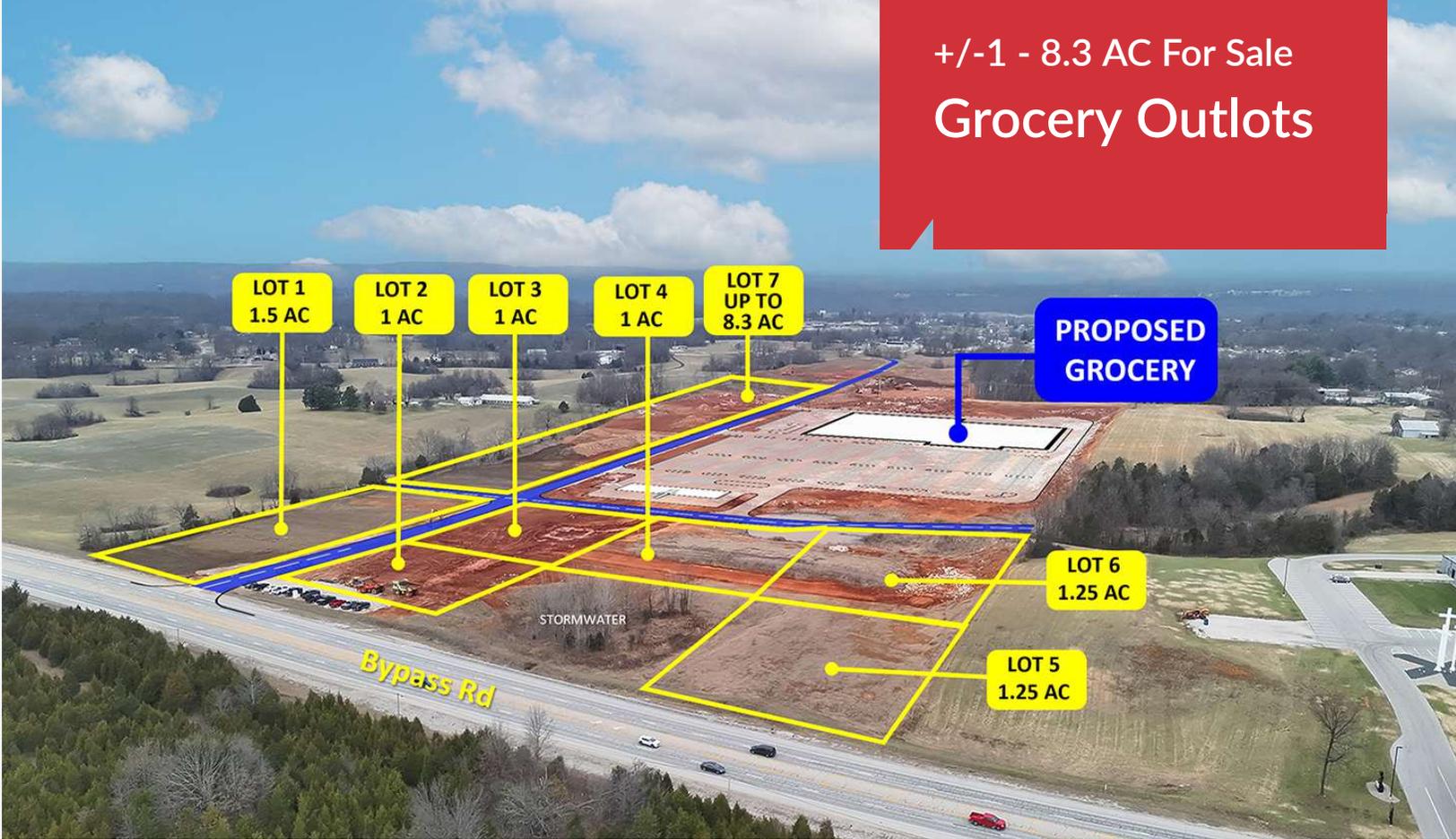


+/-1 - 8.3 AC For Sale Grocery Outlots



Proposed Grocery Anchored Retail Outlots

1600 Bypass Rd
 Brandenburg, Kentucky 40108

Property Highlights

- Proposed grocery construction to begin 2026
- +/-1 AC up to 8.3 AC of retail development lots for sale
- Area retailers include 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
- Contact agent for details

AVAILABLE LOTS

Lot 1	1.5
Lot 2	1
Lot 3	1
Lot 4	1
Lot 5	1.25
Lot 6	1.25
Lot 7	8.3

For more information

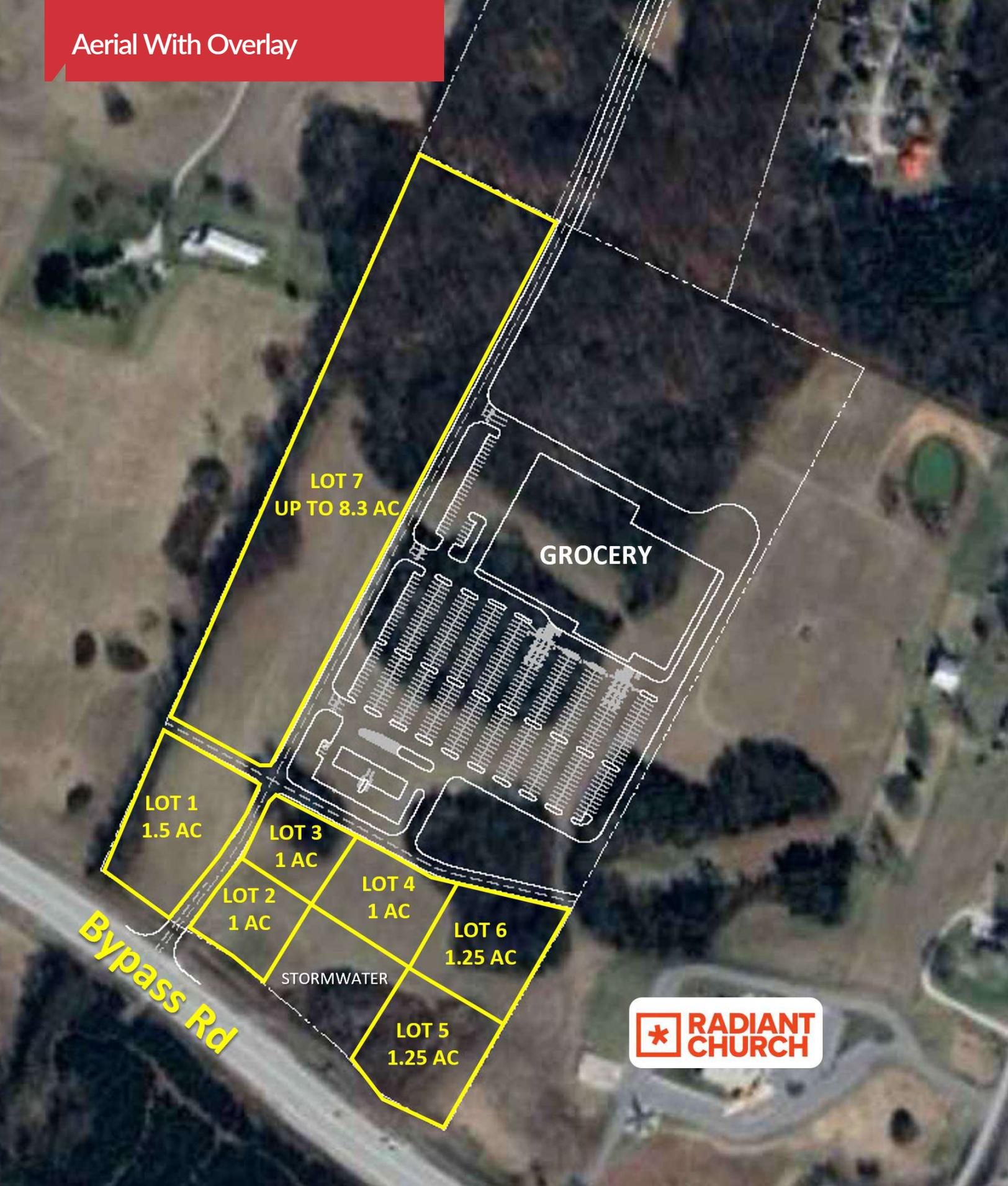
J.L. Cannady, CCIM

Vice President
 C: 270 945 2029
 jlcannady@naisaac.com

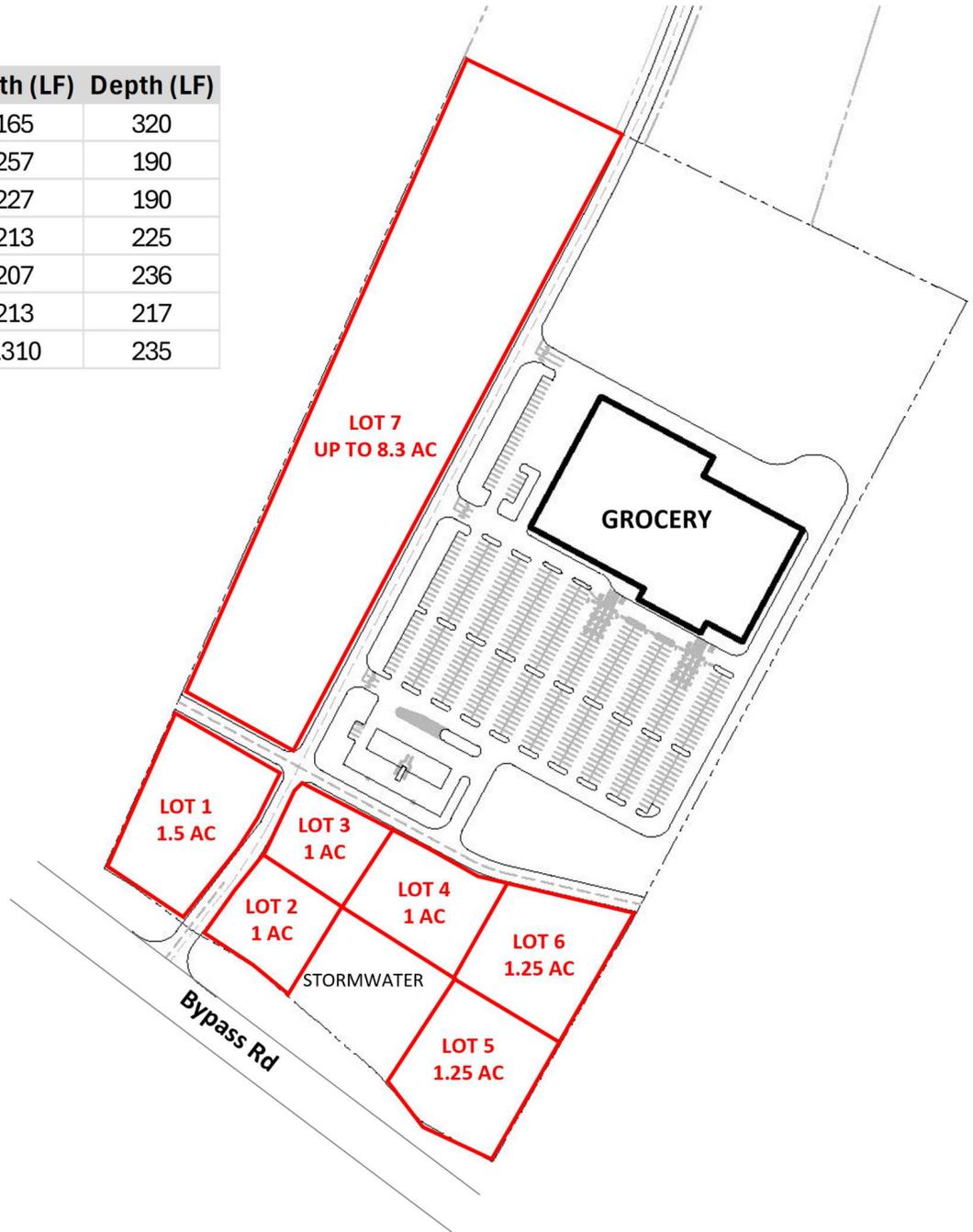
Jamie Adams, SIOR, CCIM

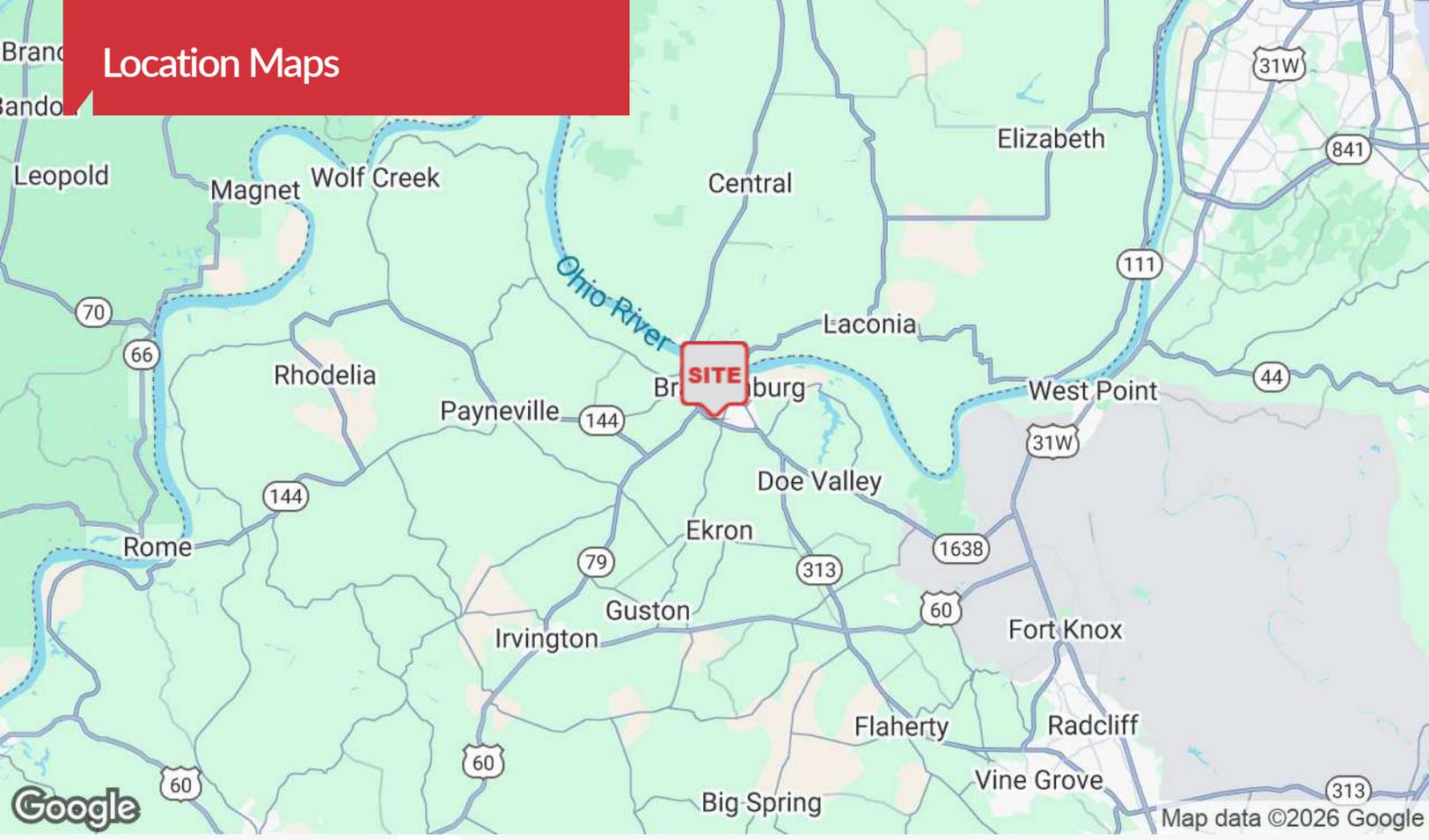
Vice President
 C: 859 396 5468
 jadams@naisaac.com

Aerial With Overlay

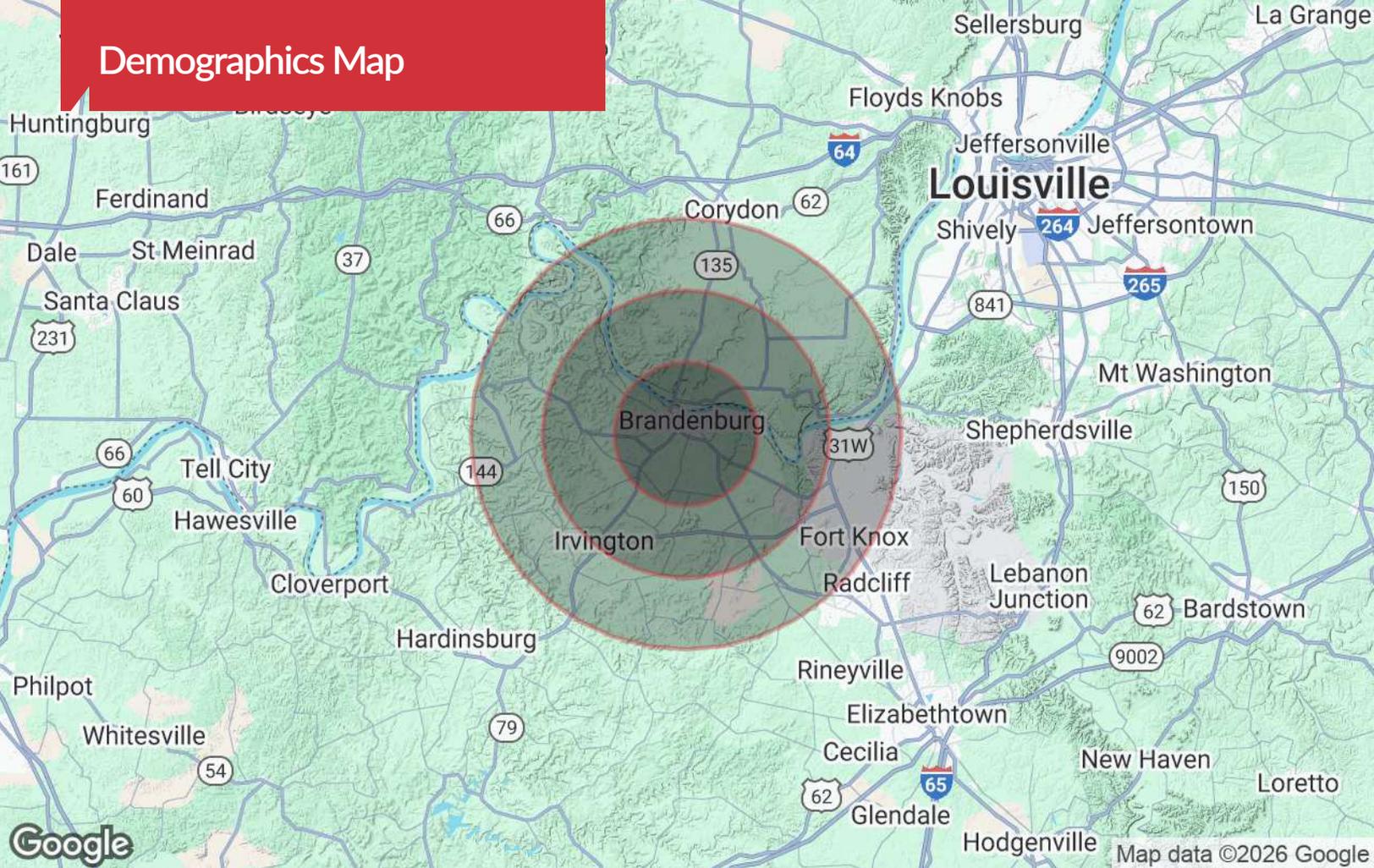


Lot #	Size (ac)	Width (LF)	Depth (LF)
1	1.5	165	320
2	1	257	190
3	1	227	190
4	1	213	225
5	1.25	207	236
6	1.25	213	217
7	8.3	1310	235





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

* Demographic data derived from 2025