



Freestanding QSR Building

2030 Bypass Rd

Brandenburg, Kentucky 40108

Property Highlights

- +/-3,000 SF recently renovated second generation restaurant with drive-thru
- 39 existing on-site parking spaces
- Immediate occupancy and suited for owner-user occupant
- Area retailers include Kroger, 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

Offering Summary

Sale Price:	\$725,000
Building Size:	3,000 SF
Lot Size:	1.01 Acres

For More Information

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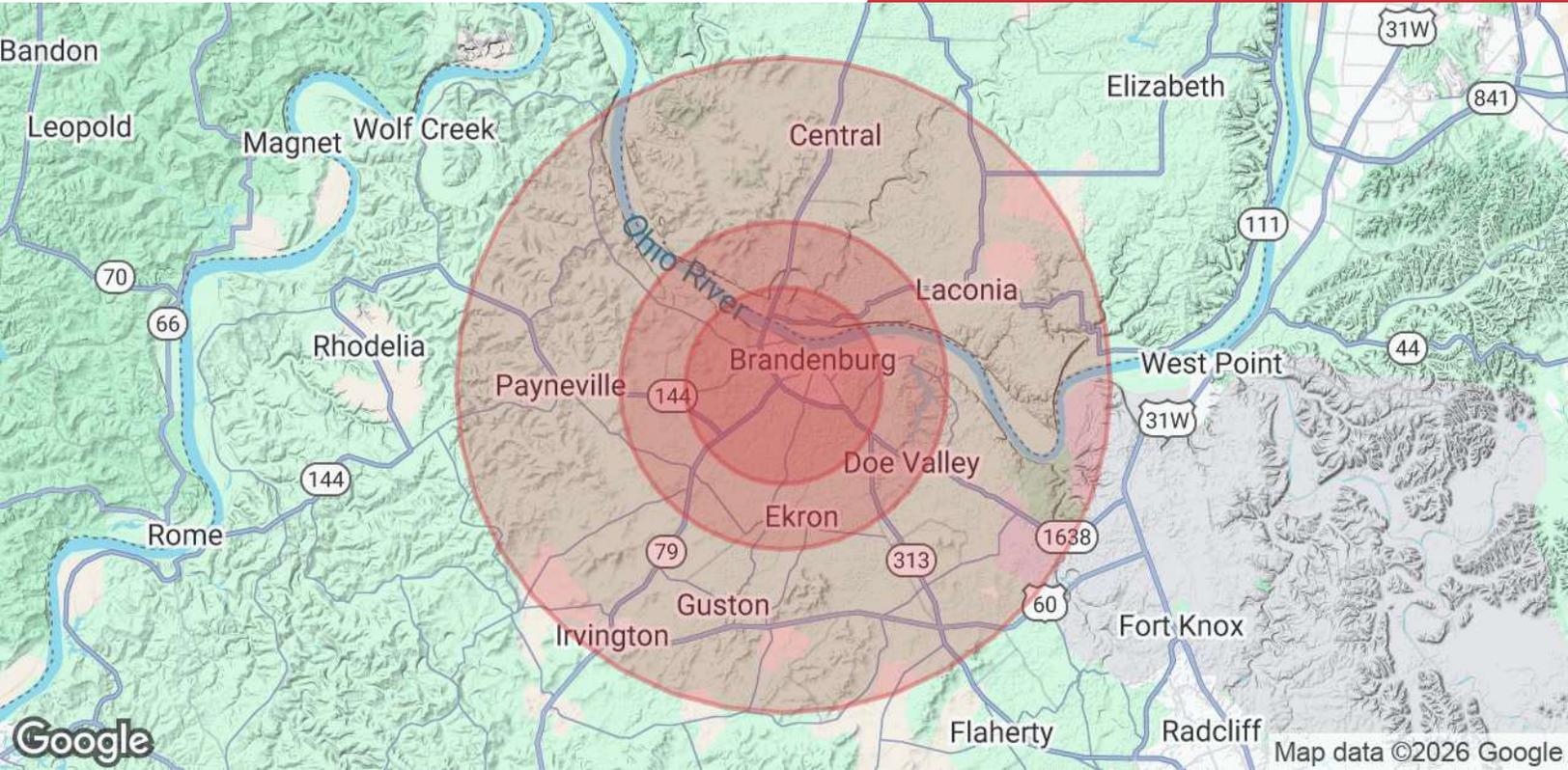






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Population	3 Miles	5 Miles	10 Miles
Total Population	1,085	5,838	10,211
Average Age	41	40	41
Average Age (Male)	39	39	40
Average Age (Female)	43	42	42
Households & Income	3 Miles	5 Miles	10 Miles
Total Households	416	2,259	3,889
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$93,166	\$83,641	\$89,572
Average House Value	\$238,302	\$220,041	\$233,443

Demographics data derived from AlphaMap