

MIXED USE PROPERTY FOR SALE

100 E MAIN ST

WARSAW, KY 41095



OFFERING SUMMARY

Sale Price:	\$900,000
Building Size:	6,393 SF
Available SF:	
Lot Size:	6,840 SF
Price / SF:	\$140.78
Zoning:	Commercial

PROPERTY OVERVIEW

Introducing a prime retail opportunity in the heart of Warsaw, KY. Situated on Main Street, the property features a spacious 6,393 SF building, providing ample space for a thriving retail enterprise. Boasting a commercial zoning, this location offers flexibility for a variety of retail ventures. With a strategic position in the bustling Warsaw area, this property presents an exceptional opportunity to tap into a vibrant market and establish a strong retail presence. Don't miss the chance to elevate your retail investment with this prominent and versatile property.

PROPERTY HIGHLIGHTS

- Spacious 6,393 SF building for retail operations
- Zoned for commercial/mixed use, offering flexibility for various ventures
- Prime location on Main Street in Warsaw, KY
- Ample space for showcasing products and attracting customers
- Versatile layout to accommodate diverse retail concepts
- 2 two bedroom apartments, and a vacant retail unit come with restaurant space

SEAN BRADLEY

859.331.2333

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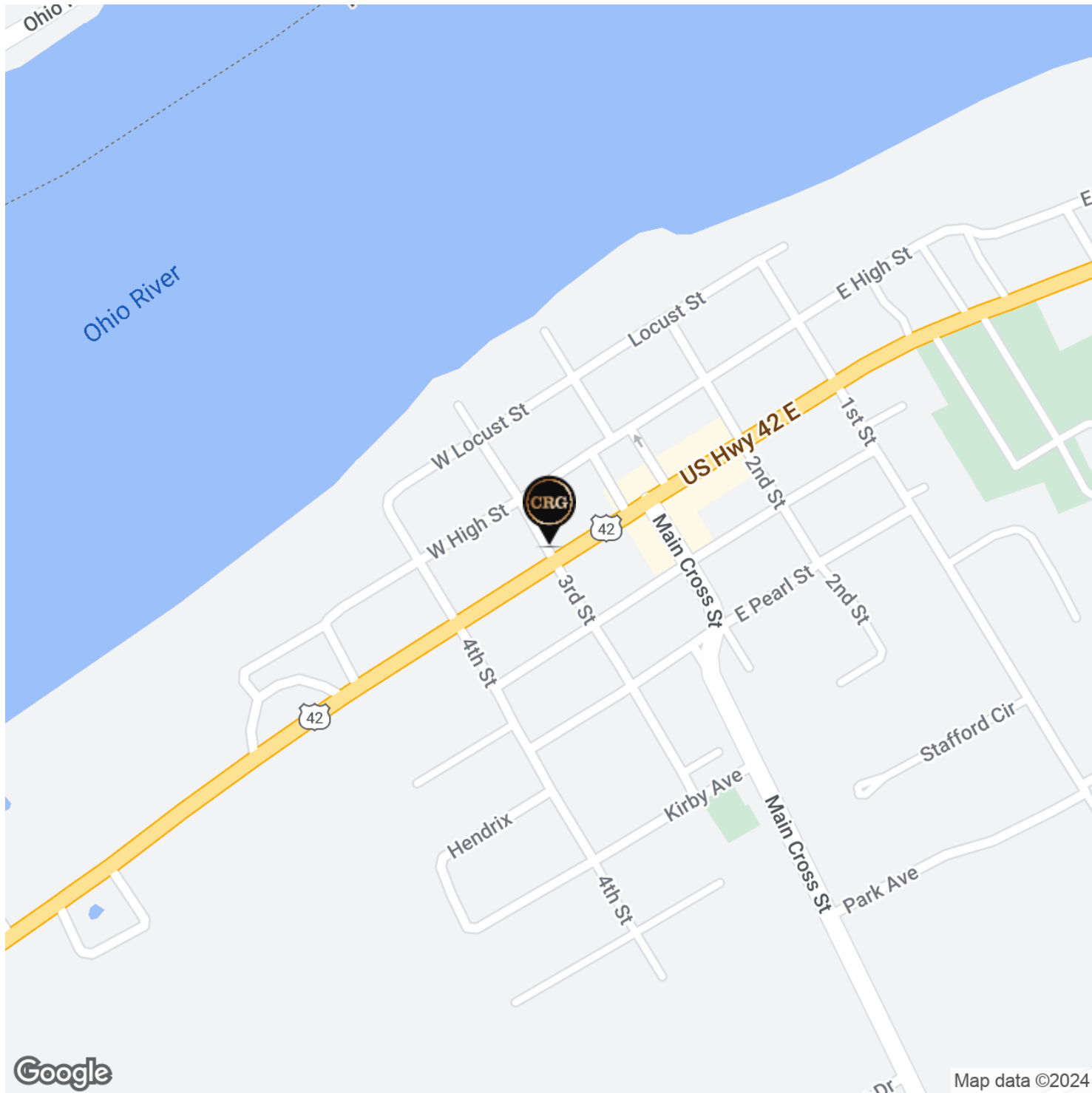
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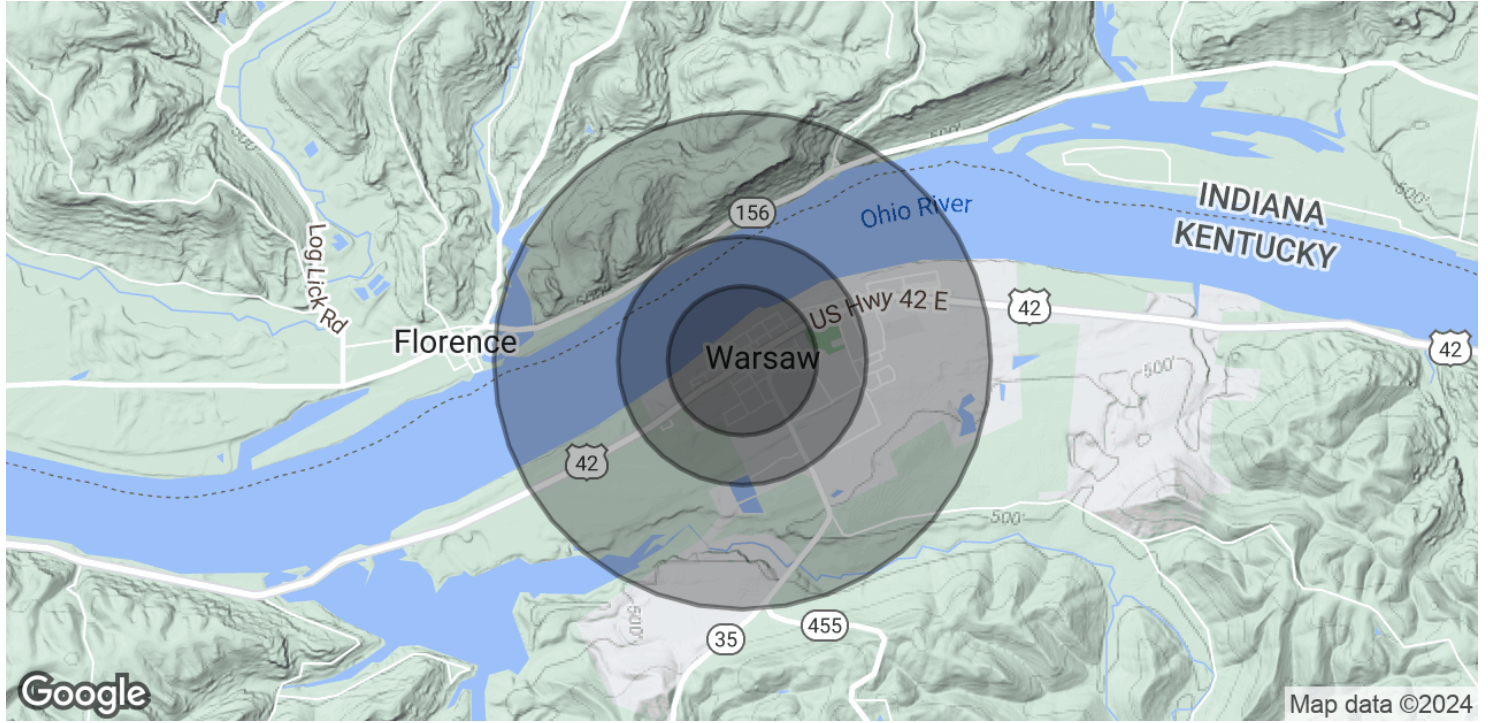


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	518	895	2,072
Average Age	42	42	41
Average Age (Male)	41	41	40
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	202	350	794
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$69,363	\$68,760	\$68,513
Average House Value	\$220,570	\$217,655	\$199,212

Demographics data derived from AlphaMap

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