



Former Bank Branch

27989 US Highway 119

South Williamson, Kentucky 41503

Property Highlights

- +/- 4,500 SF freestanding retail/office building on +/-1.6 AC situated at the corner of Southside Mall Road and US Hwy 119
- Layout includes large lobby & teller area, 8 private offices, 2 restrooms, file room and vault
- 28 existing parking spaces plus drive-thru
- Two access points with high visibility and pole signage available
- Adjacent to Dollar Tree and Food City with Southside Mall, Walmart, McDonald's and Arby's nearby
- Traffic count of +/-10,848 ('20) VPD on US Highway 119
- Sale Price: \$467,000

Offering Summary

Sale Price:	\$467,000
Building Size:	+/-4,500 SF
Lot Size:	+/-1.6 Acres

For More Information

Jim Kemper

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Paul Ray Smith, Jr

Executive Vice President
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For Sale

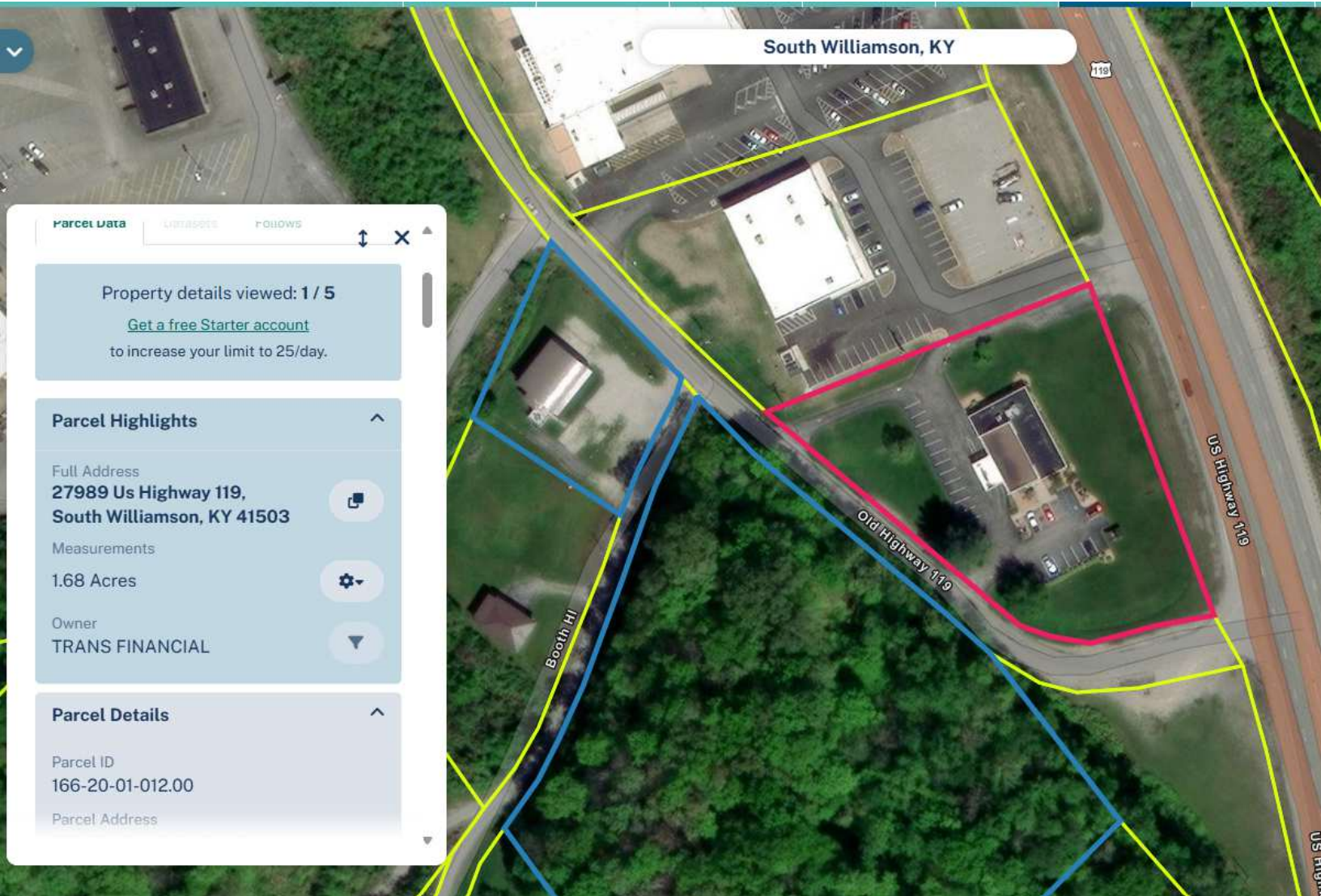
4,500 SF | \$467,000

Freestanding Building



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The Land referred to herein below is situated in the County of Pike, State of Kentucky, and is described as follows:

Tract 1:

A certain tract or parcel of land lying and being above five hundred (500) feet Northwest of the intersection of Kentucky 194 and US 119 at Meta on Johns Creek, in Pike County, Kentucky, more particularly bounded and described as follows:

BEGINNING at the Northeast corner of lands of the Citizens Bank of Pikeville, Kentucky, the Southerly right of way line of US 119 and the Northwest corner of lands of said Millard Maynard; Thence North 63° 30' West, 31.64 feet to a steel axle; Thence leaving said right of way line and severing the lands of said Maynard South 5° 50' 40" East, 241.37 feet to a ¾ inch iron pipe in a filed, referenced South 63° 14' 50" West, 82.00 feet from a gas well; Thence 35.00 feet to a 13 inch leaning apple tree and the approximate westerly side of an obscure old Country road, the common property line between said Bank and said Maynard; Thence with said common property line Northerly to the point of beginning, containing 0.22 acres, more or less.

Being the same property acquired by Trans Financial Bank (successor by merger with the Citizens Bank of Pikeville) by that certain Deed, dated January 23, 1975, of record in Deed Book 526, Page 78, in the Office of the Clerk of Pike County, Kentucky.

Tract 2:

Lying and being on the waters of Pond Creek, near the Goody Community in Pike County, Kentucky; being bounded on the South, east and West by the right of way of the Commonwealth of Kentucky along both existing and new US 119 (currently under construction), and on the North by Goody Auto Sales, being more particularly described as follows:

BEGINNING at a concrete right of way marker located in the North right of way of a 20 foot approach left of station 1266+50 or new US 119, said point being located 30.00 feet right of station 53+00 of the approach; Thence South 84°13'05" East 64.04 feet to a concrete right of way marker 193.00 feet left of station 1267+00 of new US 119; Thence, North 78°20'52" East 65.44 feet to a concrete right of way marker 128.00 feet left of station 1267+00; Thence North 24°14'11" West 104.34 feet to a concrete right of way marker 137.00 feet left of station 1268+09; Thence, North 29°31'23" West 182.55 feet to a point in the right of way line 160.00 feet left of station 1270+00; Thence, North 20°48'17" West 16.08 feet to a concrete right of way marker 159.00 feet left of station 1270+17; Thence, South 71°27'39" West 33.00 feet to a concrete right of way marker 192.00 feet left of station 1270+17; said concrete marker also being a corner to Goody Auto Sales; Thence, with Goody Auto Sales line South 64°28'44" West 204.74 feet along a chain link fence to a point in the North right of way existing US 119, said point being located 30.00 feet from the center line of existing US 119; Thence, along the North right of way line of existing US 119 and paralleling its center line at 30.00 feet, South 52°00'36" East 287.70 feet to the point of **BEGINNING**, containing 1.139 acres, more or less, as surveyed by James D. Napier, Registered Land Surveyor No. 2069 on February 20, 1981.

Being the same property acquired by Trans Financial Bank by that certain Deed, dated February 25, 1994, of record in Deed Book 690, Page 244, in the Office of the Clerk of Pike County, Kentucky.

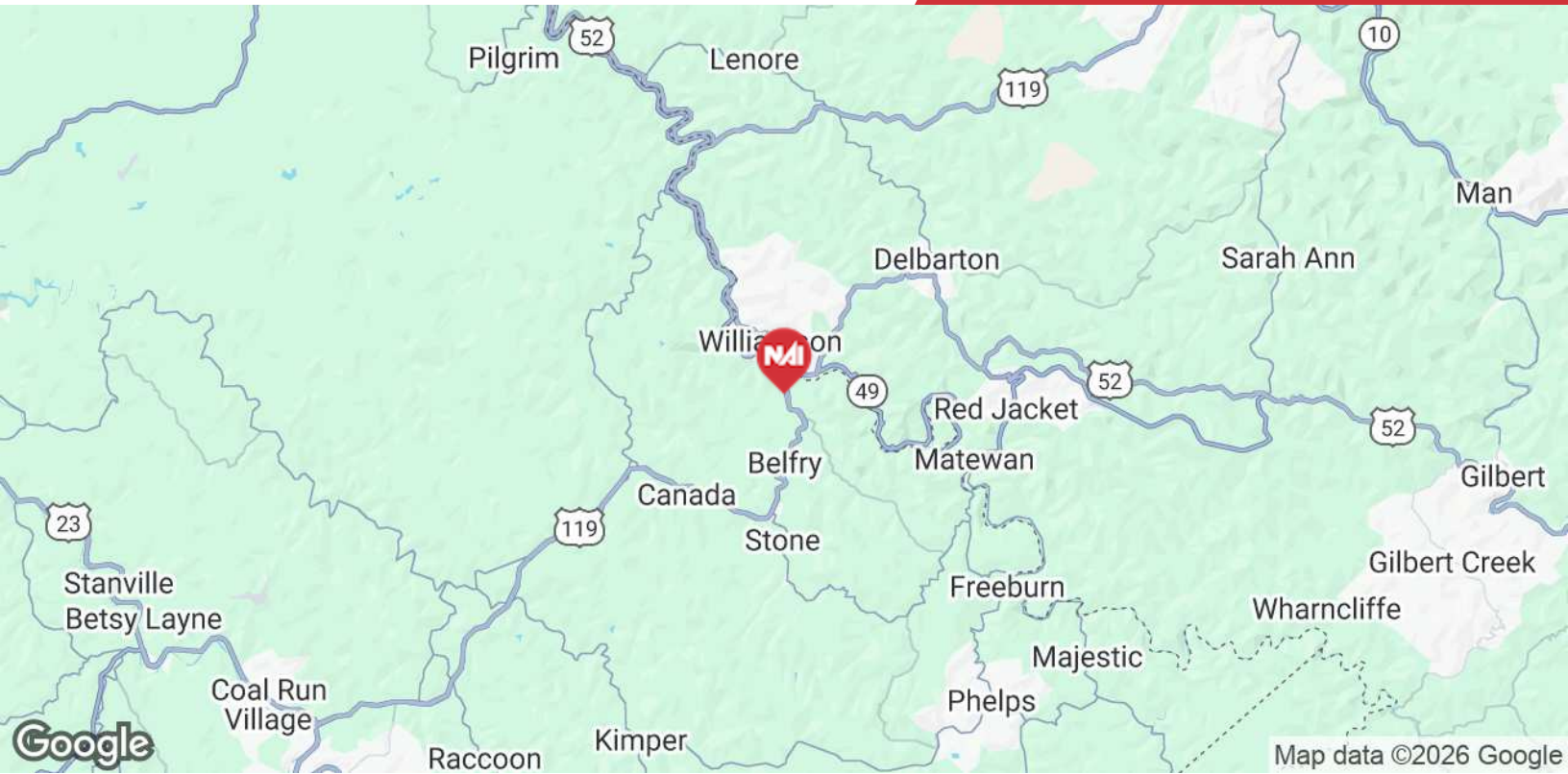


Google

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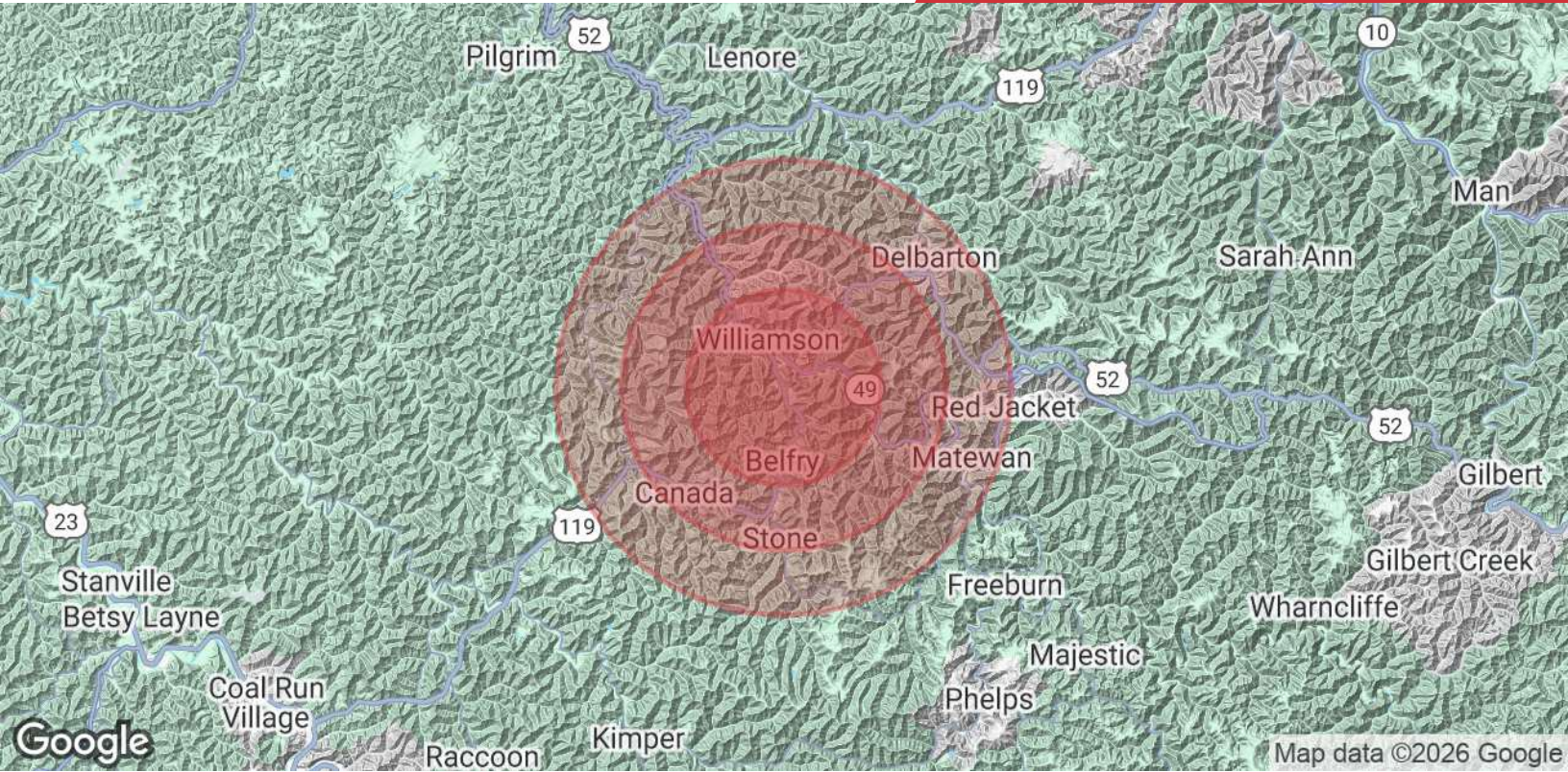
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Population	3 Miles	5 Miles	7 Miles
Total Population	5,882	10,017	14,864
Average Age	44	44	44
Average Age (Male)	42	42	42
Average Age (Female)	46	45	45
Households & Income	3 Miles	5 Miles	7 Miles
Total Households	2,608	4,375	6,416
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$60,476	\$61,122	\$59,804
Average House Value	\$141,917	\$141,709	\$141,086

Demographics data derived from AlphaMap