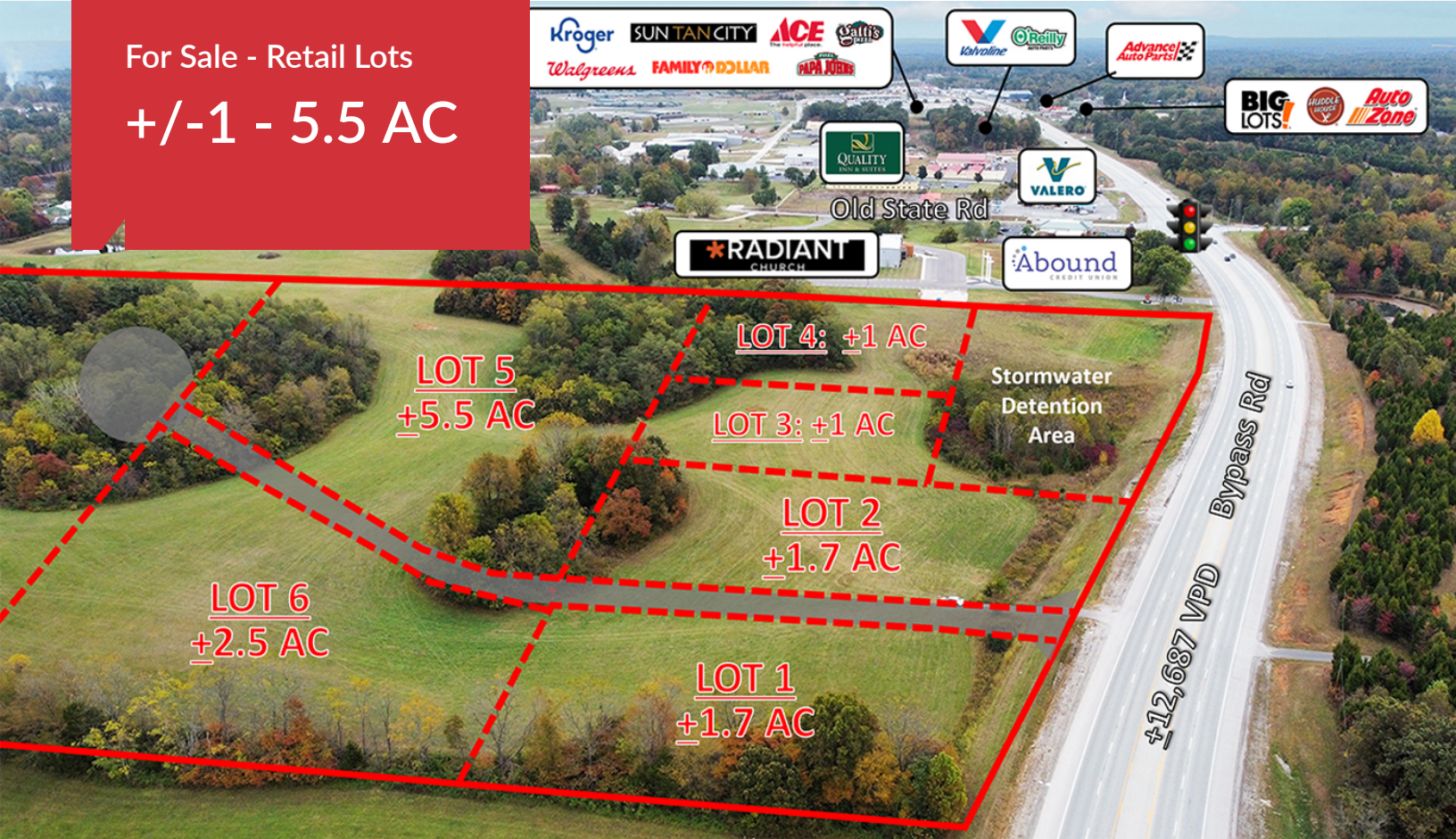


For Sale - Retail Lots

+/-1 - 5.5 AC



Retail Development Lots

1600 Bypass Rd

Brandenburg, Kentucky 40108

Property Highlights

- +/-1 AC up to 5.5 AC of retail development lots for sale
- Area retailers include Kroger, Save-a-Lot, Big Lots, Dollar General, Walgreens, McDonald's, Taco Bell and more
- Nucor Steel Brandenburg is a new 1,500,000 SF state-of-the-art steel plate mill located in the Buttermilk Falls Industrial Park and employs 440 employees; Nucor is a \$1.7B capital investment with operating facilities in the United States, Canada and Mexico
- Located 46 miles southwest of Louisville
- Zoned C-2 Highway Commercial

AVAILABLE LOTS

Lot	Price	Size (AC)
Lot 1	\$875,000	1.7
Lot 2	\$875,000	1.7
Lot 3	\$500,000	1
Lot 4	\$500,000	1
Lot 5	Contact Agent	5.5
Lot 6	Contact Agent	2.5

For more information

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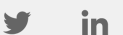
Jamie Adams, CCIM, Vice President

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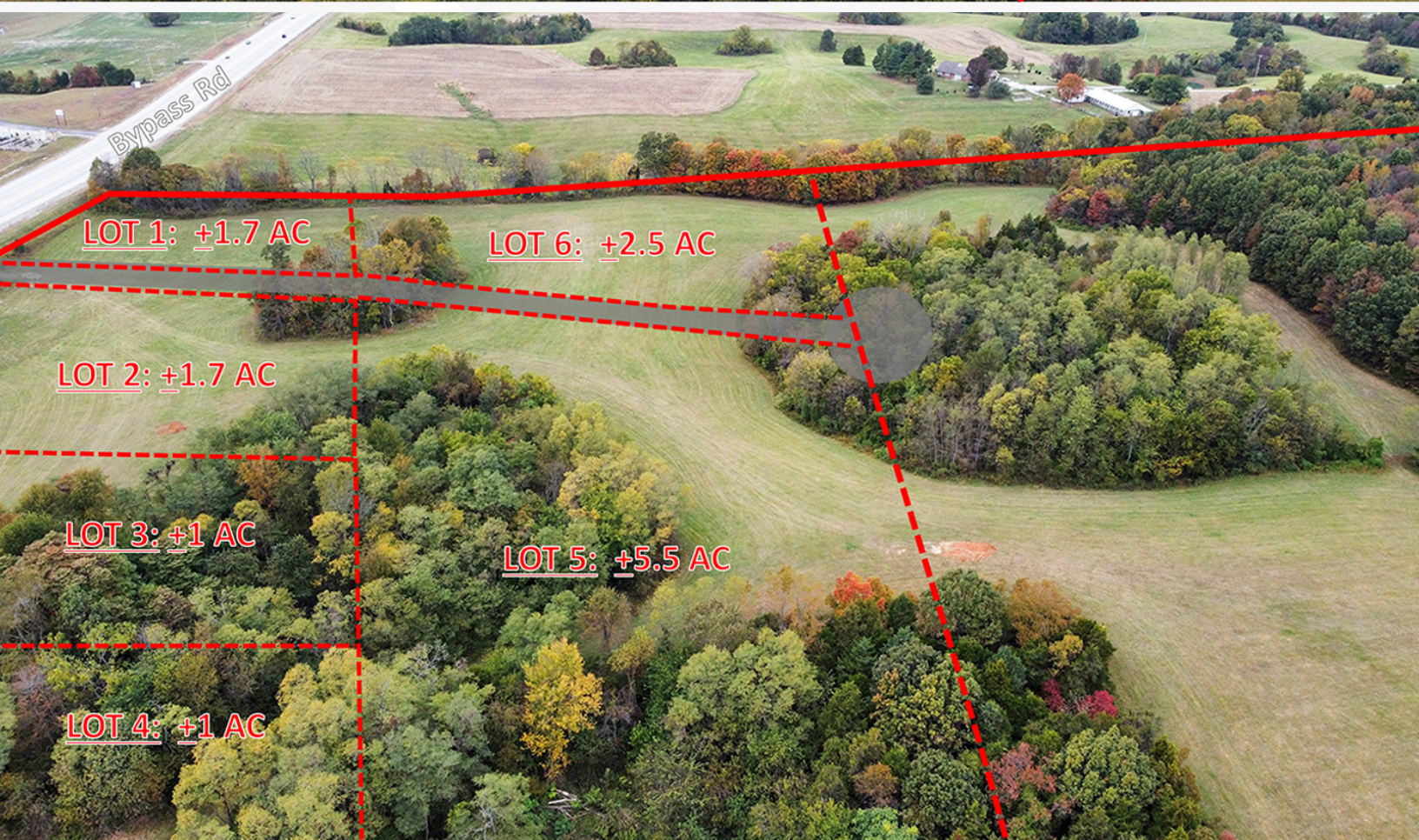
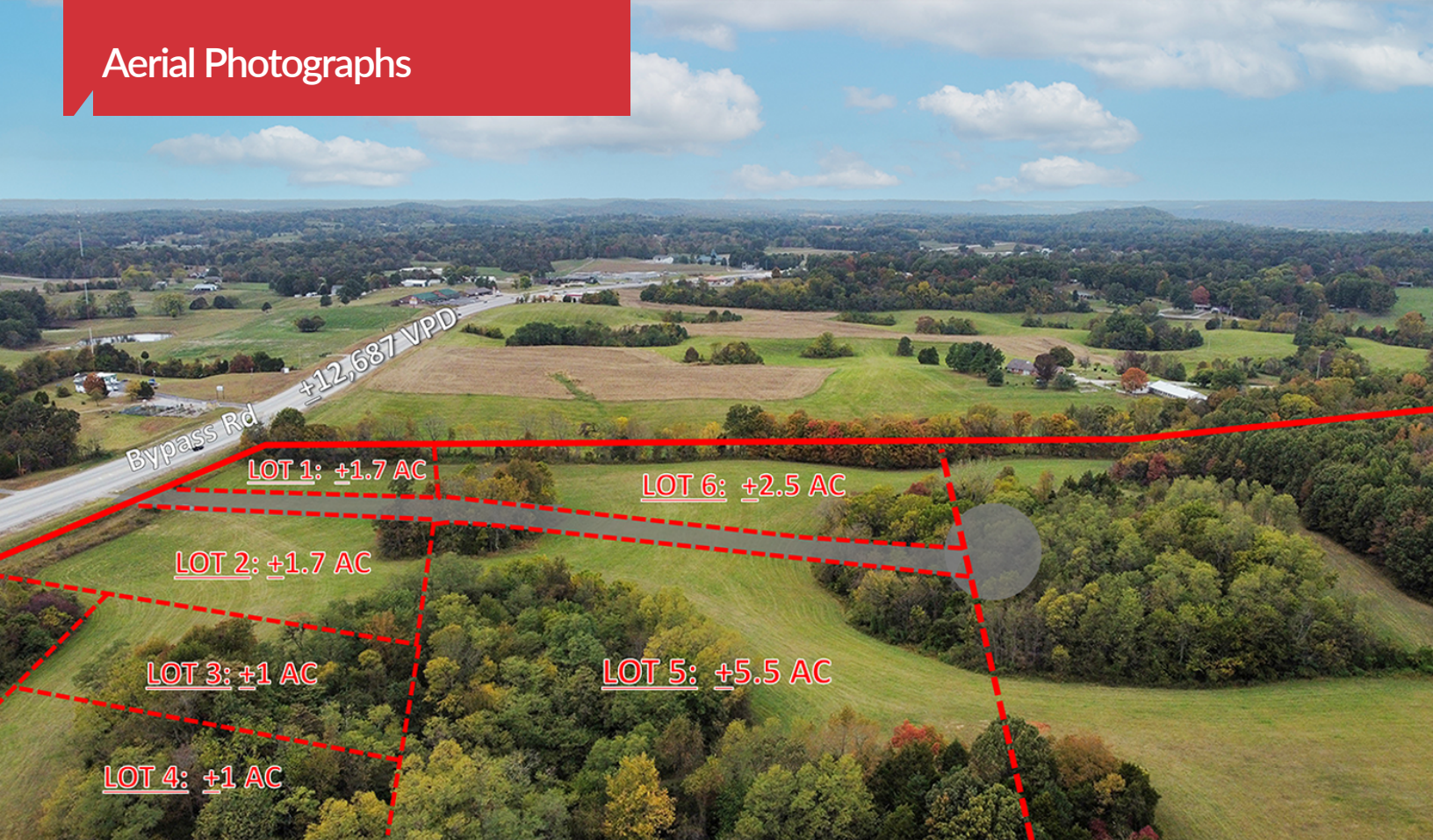


Commercial Real Estate Services, Worldwide.

771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel
naiisaac.com



Aerial Photographs

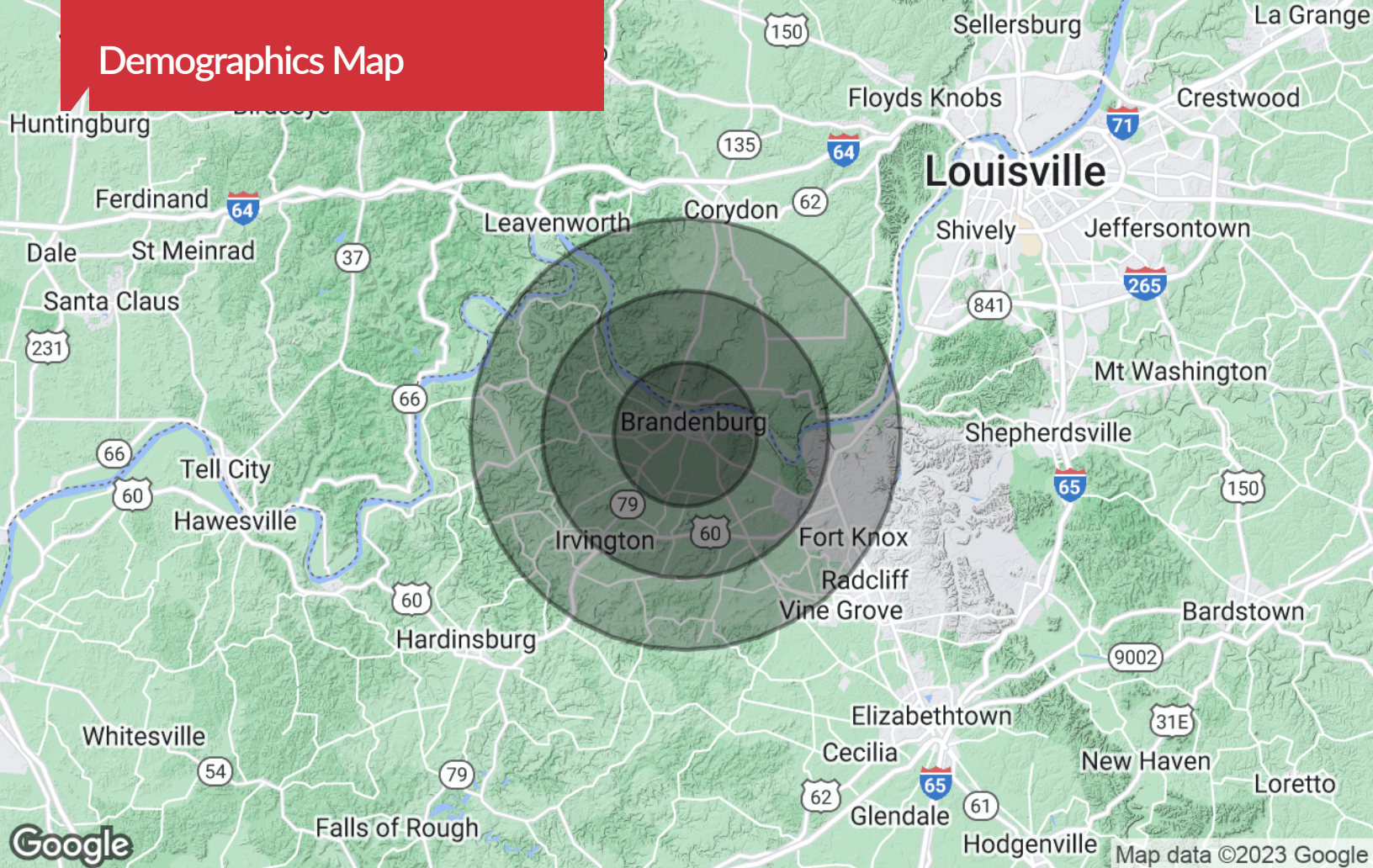




Location Maps



Demographics Map



Population

	5 Miles	10 Miles	15 Miles
TOTAL POPULATION	11,595	26,259	53,159
MEDIAN AGE	42.0	41.4	39.7
MEDIAN AGE (MALE)	39.0	39.5	38.1
MEDIAN AGE (FEMALE)	44.1	42.9	41.1

Households & Income

	5 Miles	10 Miles	15 Miles
TOTAL HOUSEHOLDS	4,439	9,989	19,665
# OF PERSONS PER HH	2.2	2.3	2.3
AVERAGE HH INCOME	\$84,324	\$83,944	\$85,056
AVERAGE HOUSE VALUE	\$165,211	\$156,147	\$133,483

Race

	5 Miles	10 Miles	15 Miles
% WHITE	97.6%	96.5%	92.3%
% BLACK	1.6%	2.2%	5.3%
% ASIAN	0.3%	0.2%	0.8%
% HAWAIIAN	0.0%	0.0%	0.2%
% INDIAN	0.2%	0.3%	0.4%
% OTHER	0.2%	0.7%	1.2%

Ethnicity

	5 Miles	10 Miles	15 Miles
% HISPANIC	1.5%	1.7%	5.5%

* Demographic data derived from 2023