



## .914 AC Outlot On US 60

3620 Lexington Road  
Versailles, Kentucky 40383

### Property Highlights

- .914 AC outlot on US 60 for sale or ground lease
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- Located on US 60 adjacent to Clark's Pump N Shop, Dairy Queen and .4 miles from Blue Grass Parkway
- Speedway and Shell are across the street
- Traffic count of 39,277 ('21) VPD
- Zoned B-5, Highway Interchange Service
- Sale Price: \$275,000
- Ground Lease Rate: \$2,100 per month NNN

### Offering Summary

Sale Price:	\$275,000
Ground Lease Rate:	\$2,100/month NNN
Total Lot Size:	0.914 Acres

### For More Information

**Jim Kemper**

Vice President

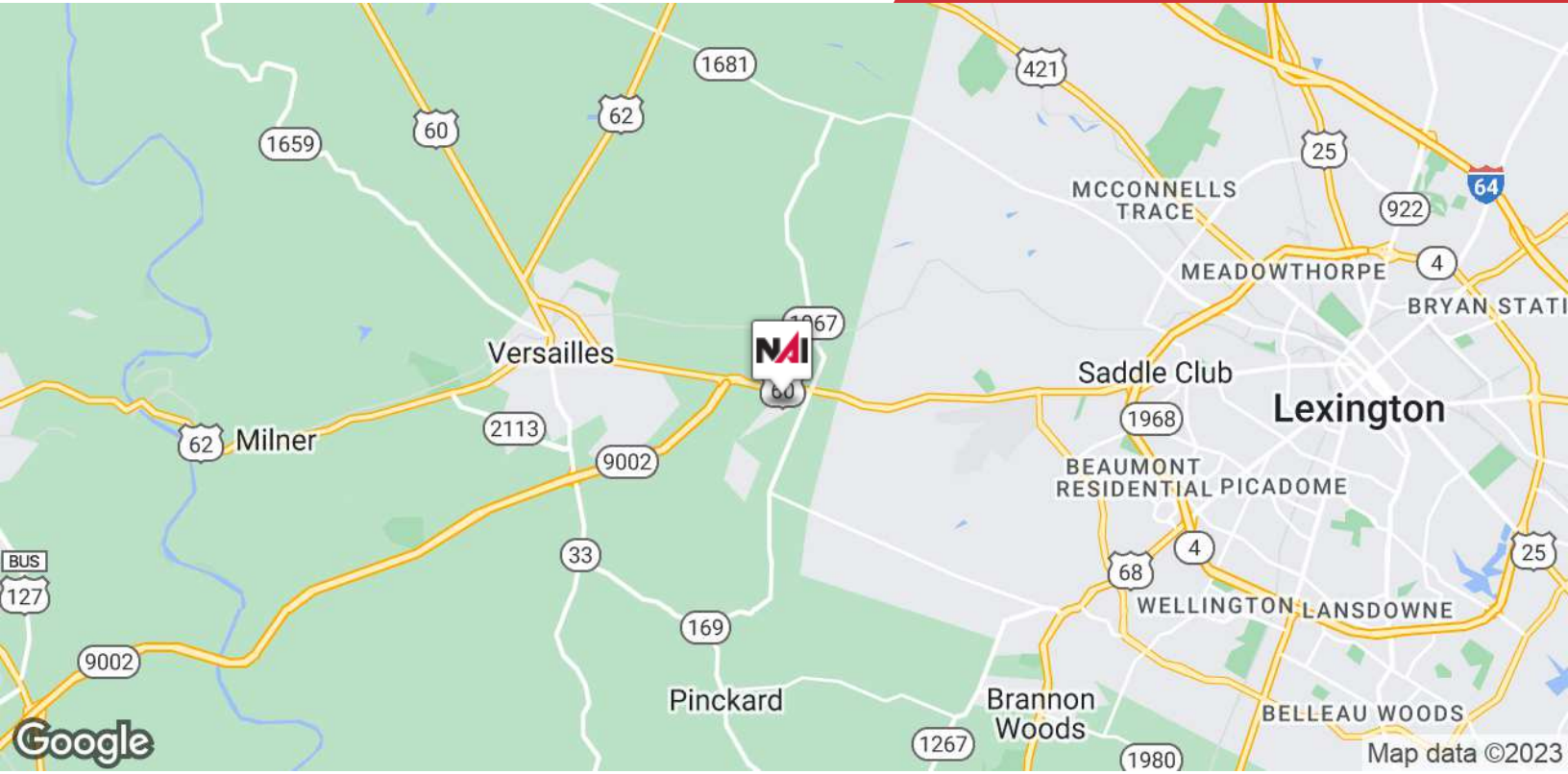
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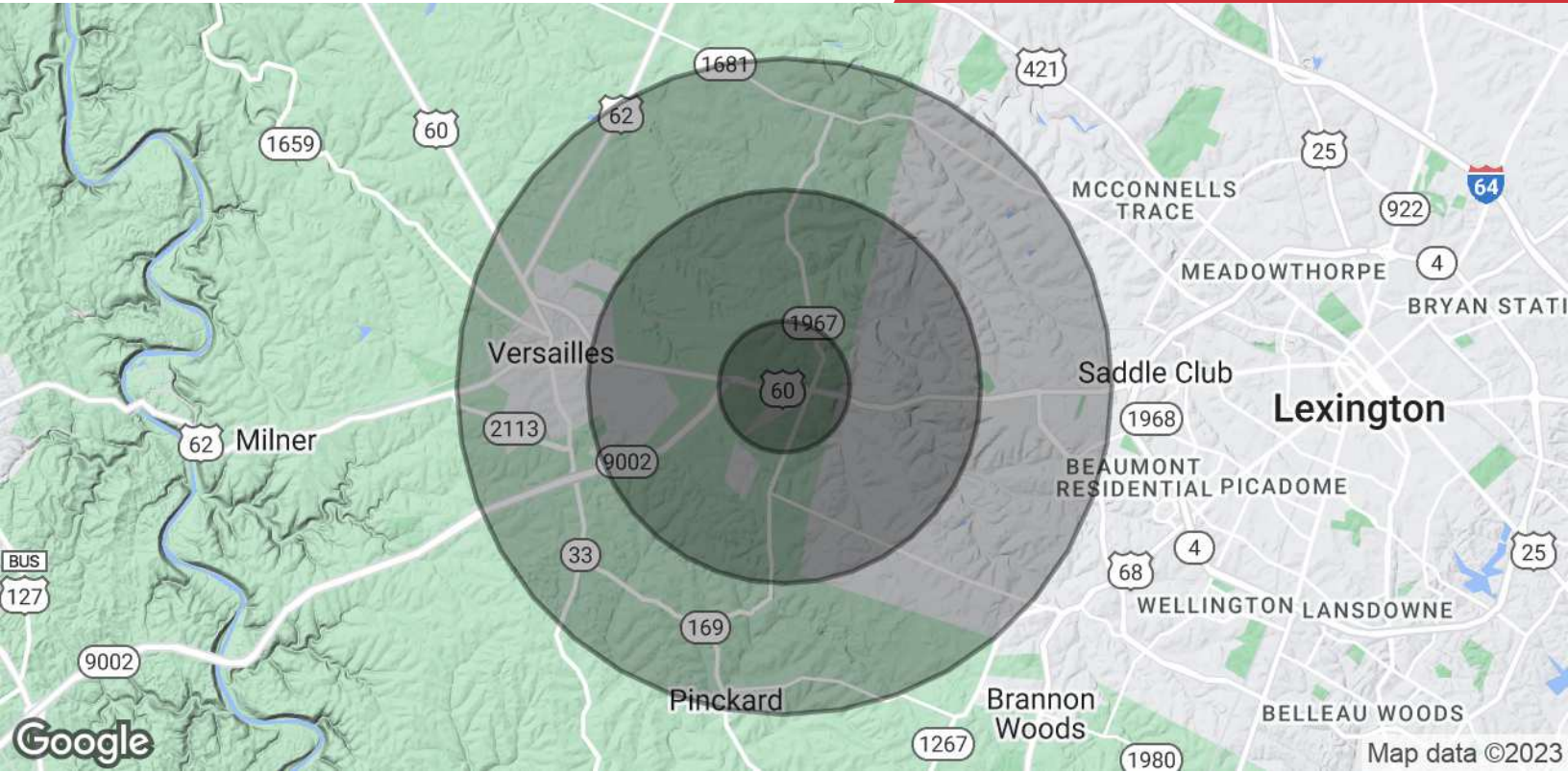
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	1 Mile	3 Miles	5 Miles
<b>Population</b>			
<b>Total Population</b>	1,256	6,816	21,190
<b>Average Age</b>	41.5	42.6	43.1
<b>Average Age (Male)</b>	41.8	42.1	43.1
<b>Average Age (Female)</b>	41.0	42.4	43.2
<b>Households &amp; Income</b>			
<b>Total Households</b>	426	2,563	8,747
<b># of Persons per HH</b>	2.9	2.7	2.4
<b>Average HH Income</b>	\$98,857	\$106,455	\$98,746
<b>Average House Value</b>	\$827,679	\$426,173	\$390,860

\* Demographic data derived from 2022 STDB