

COMMERCIAL LAND FOR SALE



**212 PAULINE DRIVE  
BEREA, KY 40403**



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## PROPERTY DESCRIPTION:

1.2 Acres  
Zoned B-4

Offered for Sale - 212 Pauline Dr. is a prime commercial land opportunity located in the vibrant city of Berea, Kentucky. Spanning an impressive 1.2 acres, this property offers an excellent development opportunity for those seeking to develop their ideal commercial building in a thriving commercial location.

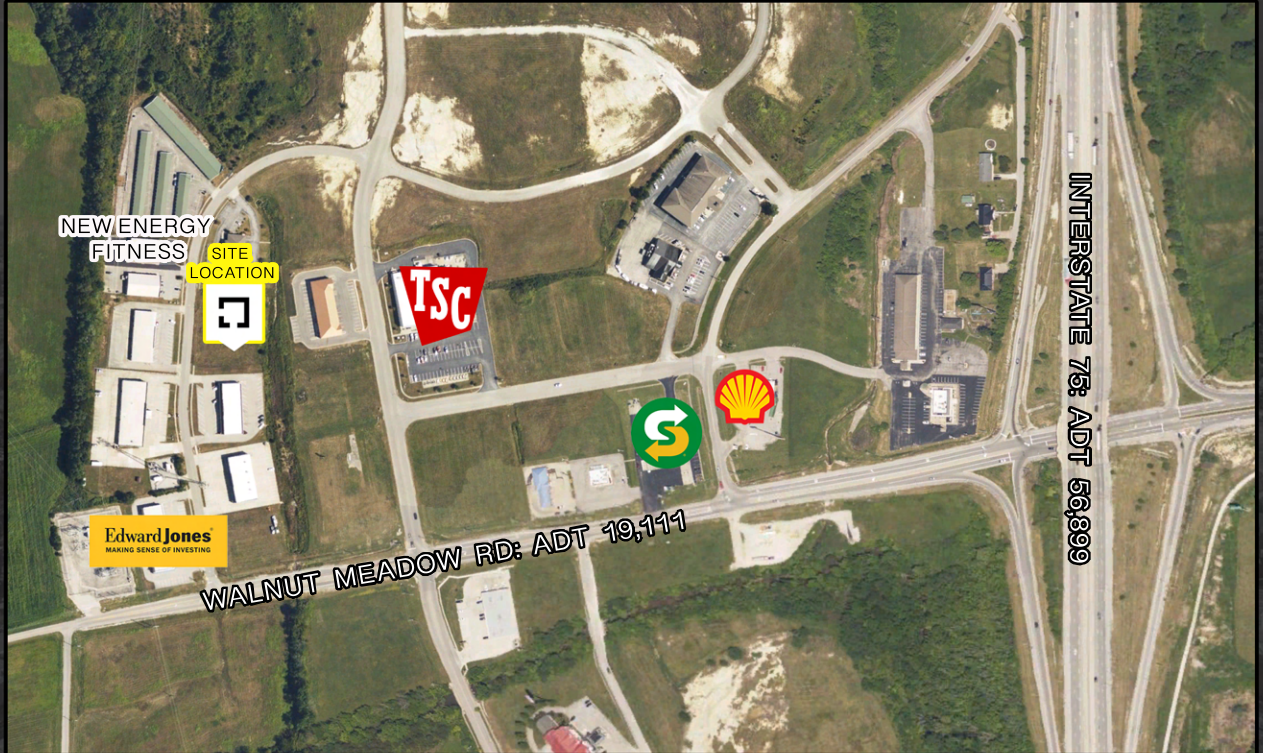


## PROPERTY HIGHLIGHTS:

Consisting of 1.2 acres of flat, well-maintained land, this property provides easy access and great visibility. This site is ideal for a number of commercial users including office, retail, and numerous other end users.

The property benefits from well-developed infrastructure and utilities, including access to electricity, water, sewage, and high-speed internet connections. These essential amenities are readily available.

Current high density residential located 0.3 miles to the North with more currently being developed.





## LOCATION DESCRIPTION:

Surrounded by a mix of residential and commercial properties, the land offers great visibility and exposure, attracting potential customers and clients. Its spacious 1.2-acre size provides ample room for constructing a commercial establishment tailored to your specific needs. Commercial users in the immediate area include Tractor Supply, Subway, Shell, Edward Jones Financial Advisors, and New Energy Fitness. There is also a substantial amount of residential units located just 0.3 miles from the site, with more residential properties currently being developed.



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