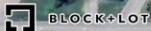


FOR SALE

VACANT LAND FOR COMMERCIAL DEVELOPMENT

2072 MERCHANT DR.
RICHMOND, KY 40475

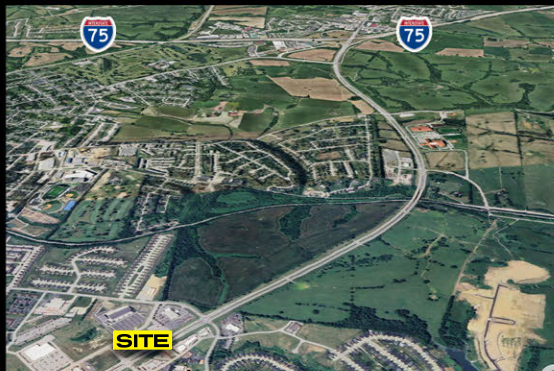


GREG LEVERIDGE
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01: EXECUTIVE SUMMARY

2072 MERCHANT DR.
RICHMOND, KY 40475



PROPERTY HIGHLIGHTS

- 1.71 Acre Out Parcel along the Robert Martin Bypass
- Prominent visibility and access from the Bypass
- Ideal location for restaurants, banks, retail, 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



1.71 ACRES



\$1,400,000



ZONED
B-3

02: PROPERTY OVERVIEW

MERCHANT PLACE
2072 MERCHANT DR.



**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
2072 MERCHANT DR.



Merrick Crossing



Shell Gas Station



Skipworth Vet Clinic

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 BLOCK+LOT

03: LOCATION INSIGHTS

2072 MERCHANT DR.

AREA DEMOGRAPHICS

TOTAL POPULATION

1 MILE: 7,625
3 MILE: 33,319
5 MILE: 49,124



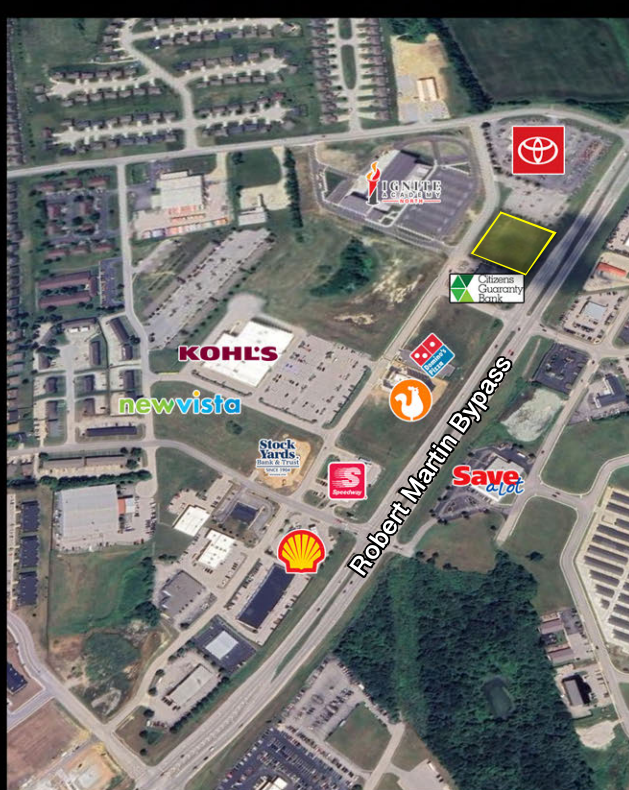
AVERAGE HOUSEHOLD INCOME

1 MILE: \$82,081
3 MILE: \$80,783
5 MILE: \$87,280



NUMBER OF HOUSEHOLDS

1 MILE: 3,429
3 MILE: 14,266
5 MILE: 20,590



03: LOCATION INSIGHTS

AERIAL

2072 MERCHANT DR.



03: LOCATION INSIGHTS

AERIAL
2072 MERCHANT DR.

