, and others in this new to market opportunity! Eastern Kentucky is notorious for having high performing retail when concentrated around a traffic driver like a Walmart and this opportunity should be no different. High barrier to entry (topography), large geographic reach, and lack of alternatives will drive this development to perform very well.

For more information please contact Weston Lockhart at weston.lockhart@svn.com // 859.317.3538 or Nathan Dilly at nathan.dilly@svn.com // 859.420.5492

PROPERTY HIGHLIGHTS

- Walmart Outparcel
- 1.24 acre site with most DD materials delivered by seller
- Next to national retailers in Dairy Queen and Arby's
- Drive time for retail is expanded in Eastern Kentucky with limited options

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AERIAL



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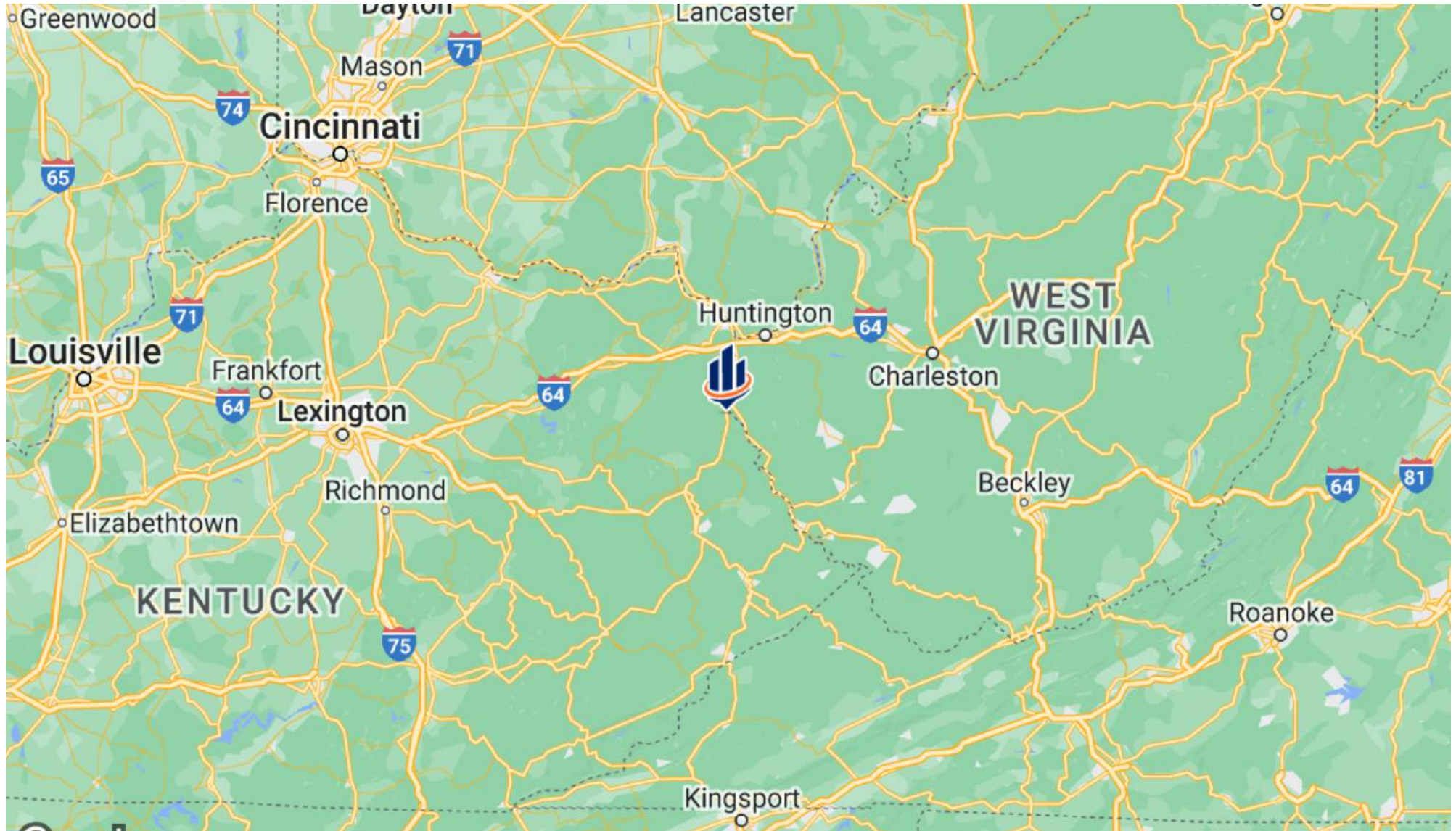
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LOCATION MAP



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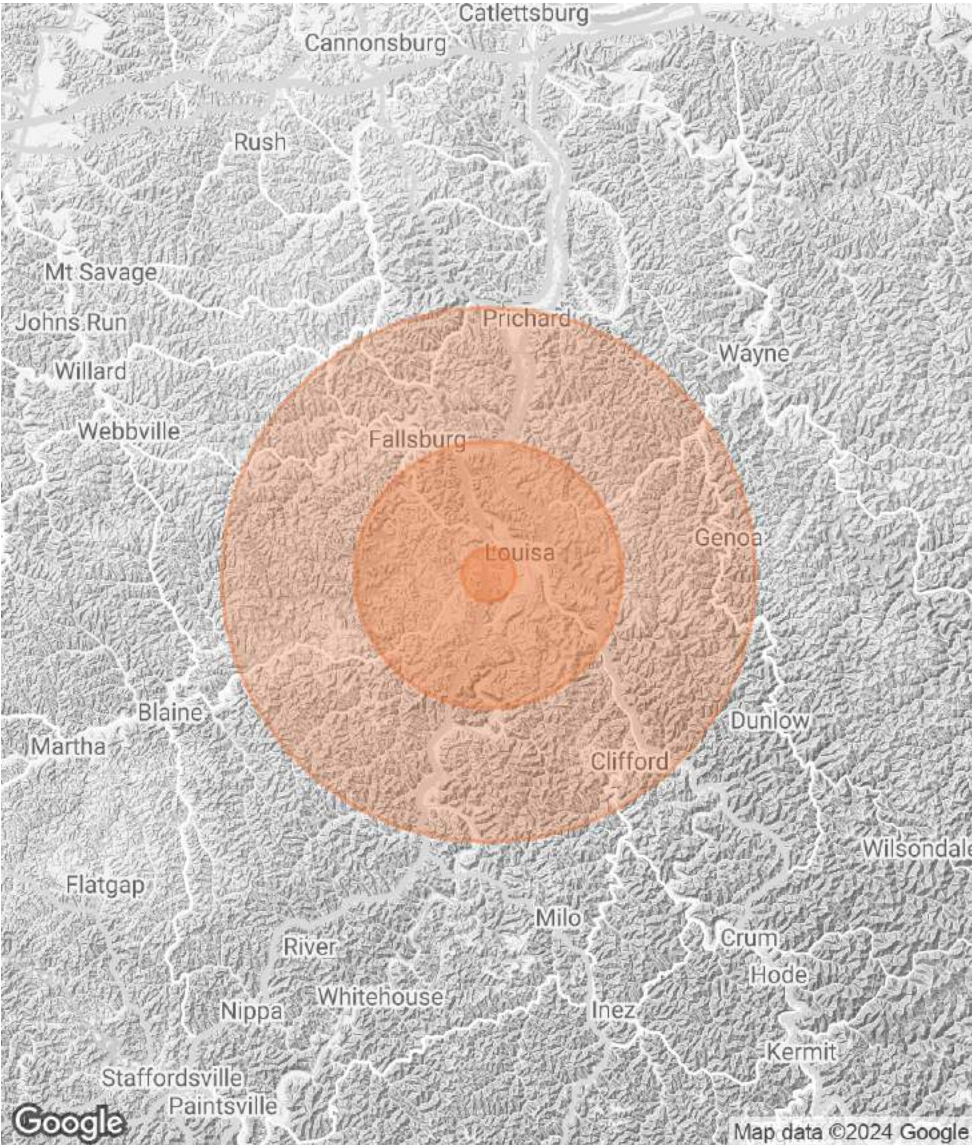
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	659	8,096	16,212
AVERAGE AGE	45.8	44.6	43.6
AVERAGE AGE (MALE)	41.3	41.7	41.8
AVERAGE AGE (FEMALE)	47.5	46.6	45.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	304	3,906	7,830
# OF PERSONS PER HH	2.2	2.1	2.1
AVERAGE HH INCOME	\$49,163	\$37,823	\$36,582
AVERAGE HOUSE VALUE	\$120,865	\$104,956	\$92,205

* Demographic data derived from 2020 ACS - US Census



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