



Marshalls
maurices
ULTA
HOBBY LOBBY
ROSS
petco

KAY JEWELERS
Mac's
Appalachian BUSINESS
WEARHOUSE
GNC

GameStop
HIBBETT SPORTS
123 Café
R&C

Walmart SUPERCENTER

23,759 VPD

6,518 VPD

DOLLAR TREE
World Finance
CosmoProf
ADVANCE AMERICA

13,742 VPD

12,201 VPD

LOWE'S

First National Bank

SITE

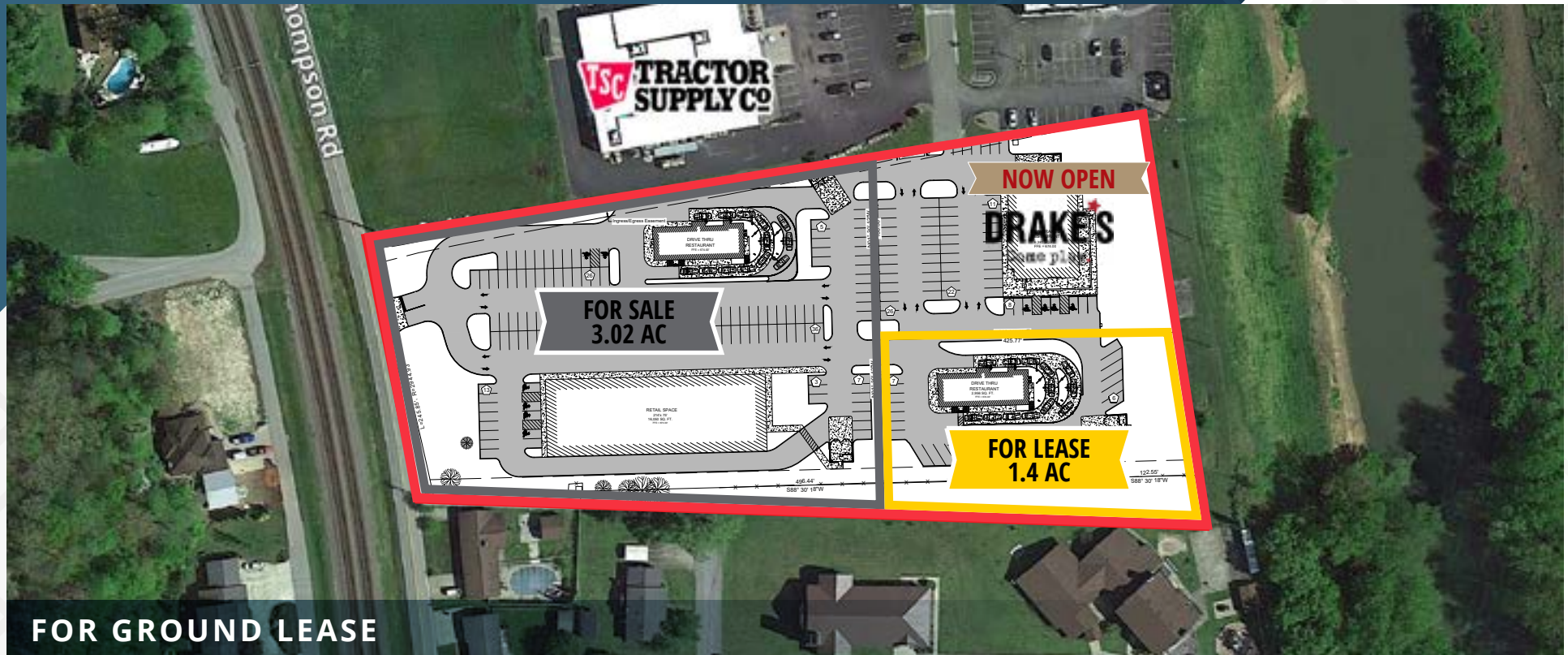
FOR GROUND LEASE

1.4 Acre Pad Site Opportunity

175 Lee Avenue | Pikeville, KY 41501

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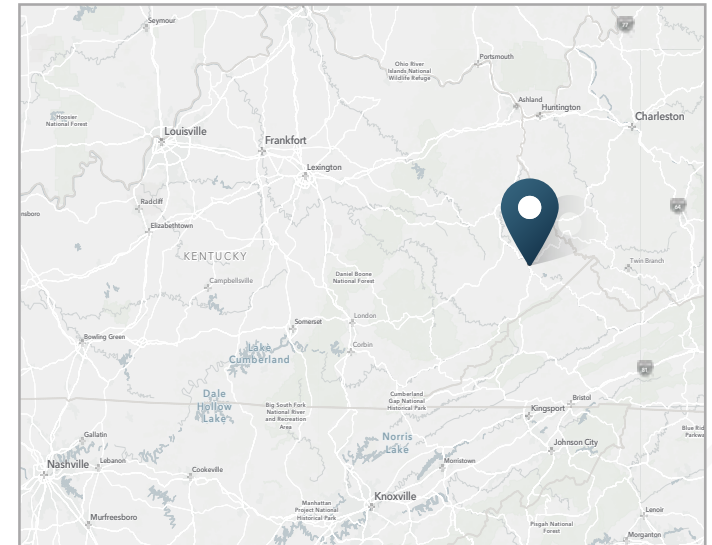
FOR GROUND LEASE

1.4 AC
FOR GROUND LEASE

ABOUT THE PROPERTY

- Multiple opportunities available for restaurants and retail
- Located adjacent to highly trafficked shopping center anchored by Walmart Super Center and Lowes
- Excellent visibility to Highway 460 and Thompson Rd
- High average HH incomes within 1 mile
- Zoning C-2 Highway Commercial District

NEARBY RETAIL TENANTS



CONTACT

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1.4 Acre Pad Site Opportunity

175 Lee Avenue | Pikeville, KY 41501



TRUE TRADE AREA HIGHLIGHTS

Core Visitation to Trade Area by Most Frequent Visitors

TOP 30% OF VISITS

22,463 Population	8,248 Households	\$60,720 Avg Household Income	30,826 Daytime Population
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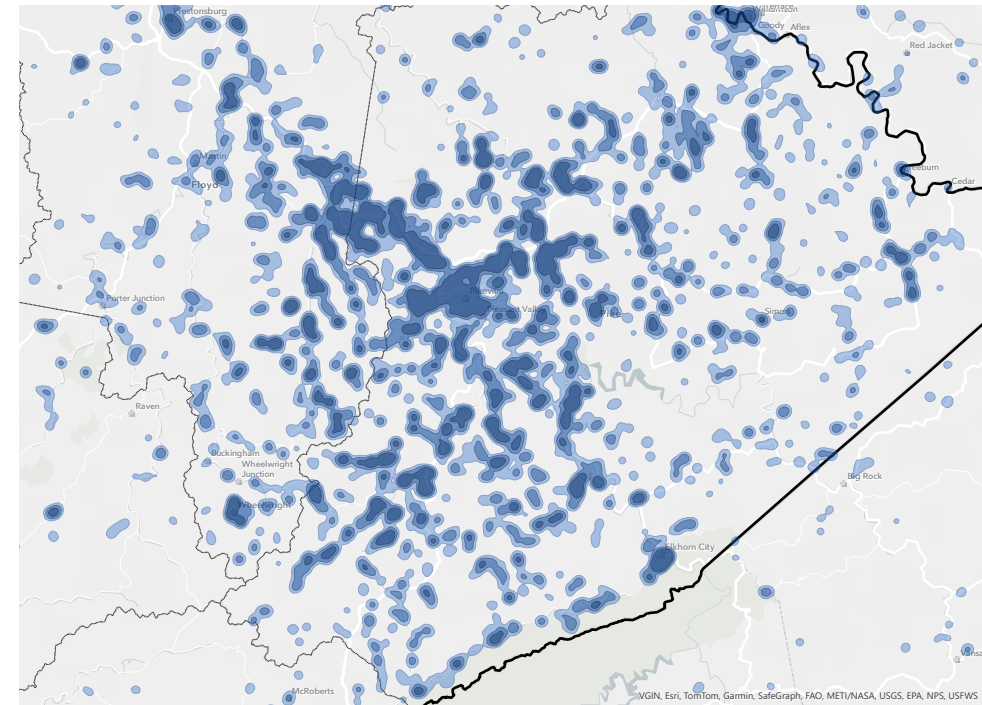
TOP 50% OF VISITS

40,710 Population	14,589 Households	\$60,923 Avg Household Income	50,630 Daytime Population
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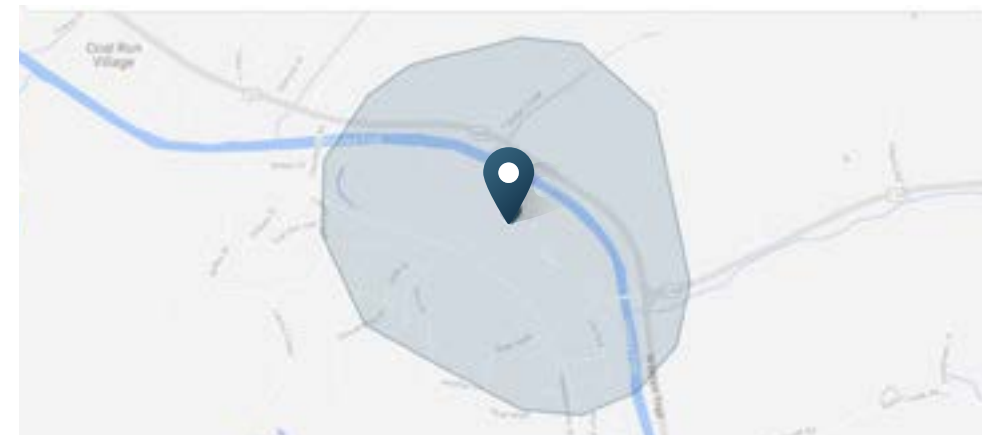
TOP 70% OF VISITS

72,558 Population	27,218 Households	\$60,779 Avg Household Income	89,056 Daytime Population
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TRUE TRADE AREA HEAT MAP



TRUE TRADE AREA POLYGON



Thompson Rd & Ashley Dr

Pikeville, KY



7,421 VPD

Pike County
Public Library



Alexandria Dr

Thompson Rd

TRACTOR
SUPPLY CO



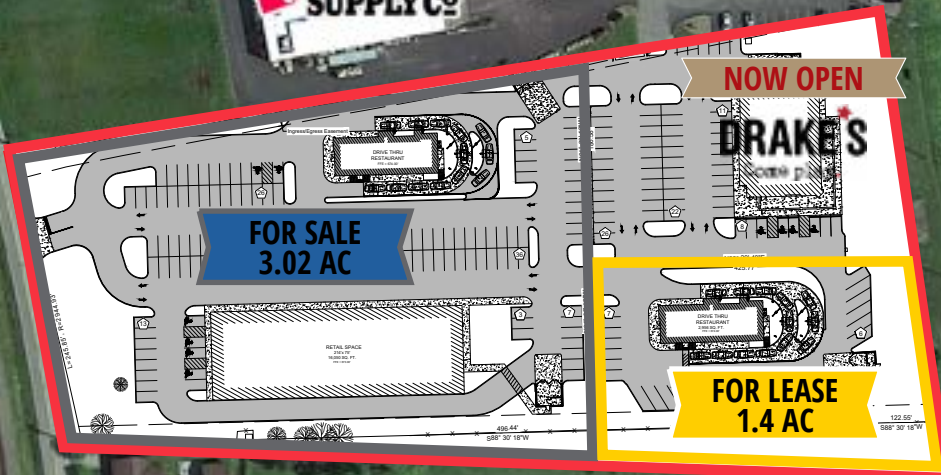
33,573 VPD

N Mayo Trail

80

460

23



Thompson Rd & Cassady Blvd

Pikeville, KY



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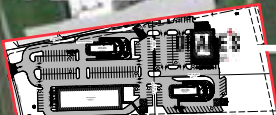
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18,742 VPD

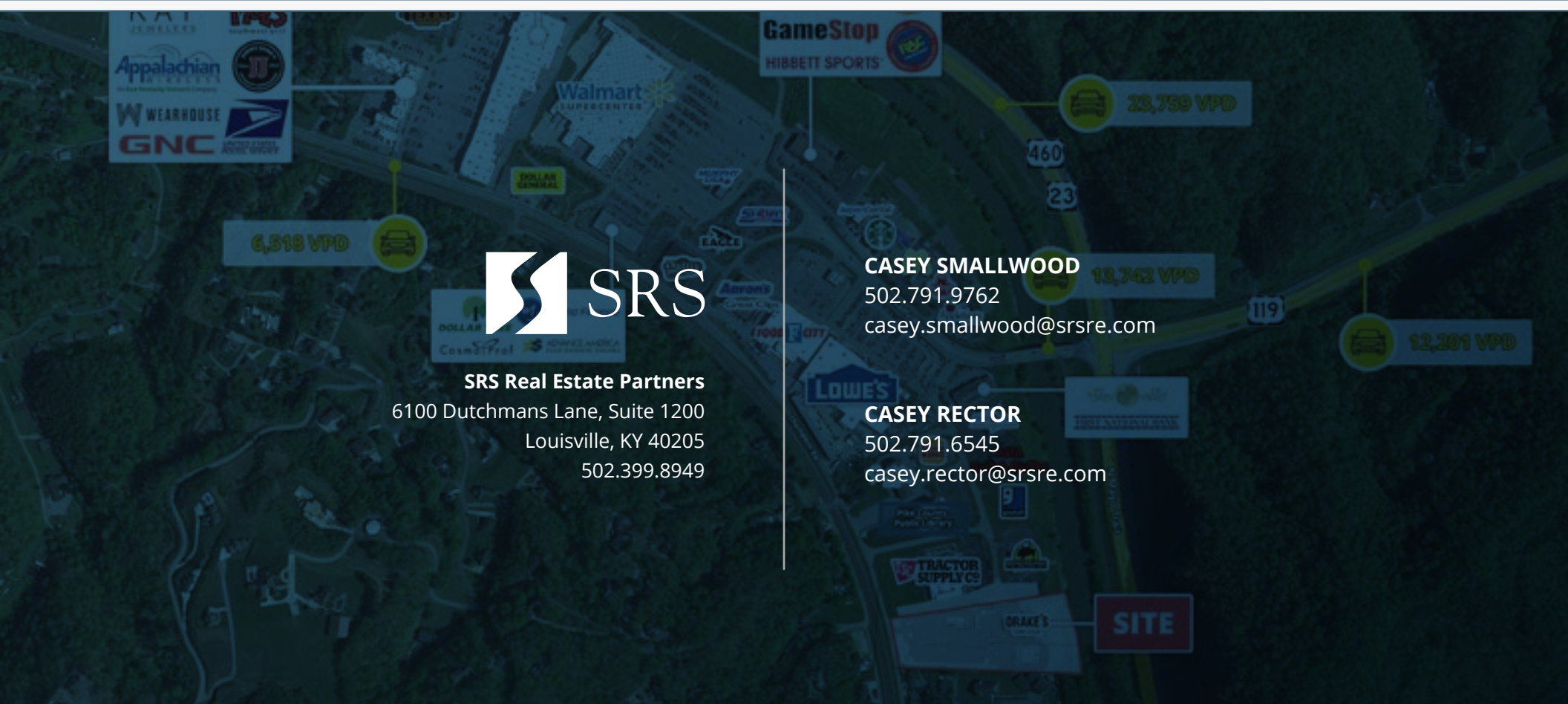
12,201 VPD

Lowe's

THE ANVIL BAKERY



SITE



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