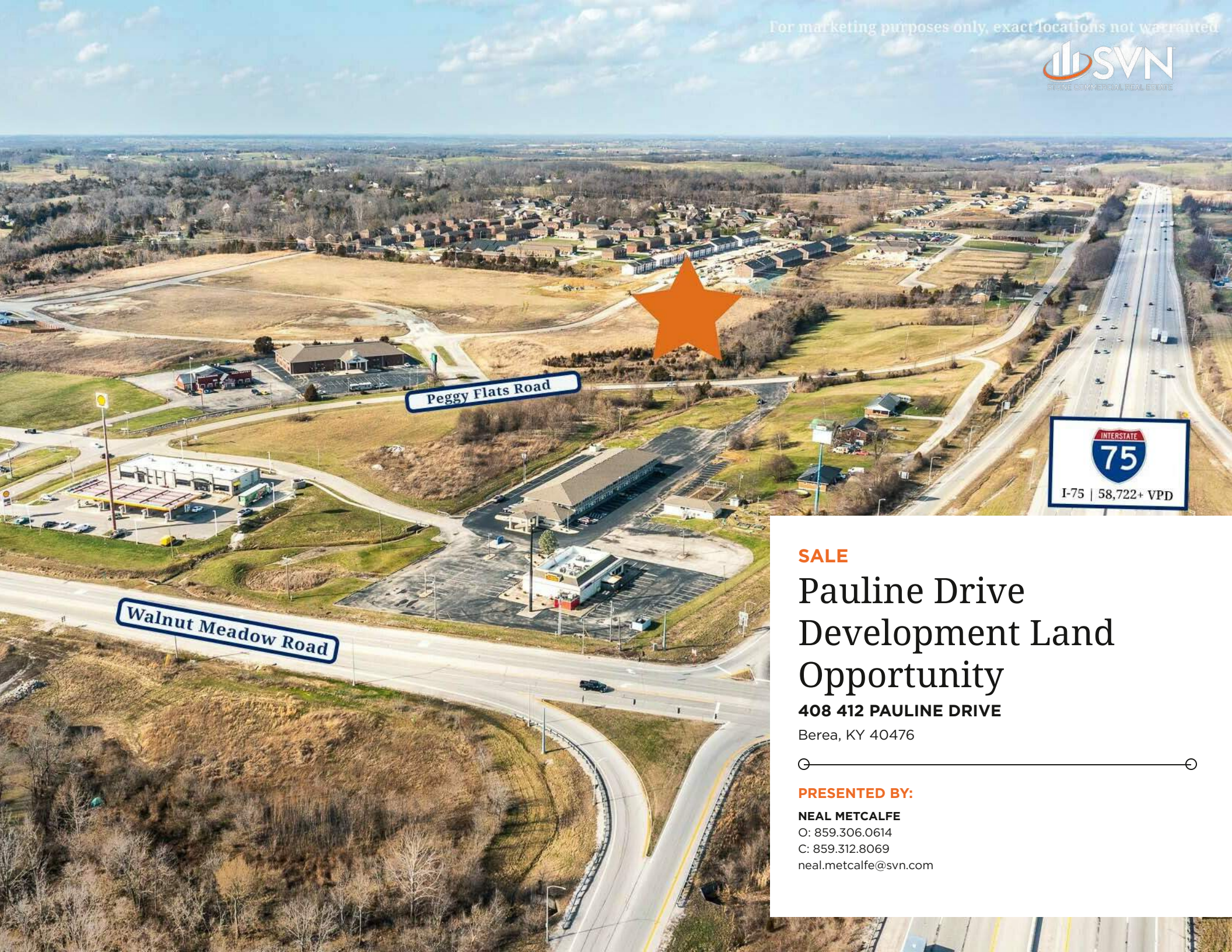


For marketing purposes only, exact locations not warranted



Peggy Flats Road

Walnut Meadow Road



**SALE**

# Pauline Drive Development Land Opportunity

**408 412 PAULINE DRIVE**

Berea, KY 40476

**PRESENTED BY:**

**NEAL METCALFE**

O: 859.306.0614

C: 859.312.8069

neal.metcalfe@svn.com

# PROPERTY SUMMARY



|                   |                  |
|-------------------|------------------|
| <b>SALE PRICE</b> | <b>\$525,000</b> |
|-------------------|------------------|

## OFFERING SUMMARY

|                      |            |
|----------------------|------------|
| <b>LOT SIZE:</b>     | 3.61 Acres |
| <b>PRICE / ACRE:</b> | \$145,429  |
| <b>ZONING:</b>       | B-4        |

## PROPERTY OVERVIEW

SVN Stone Commercial is pleased to present this development land opportunity in Berea, KY. The Pauline Drive lots offer 3.61 acres, which would be ideal for a restaurant, retail, office, or hospitality user. Recent developments with Tractor Supply and Dollar General are thriving, and NEW townhomes are increasing the residential density here.

For more information, contact Neal Metcalfe at 859-312-8069 // [neal.metcalfe@svn.com](mailto:neal.metcalfe@svn.com).

## PROPERTY HIGHLIGHTS

- 3.61 acres of development land in Berea, KY
- Possible uses: office, retail, restaurant, or hospitality
- Join Tractor Supply and Dollar General in Berea
- Located off Exit 77 on I-75

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ADDITIONAL PHOTOS

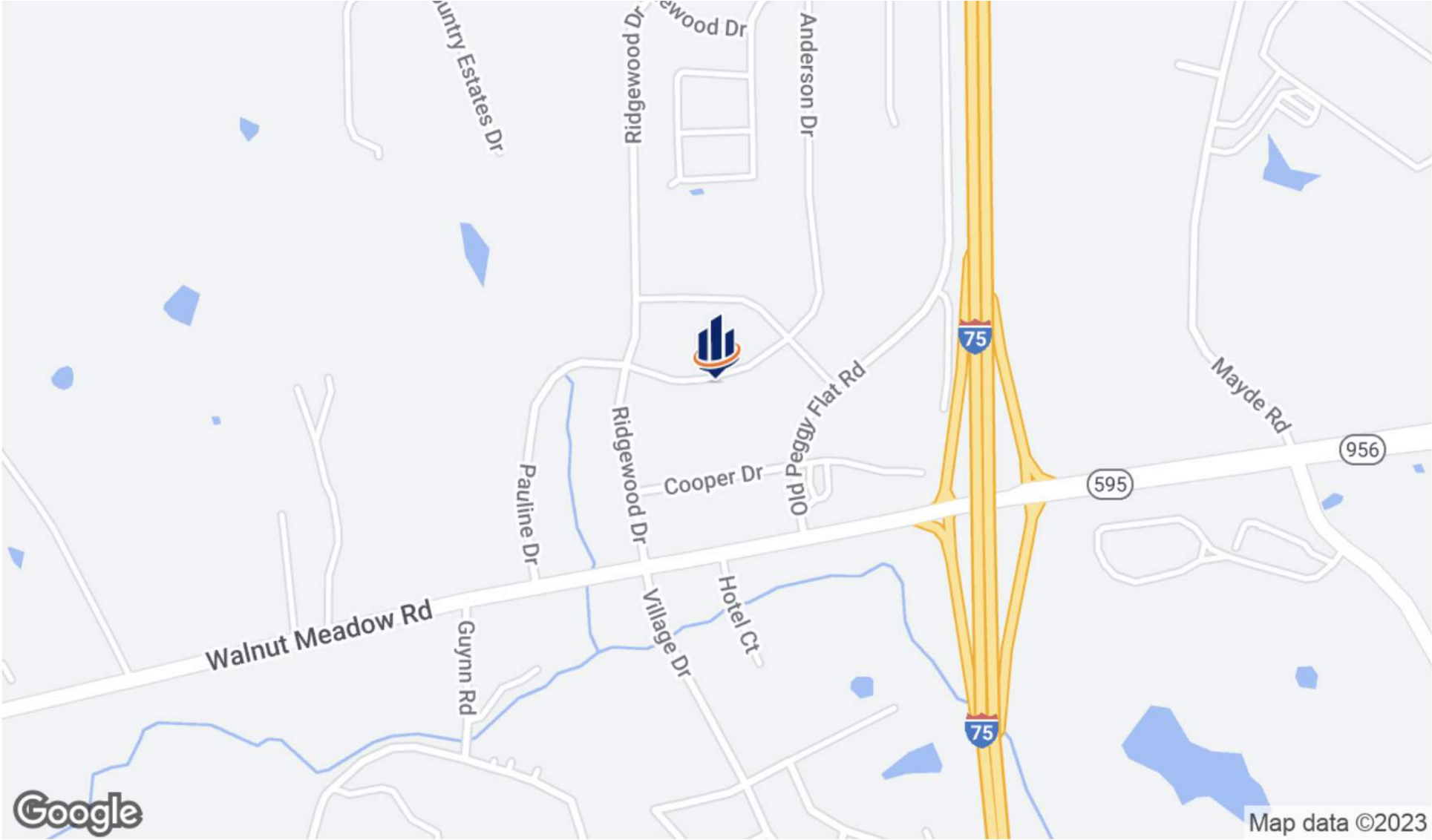


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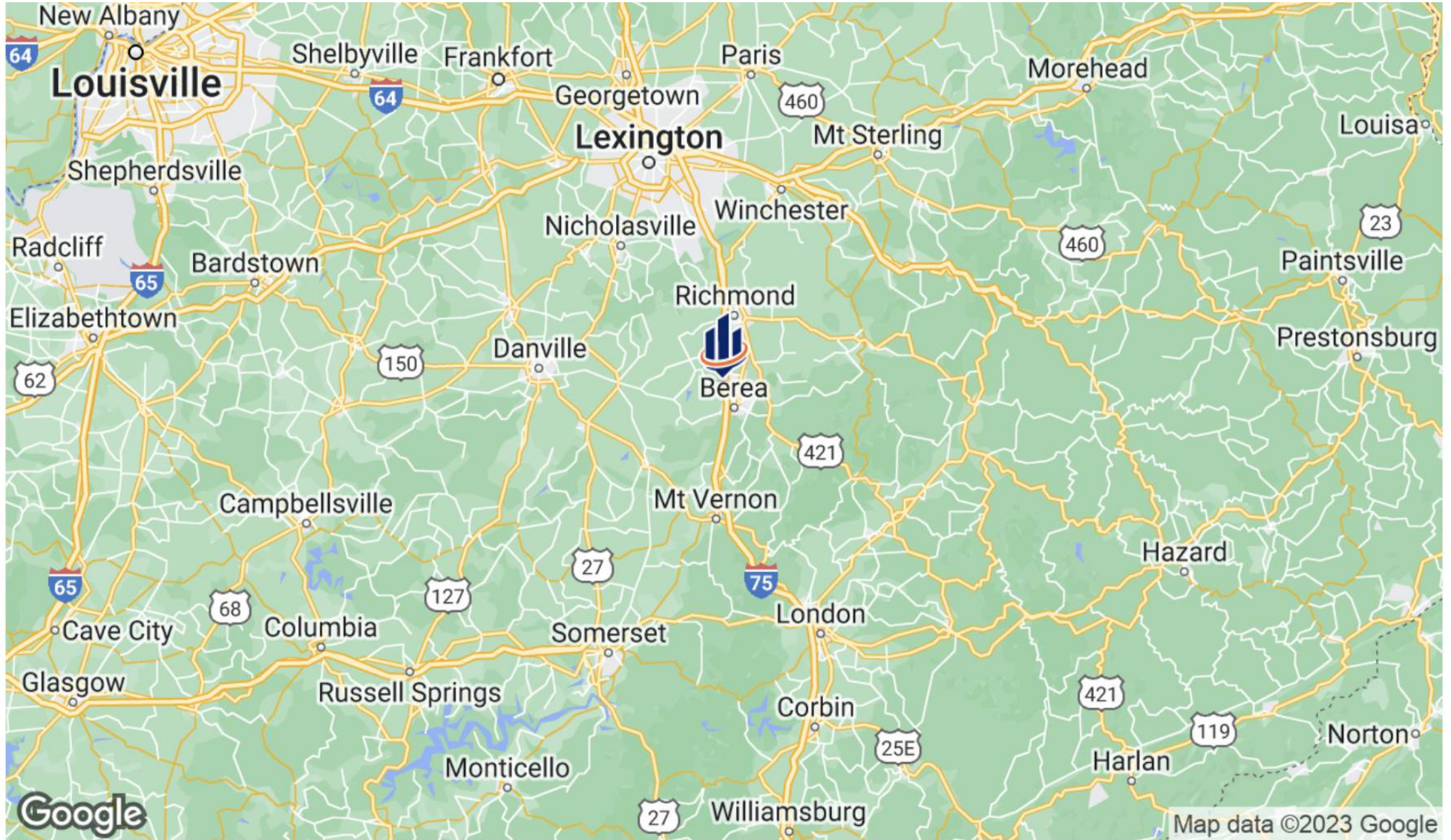
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# LOCATION MAP



**NEAL METCALFE**  
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## LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

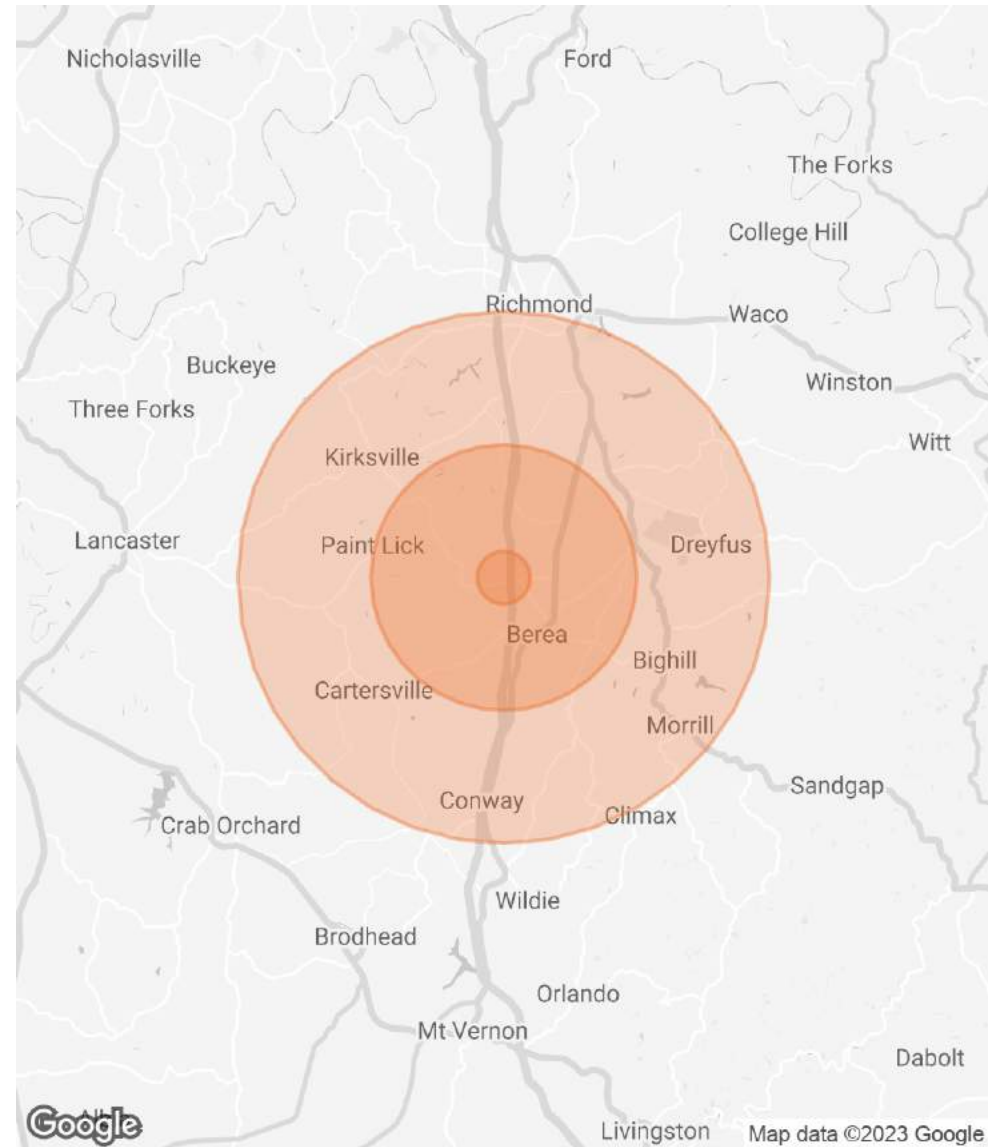
## POPULATION

|                             | 1 MILE | 5 MILES | 10 MILES |
|-----------------------------|--------|---------|----------|
| <b>TOTAL POPULATION</b>     | 646    | 21,636  | 55,116   |
| <b>AVERAGE AGE</b>          | 35.1   | 31.9    | 32.8     |
| <b>AVERAGE AGE (MALE)</b>   | 32.2   | 30.9    | 32.2     |
| <b>AVERAGE AGE (FEMALE)</b> | 37.5   | 32.7    | 33.1     |

## HOUSEHOLDS & INCOME

|                            | 1 MILE    | 5 MILES   | 10 MILES  |
|----------------------------|-----------|-----------|-----------|
| <b>TOTAL HOUSEHOLDS</b>    | 248       | 7,821     | 19,429    |
| <b># OF PERSONS PER HH</b> | 2.6       | 2.8       | 2.8       |
| <b>AVERAGE HH INCOME</b>   | \$58,909  | \$53,345  | \$53,378  |
| <b>AVERAGE HOUSE VALUE</b> | \$181,541 | \$172,477 | \$150,700 |

\* Demographic data derived from 2020 ACS - US Census



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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