

REDEVELOPMENT OPPORTUNITY FOR SALE



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**200 BLUEBERRY LANE
NICHOLASVILLE, KY 40356**



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PROPERTY DESCRIPTION:

1,961 SF
0.47 Acres
\$900,000
Zoned Commercial

Excellent development opportunity in the heart of Nicholasville. This corner property with drive-thru is located on Blueberry Lane which is a Main Street service road, along a corridor of national credit retailers. This is a high-density residential and commercial area, connecting Downtown Nicholasville to Lexington Road.

The property is suited for various retail development opportunities, including QSR, retail, bank, and sit-down restaurant. All kitchen equipment included in the sale and only 2 years old. Pylon sign included and available for next user.

Utilities are to site as this is currently a functioning and successful restaurant location, making this pad ready and ripe for development, reuse, or redevelopment.

PROPERTY HIGHLIGHTS:

- Corner Location with a Drive-Thru
- Excellent Re-development Opportunity
- Newly Renovated Restaurant Fit-Up and Equipment
- Existing Pylon Sign with Great Visibility

AERIAL



AERIAL



DEMOGRAPHICS & ADDITIONAL PHOTOS



POPULATION:

1 mile radius: 10,414

3 mile radius: 30,494

5 mile radius: 38,398

HOUSEHOLDS:

1 mile radius: 3,854

3 mile radius: 11,448

5 mile radius: 14,287

AVG. HOUSEHOLD INCOME:

1 mile radius: \$68,405

3 mile radius: \$74,303

5 mile radius: \$82,421