



Liquor & Convenience Retail | Business + Real Estate

12415 S Preston Hwy
Lebanon Junction, KY 40150



Commercial

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Louisville, Kentucky 40222

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Confidentiality & Disclaimer

This Offering Memorandum has been prepared solely for assisting qualified parties in evaluating the property and business described herein. The information is from sources believed reliable; however, no warranties or representations are made as to its accuracy or completeness. All projections and opinions are illustrative and subject to change. Prospects must perform their own independent investigation. This is not an agreement to sell. Owner reserves the right to withdraw or modify terms without notice.

EXECUTIVE SUMMARY

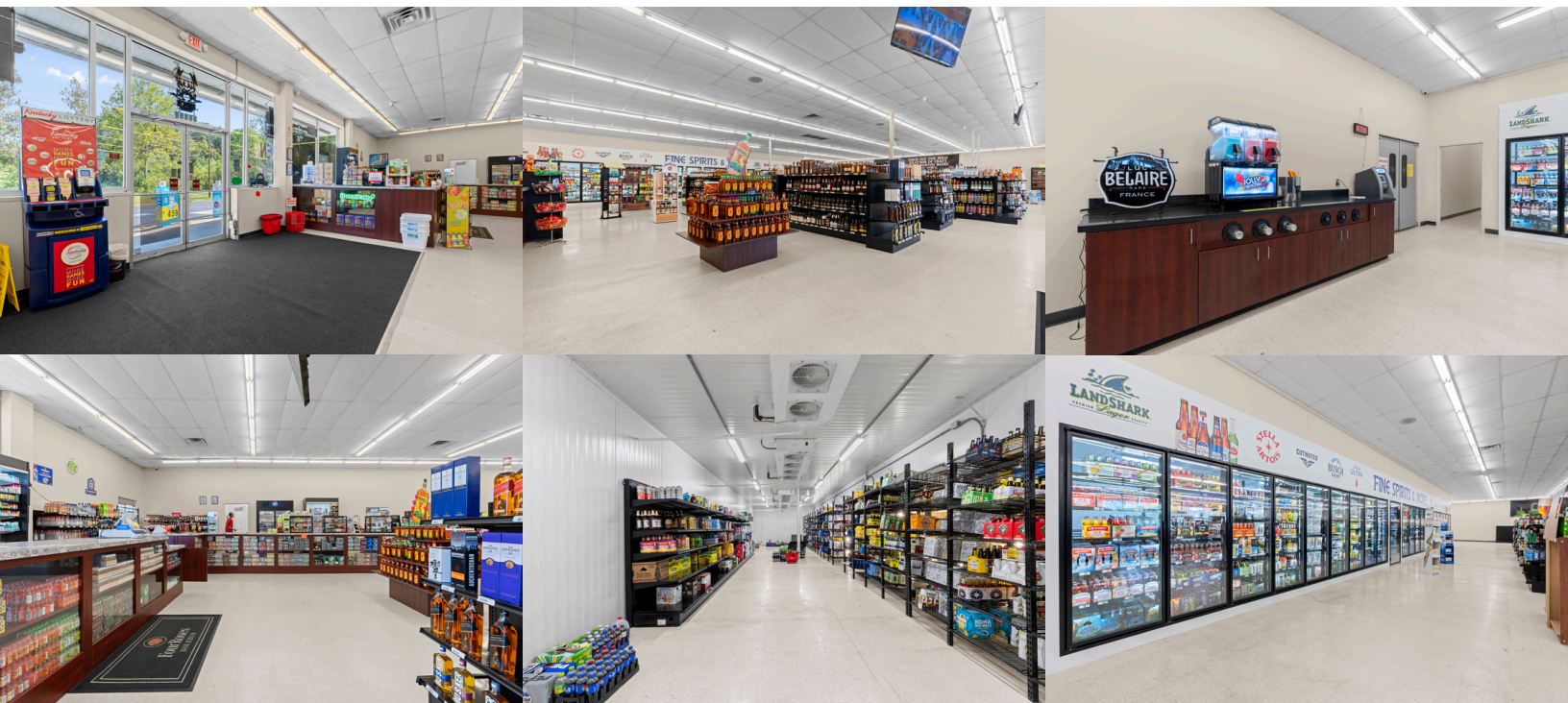
Liquor and convenience retail positioned on S Preston Hwy with immediate access to I-65 Exit 105. The store captures highway pass-through demand and local trade, with additional upside from nearby industrial development activity in the Exit 105 corridor. The offering includes both the operating business and the fee-simple real estate.



Quick Facts

- Address: 12415 S Preston Hwy, Lebanon Junction, KY 40150
- Offering: Business + Real Estate (fee simple)
- Building Area: 9,180 SF
- Site Size: 1.05 acres
- Year Built/Renovated: 2006
- Parking: 25 striped stalls now; variance tied to drive-thru would result in 19 stalls (pending)
- Asking Price: \$1,475,000

INVESTMENT HIGHLIGHTS



- I-65 Exit 105 location with direct S Preston Hwy (US-61) frontage.
- Business + Real Estate combined sale.
- High-frequency categories: beer, spirits, RTDs, tobacco, lottery, snacks.
- Exclusive cigar sales — only retailer in town offering this category, creating a unique traffic driver.
- Park South/Plaza Park industrial program at Exit 105 (450 Plaza Park Blvd & adjacent sites) is actively marketed with multiple buildings depicted, including an ~427,573 SF Building 2 and additional mid/big-box concepts; over time this is expected to increase workforce and truck activity at the interchange.
- Public planning signals: recent small-area planning in Lebanon Junction and a state-level evaluation of KY-61 improvements extending to Plaza Park Blvd — supports the long-term viability of the Exit 105 trade node.
- Operational upside: currently absentee-owned with no on-site manager; an owner-operator can drive merchandising, labor, shrink control, and service-level gains.
- Interchange anchors: Pilot Travel Center and McDonald's validate sustained trip generation at Exit 105.

PROPERTY SUMMARY



Parcel ID/APN: 413140

Zoning: B-1

Utilities: electric, water, sewer, gas
(providers/capacities to confirm)

Walk-in cooler: 21 doors; approx. 15' x 60'

FF&E: New Clover POS, security system,
new signage, new counters, new shelving

Drive-Thru Upside (Variance Pending)

Drive-thru window constructed; variance application submitted. If approved, the drive-thru is expected to improve convenience and capture incremental trips from commuters and shift workers. Any drive-thru alcohol sales and hours will conform to KY ABC and local ordinances. Buyer to independently verify status and permitted use.

Ample back-of-house storage supports higher inventory levels and future category expansion

Park South/Ball Park Rd development is expected to lift daily workforce & truck traffic over time; Pilot/McDonald's validate trips at the interchange

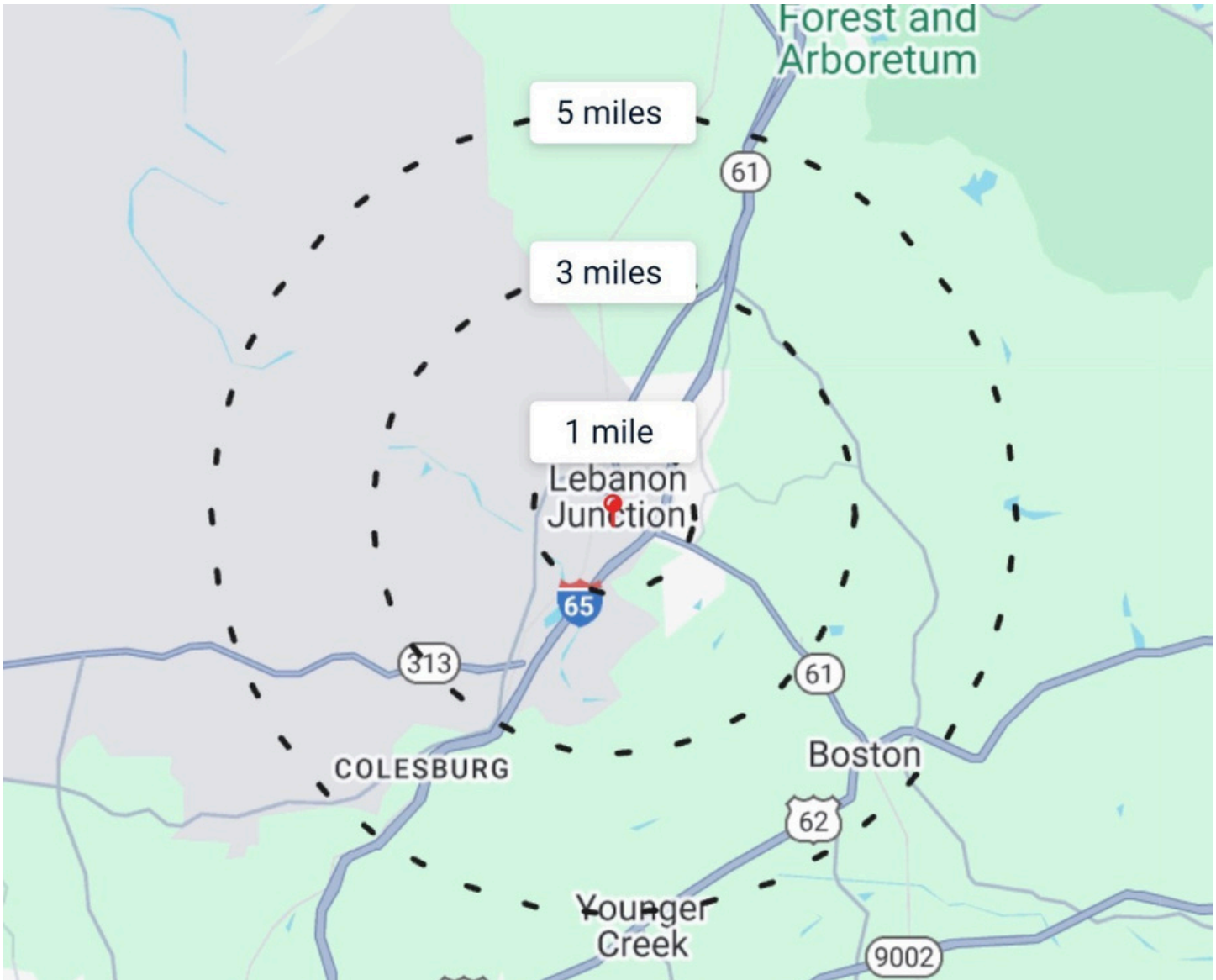


LOCATION OVERVIEW



- Approximately 0.5 miles from I-65 Exit 105 along S Preston Hwy (US-61), offering quick in/out access for commuters and truck traffic.
- Nearby anchors at Exit 105: Pilot Travel Center, McDonald's, Subway.

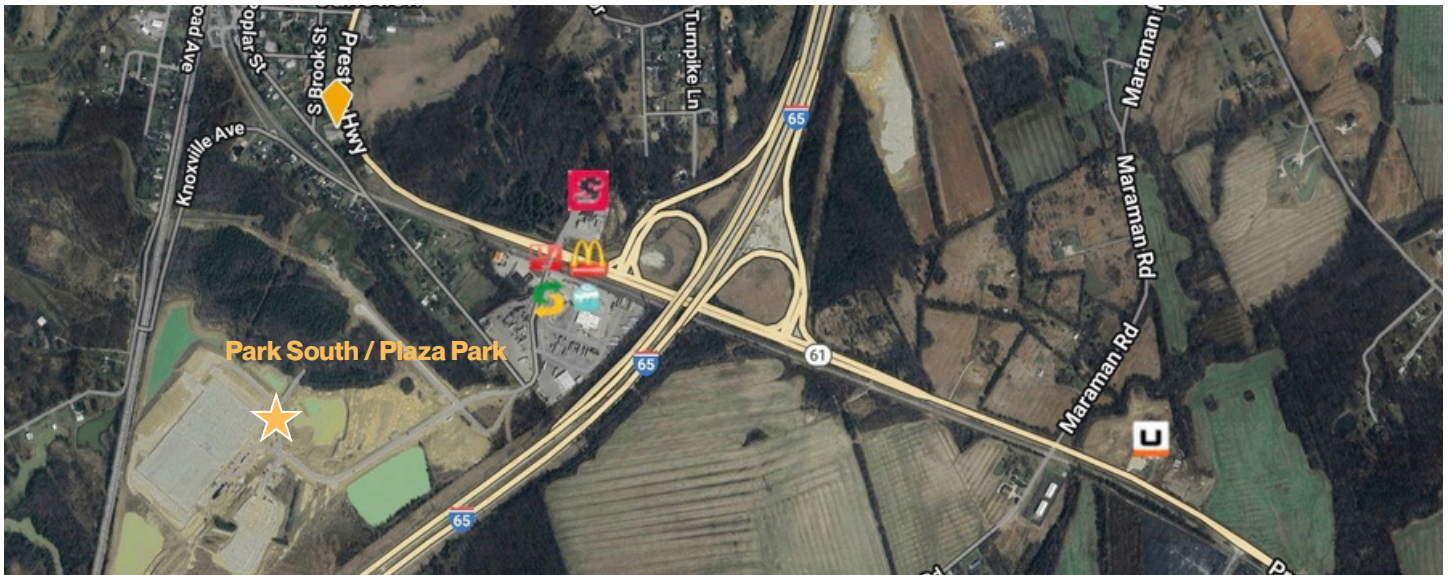




Key Ring Demographics (1-, 3-, 5-mile)

- Population: 1-mi 1,437 | 3-mi 2,611 | 5-mi 4,502
- Households: 1-mi 604 | 3-mi 1,067 | 5-mi 1,797
- Median HH Income (MHI): 1-mi \$48,333 | 3-mi \$54,764 | 5-mi \$61,624

MARKET & GROWTH DRIVERS



Lebanon Junction Context

- Lebanon Junction is a small, highway-oriented community in Bullitt County. City and regional planners completed a Small Area Study in 2024 to frame infrastructure and growth priorities near Exit 105.

Park South / Plaza Park industrial corridor (Exit 105)

What it is

- Multi-building industrial program immediately off Exit 105 along Plaza Park Blvd/Ball Park Rd. Current third-party marketing for “Building 2” at 450 Plaza Park Blvd shows approx. 427,573 SF with 40 dock doors, 4 drive-ins, and 36' clear. Historic program diagrams also depict additional mid- and big-box buildings (~1,066,000 SF; ~294,500 SF; smaller pad).

Why it matters for the subject

- As facilities market and lease, the interchange typically sees higher daily workforce and truck volumes. Stores positioned on the approach road (S Preston Hwy/US-61) capture before/after-shift impulse trips and driver purchases—supporting higher trip frequency and basket counts.

Planning Context

- State-level materials note an evaluation to improve KY-61 from KY-245 to Plaza Park Blvd (Lebanon Junction), aligning with the site's approach corridor.
- Third-party materials depict a multi-building program at Exit 105 (including an approx. 427,573 SF facility at 450 Plaza Park Blvd). As these facilities market and lease, workforce and truck activity at the interchange typically increases over time. Buyer should independently verify project timing, tenancy, and traffic impacts.

OPERATIONS OVERVIEW



Hours

- Mon–Thu 8:00am–11:00pm
- Fri–Sat 8:00am–12:00am
- Sun 12:00pm–10:00pm

Staffing

- 3 full-time
- 1 part-time

Category Focus:

- Beer
- Spirits
- RTDs
- Tobacco
- Lottery
- Snacks

Growth Potential (Operator-Led)

- Absentee owner; no on-site manager. An owner-operator can tighten labor, merchandising, and shrink control; engage employers/QSR neighbors for cross-promotion
- Underutilized sales floor/back-of-house space allows expansion into grocery/CPG and additional inventory (e.g., shelf-stable staples, grab-&-go snacks, dairy/frozen with added cases)
- Park South/Ball Park Rd development is expected to lift daily workforce & truck traffic over time; Pilot/McDonald's validate trips at the interchange

FINANCIALS

Financials & Pro Forma available upon execution of CA/NDA.

Materials include: T3M P&L, POS exports (daily/weekly), bank & processor statements (deposit tie-out), lottery statements, inventory at cost, and an illustrative pro forma (base / workforce / drive-thru scenarios).

All forward-looking scenarios are illustrative and not guarantees; buyer to independently verify.

Zoned B-1



Licensing

The business holds all required state and local permits, including:

- Quota Retail Package License (Liquor/Wine) – KY ABC
- NQ Malt Beverage Package License (Beer) – KY ABC
- Bullitt County ABC License
- Lebanon Junction ABC License
- Kentucky Lottery Retailer License
- All licenses are current and transferable subject to regulatory approval.



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Data room access & financials released upon execution of CA/NDA.