

RETAIL PROPERTY FOR SALE / LEASE

23 CEDAR CREEK DRIVE

OWINGSVILLE, KY 40360



GORDY HOAGLAND, CCIM

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CONNOR HOBBS

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WHITE OAK
COMMERCIAL REAL ESTATE

Owingsville, KY 40360

For Sale & Lease



PROPERTY DESCRIPTION

11,844 total square feet available for sale or lease. The former Dollar General space is 8,000 SF, plus there are two additional +-1,900 SF spaces next door. Very unique opportunity to own property close to I-64 in Owingsville, Kentucky's busiest area. 1.5 Acres with plenty of parking.

PROPERTY HIGHLIGHTS

- For Lease: 7.95/ SF +NNN
- +- 11,844 SF for Lease
- Plenty of parking
- 49 minutes to Lexington
- 16 minutes to Mt. Sterling
- 22 minutes to Morehead

OFFERING SUMMARY

Sale Price:	\$430,000
Lease Rate:	\$7.95 SF/yr (NNN)
Available SF:	11,844 SF
Building Size:	11,844 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	576	1,160	2,061
Total Population	1,443	2,964	5,425
Average HH Income	\$62,000	\$64,954	\$70,384

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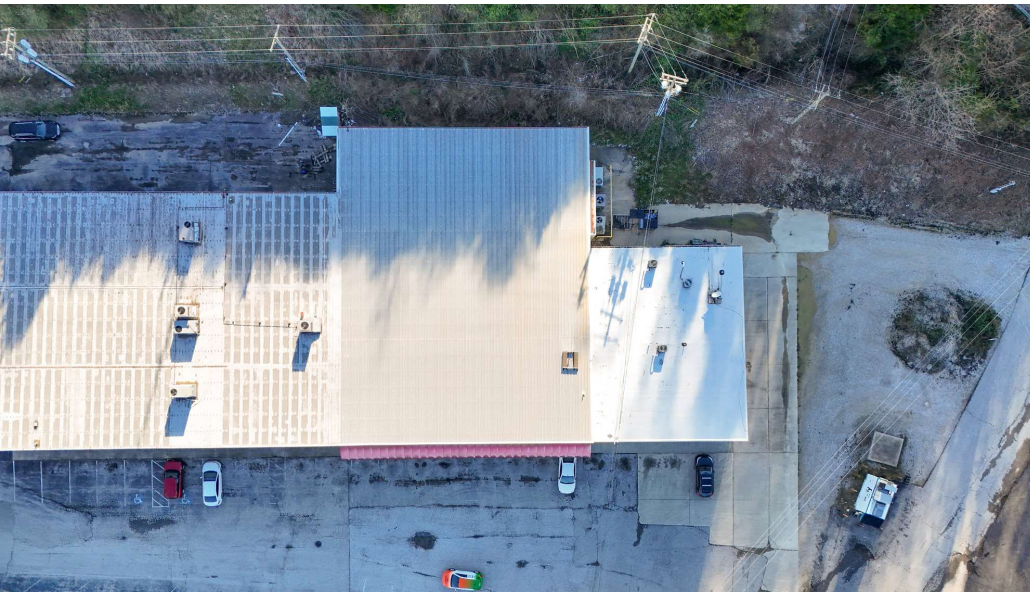
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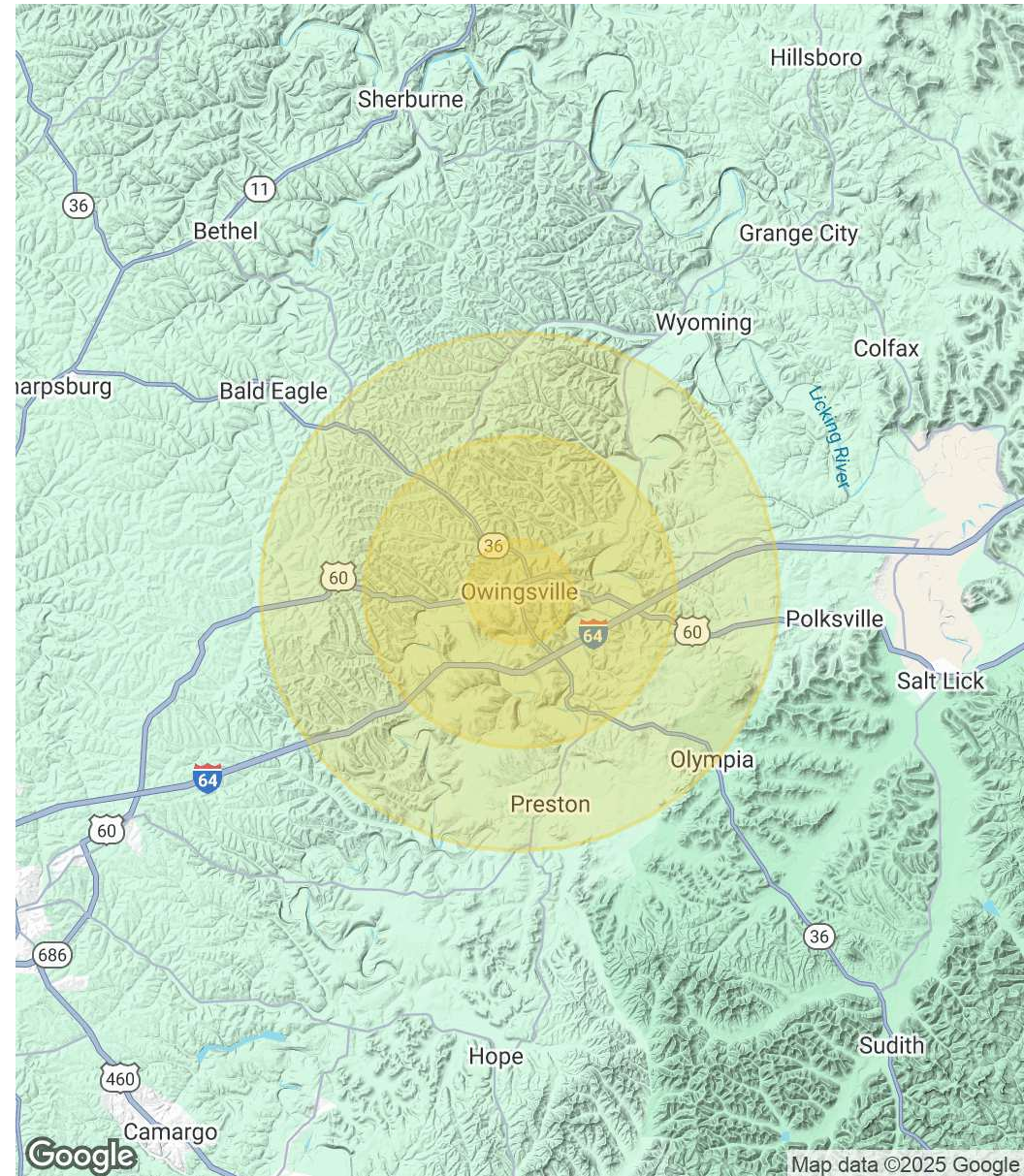
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,443	2,964	5,425
Average Age	42	41	40
Average Age (Male)	39	39	39
Average Age (Female)	43	43	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	576	1,160	2,061
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$62,000	\$64,954	\$70,384
Average House Value	\$124,857	\$125,202	\$130,357

Demographics data derived from AlphaMap



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