

FOR SALE

VACANT LAND FOR COMMERCIAL DEVELOPMENT

1135 RICHMOND GREEN CT.
RICHMOND, KY 40475



BLOCK+LOT

GREG LEVERIDGE

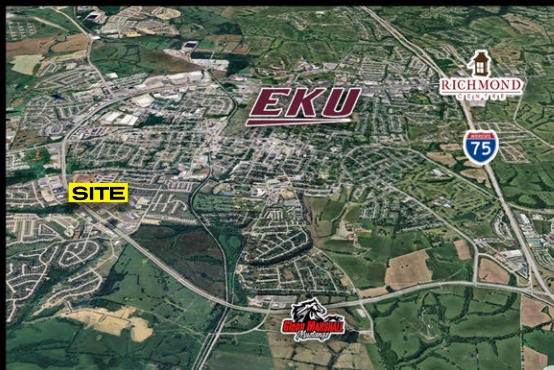
859.421.8959

greg@balrealestate.com



01: EXECUTIVE SUMMARY

1135 RICHMOND GREEN CT.
RICHMOND, KY 40475



PROPERTY HIGHLIGHTS

- 0.77 Acres within Merchant Place Development
- Ideal location for restaurants, banks, retail, flex, or office
- Utilities to site
- Located off Richmond Bypass between Merrick Road and Four Mile Road
- Kohls Department Store anchored site with complimentary retail including Speedway, Citizens Guarantee Bank, Dominos, Popeye's, Stock Yards Bank, and New Vista
- Surrounded by retail and residential high density areas



0.77 ACRES



\$375,000



ZONED
B-3

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02: PROPERTY OVERVIEW

MERCHANT PLACE
1135 RICHMOND GREEN CT.



**Merchant Place Entrance/
Traffic Signaled Access**



**Richmond Career and
Technology Center**



Kohl's Department Store



Toyota



Speedway Gas Station



Citizens Guaranty Bank

02: PROPERTY OVERVIEW

MERCHANT PLACE
1135 RICHMOND GREEN CT.



Merrick Crossing



Shell Gas Station



Skipworth Vet Clinic

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03: LOCATION INSIGHTS



1135 RICHMOND GREEN CT.

AREA DEMOGRAPHICS

TOTAL POPULATION

1 MILE: 9,066
3 MILE: 32,723
5 MILE: 48,559



AVERAGE HOUSEHOLD INCOME

1 MILE: \$76,701
3 MILE: \$80,924
5 MILE: \$86,363



NUMBER OF HOUSEHOLDS

1 MILE: 4,153
3 MILE: 13,929
5 MILE: 20,363



03: LOCATION INSIGHTS

AERIAL

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AERIAL

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(LOT LINE ARE APPROXIMATE)