

LAND FOR SALE

3060 LEXINGTON RD

NICHOLASVILLE, KY 40356

SITE

FREDERICK RUPP
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WHITE OAK
COMMERCIAL REAL ESTATE

Nicholasville, KY 40356

For Sale



PROPERTY DESCRIPTION

This ±1-acre B-2 zoned parcel offers a turnkey opportunity for developers and investors looking to capitalize on explosive growth along the US 27 corridor. Positioned on the front row of US 27 in Nicholasville with ±35,153 VPD, this high-visibility site is primed for commercial success.

A fully approved development plan featuring a drive-thru has already been secured through the City of Nicholasville, streamlining timelines and reducing entitlement risk. Right-in/right-out access off US 27 adds direct connectivity to the site, a major advantage for high-volume users.

Situated on the morning-commute side of the highway, the parcel captures peak inbound traffic—an ideal setup for QSR, retail, or service-driven tenants. The property is surrounded by national anchors including Sam’s Club, Starbucks, and the fast-expanding Brannon Crossing retail hub, along with several other planned developments in the immediate area.

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PROPERTY HIGHLIGHTS

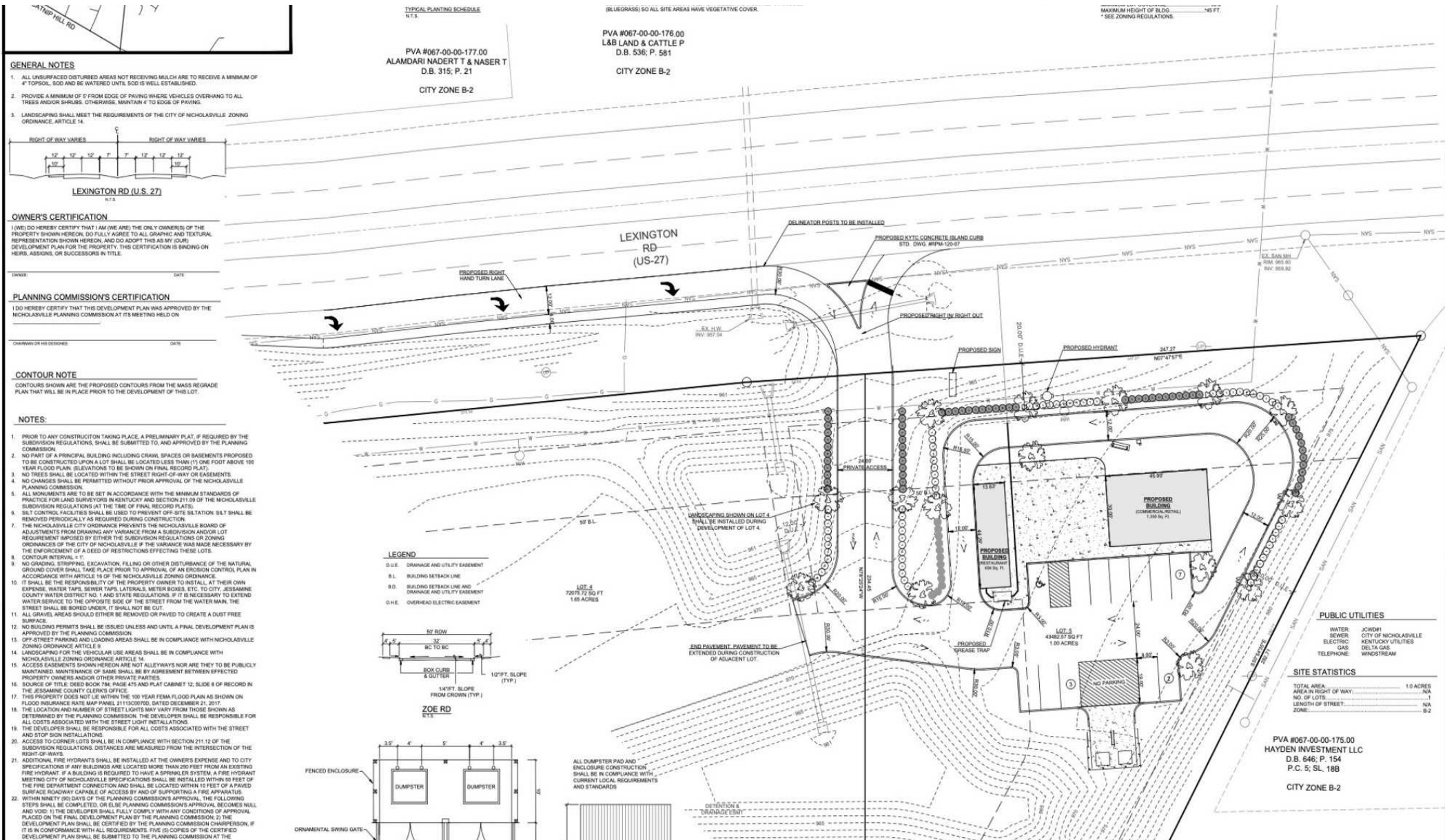
- ±1-acre site with B-2 zoning and drive-thru approval
- Frontage on US 27 with ±35,153 vehicles per day
- Right-in/right-out access installed
- Dense retail corridor with ongoing growth and strong tenant mix
- Excellent market fundamentals and long-term upside

OFFERING SUMMARY

Sale Price:	\$750,000
Lot Size:	1 Acre

Available for Ground Lease - contact Broker for pricing





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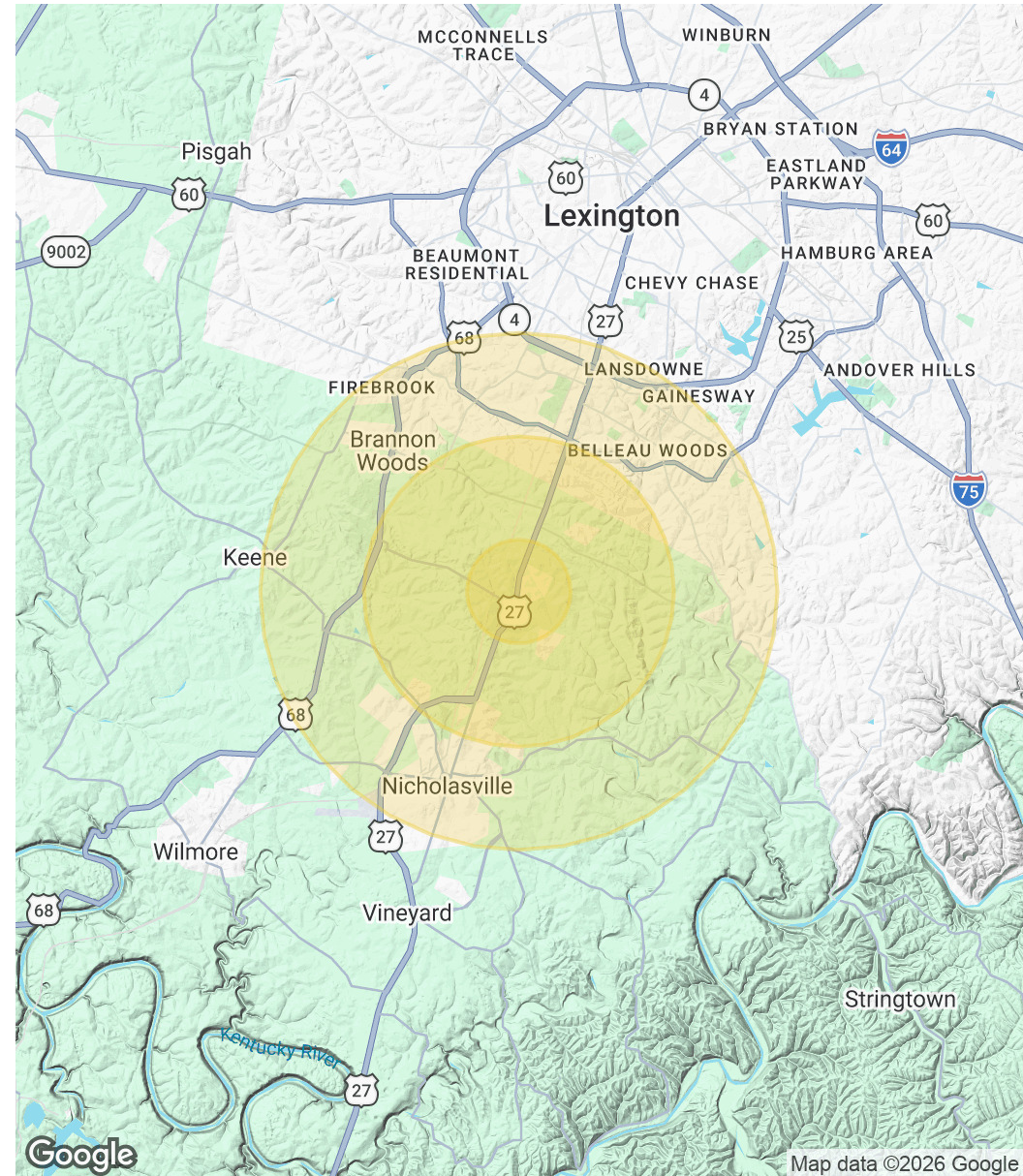
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	463	24,137	114,502
Average Age	44	39	39
Average Age (Male)	43	38	38
Average Age (Female)	46	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	164	9,255	47,582
# of Persons per HH	2.8	2.6	2.4
Average HH Income	\$134,033	\$111,468	\$100,964
Average House Value	\$492,916	\$339,958	\$309,258

Demographics data derived from AlphaMap

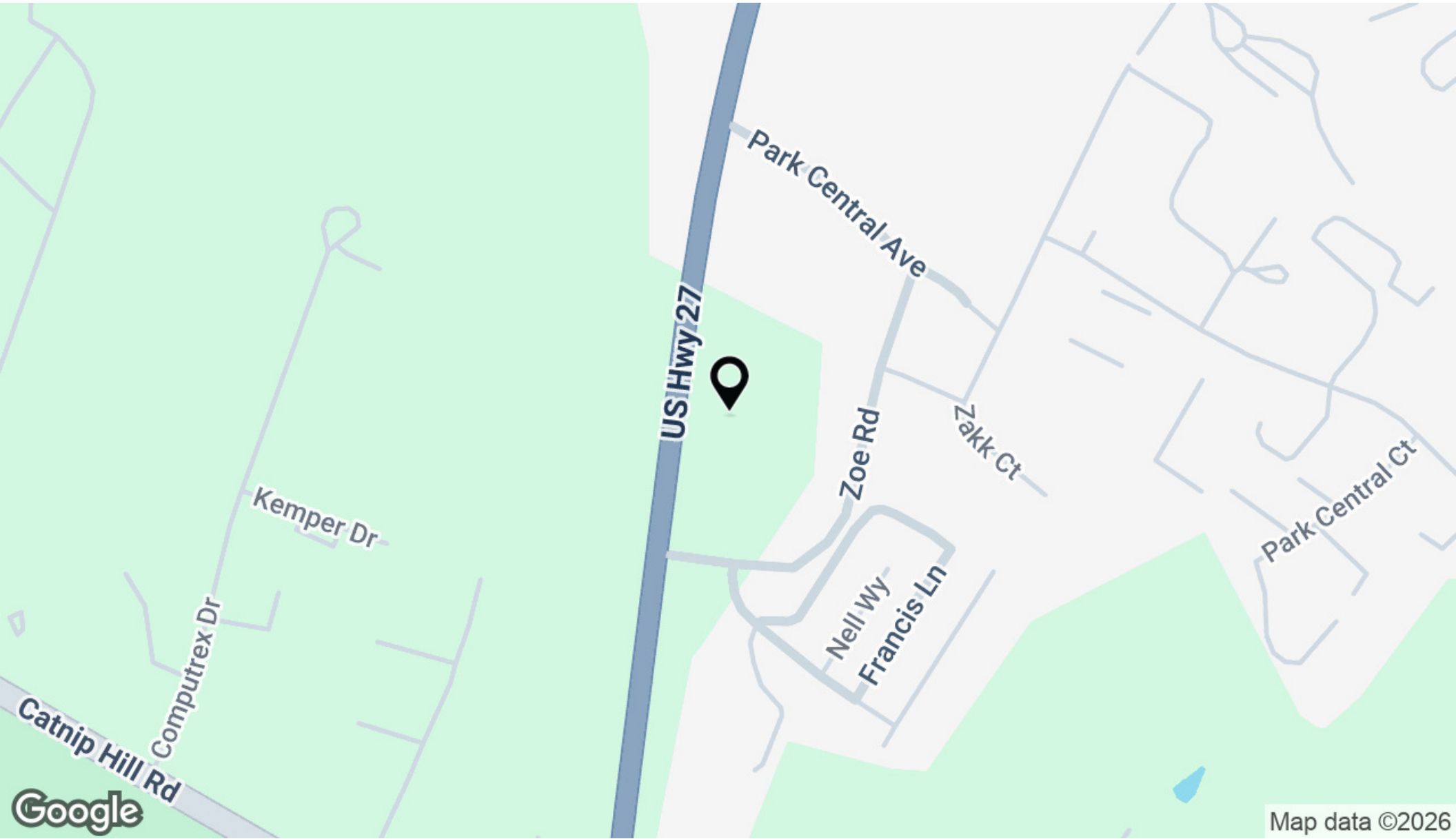


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