

GROUND LEASE OR BTS | +/- 2.7 ACRES | PIKEVILLE, KY

Retailer Sales:

- Texas Roadhouse is #7 in the state of KY (20 stores)
- Applebee's is #2 in the state of KY (25 stores)
- Buffalo Wild Wings is #3 in the state of KY (21 Stores)
- Walmart is top 3% nationwide and #3 in the state of KY (84 stores)



Site Information

- 2.7 acre retail outparcel available for Ground Lease or BTS
- Trade area is anchored by the only Walmart in a 22 mi driving distance
- Traffic generators include Univ of Pikeville Kentucky Osteopathic Medicine, Pikeville Medical Center (a 340 bed facility)

REALTYLINK
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0 15 30 60
SCALE: 1" = 30'
NOTE
ALL OF PROPERTY
IS IN FLOOD ZONE
AE.

Thompson Road (6022 AADT)

PROPOSED
BUILDING
9,000 SF
(90' X 100')

Multi-Family
Residential



KAY
JEWELERS



ADDITIONAL AREA RETAILERS

Starbucks, Food City, Lowe's, Buffalo Wild Wings,
Tractor Supply Co, Drake's

POPULATION

5 mi - 14,486 10 mi - 33,014 15 mi - 56,878



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[Location]