

## For Lease

3,600 SF | Contact Agent

Retail Pad Site w/Freestanding Restaurant



## Retail Pad Site With Freestanding Restaurant

707 N 3rd St

Bardstown, Kentucky 40004

### Summary

Lease Rate:	Contact Agent
Building Size:	3,600 SF
Lot Size:	1.47 Acres

### Property Highlights

- +/-3,600 SF freestanding second generation restaurant with drive-thru currently in place
- Situated on +/- 1.47 AC redevelopment and subdivision opportunities available
- Prime location in the market on N Third Street with +/-16,000 VPD in front of the site
- Within close proximity to downtown Bardstown and surrounding residential and employers
- Area retailers include Kroger, Marshalls, Tractor Supply, AutoZone, Norton Healthcare and more
- Contact agent for more details

### For More Information

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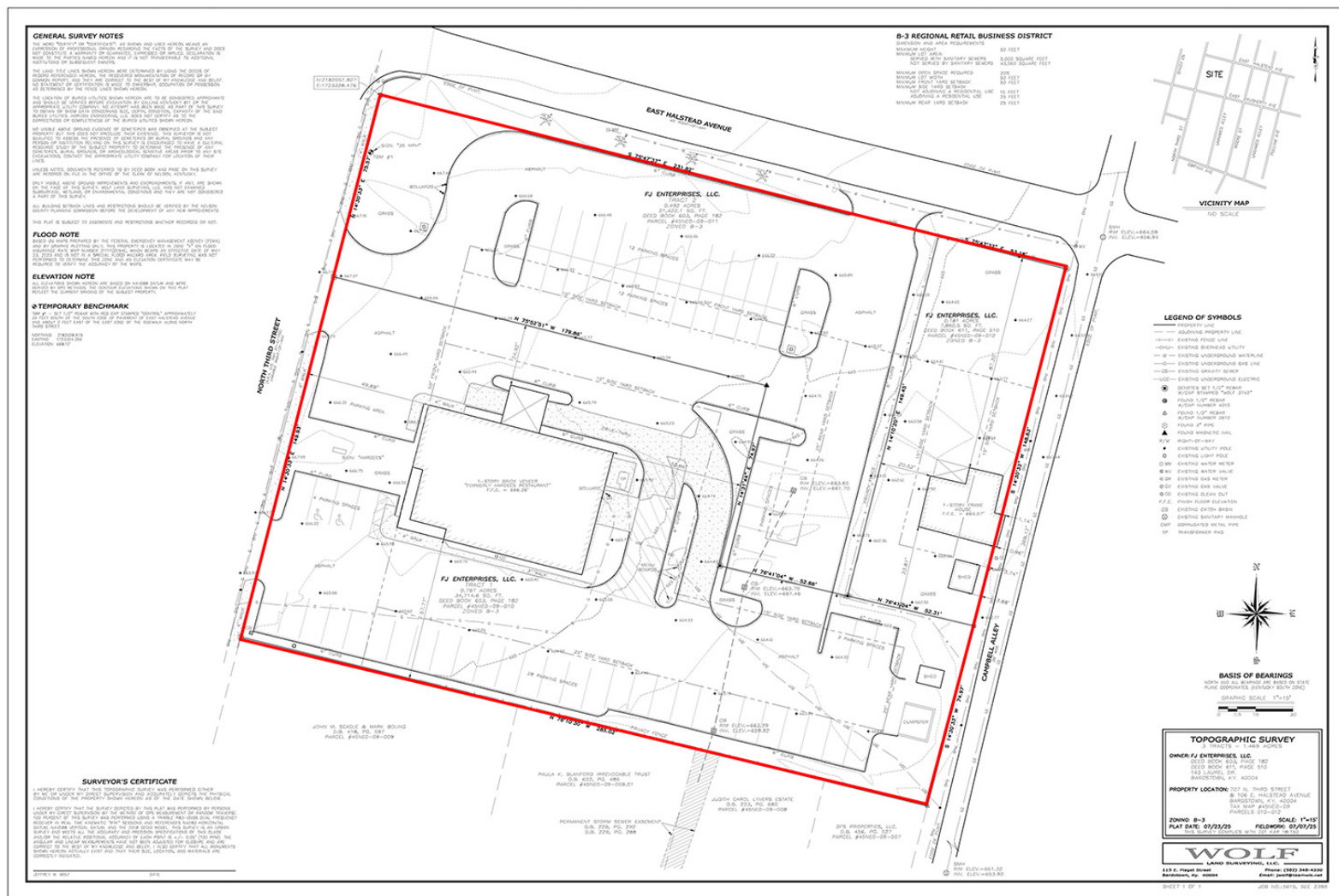


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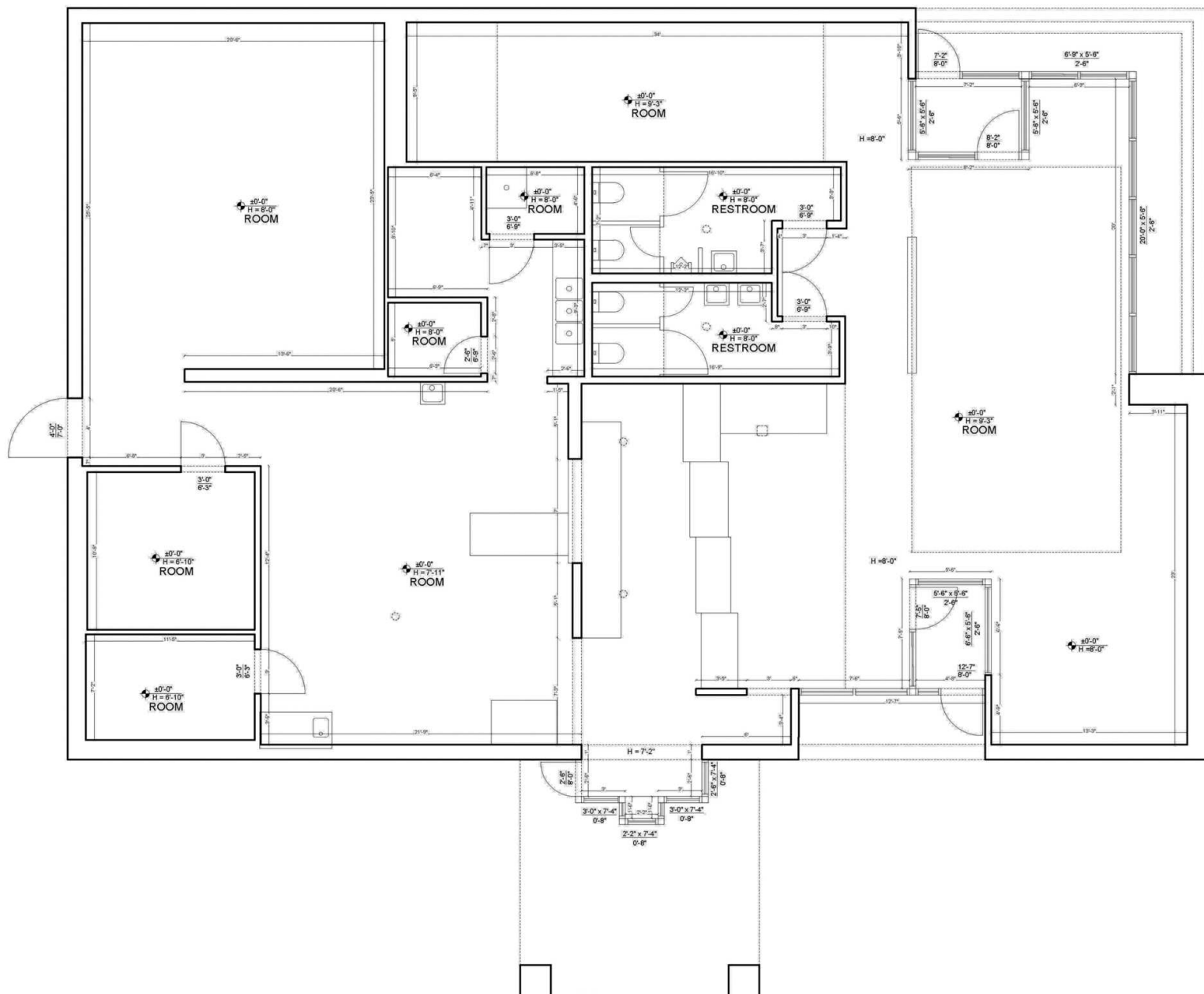
Retail Space

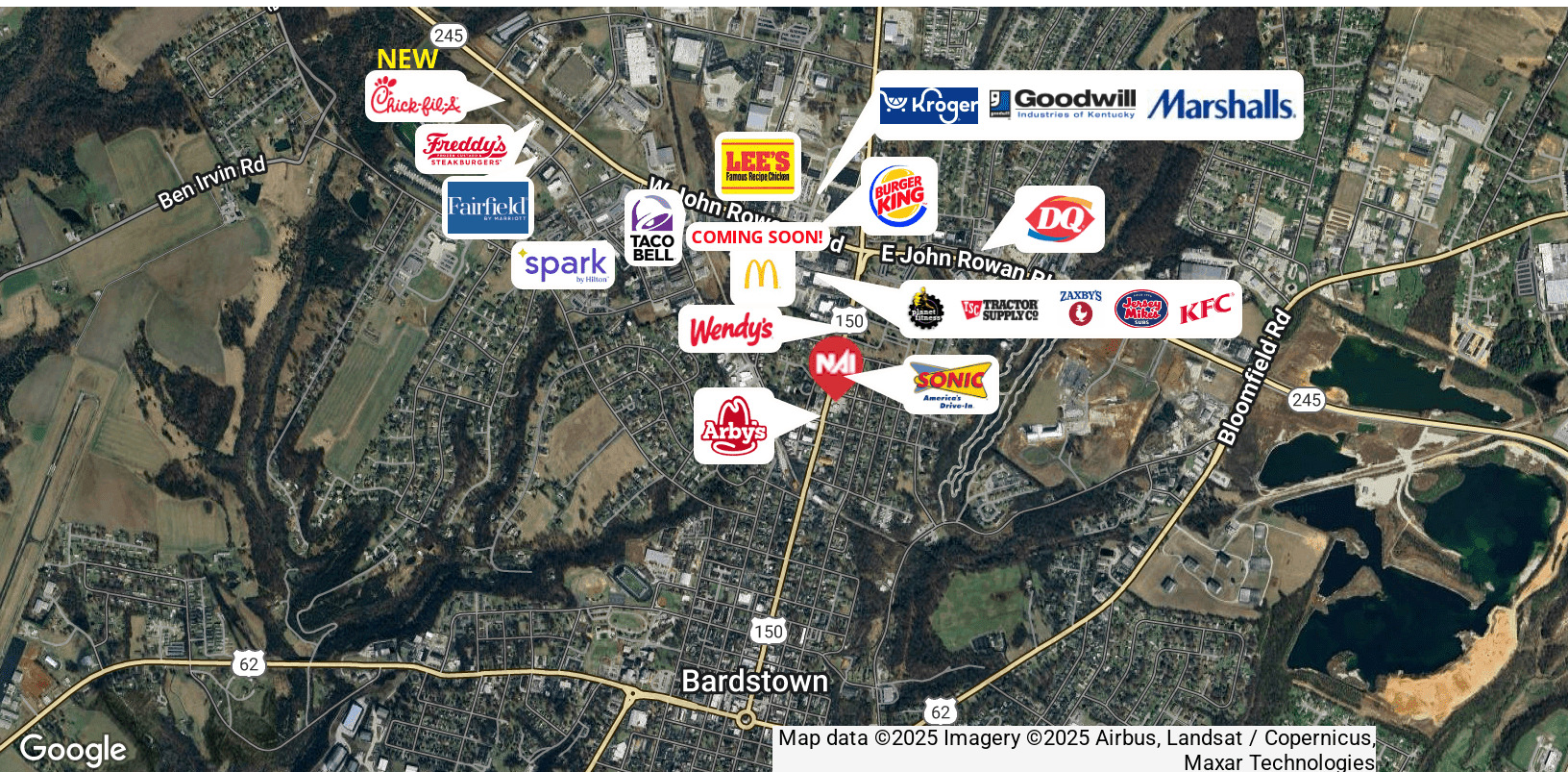


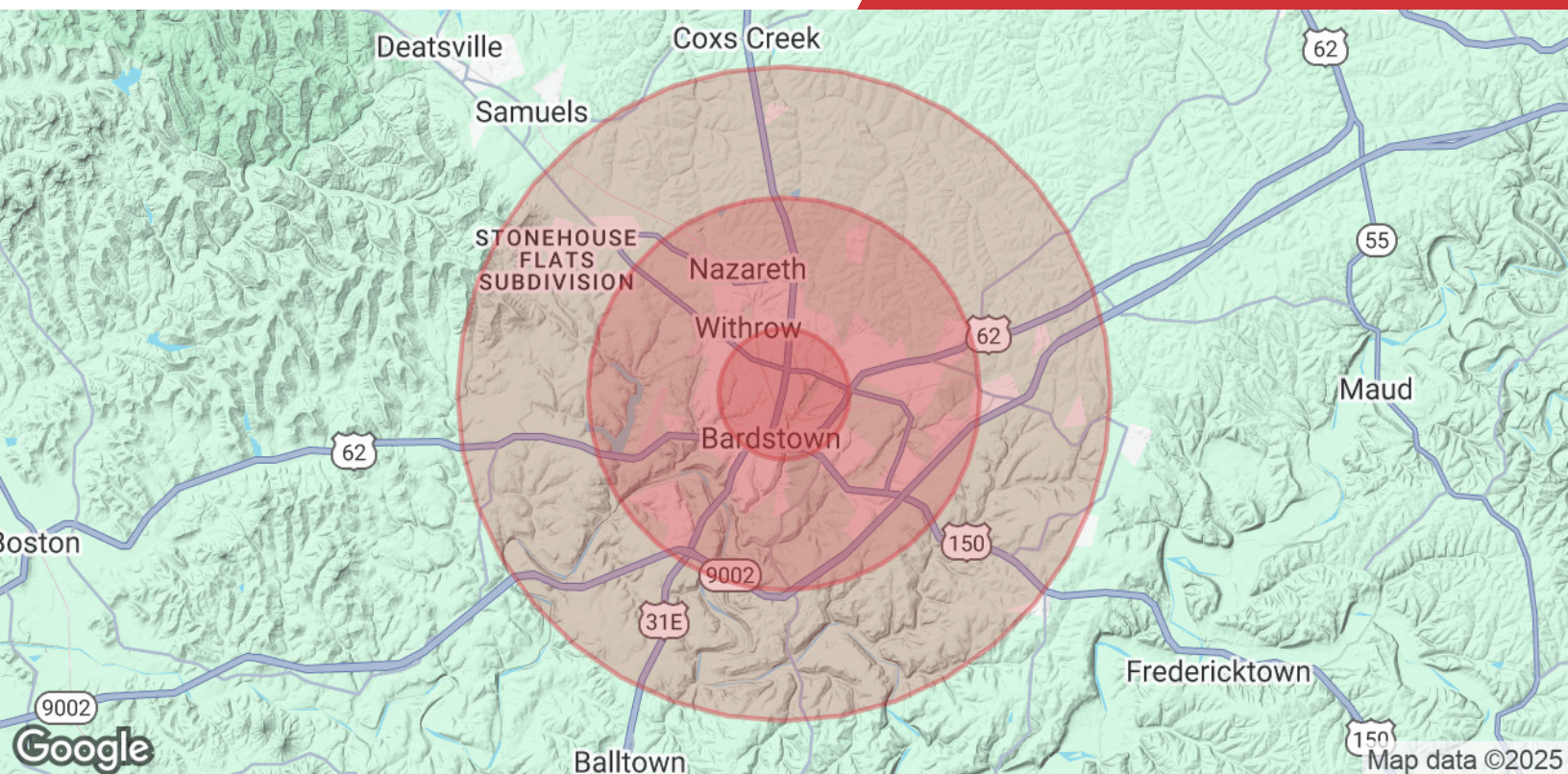


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### Population

	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	5,513	18,154	26,780
<b>Average Age</b>	40	40	41
<b>Average Age (Male)</b>	38	38	39
<b>Average Age (Female)</b>	42	41	42

### Households & Income

	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	2,245	7,345	10,770
<b># of Persons per HH</b>	2.5	2.5	2.5
<b>Average HH Income</b>	\$84,963	\$86,957	\$91,946
<b>Average House Value</b>	\$227,522	\$223,110	\$232,046

*Demographics data derived from AlphaMap*