

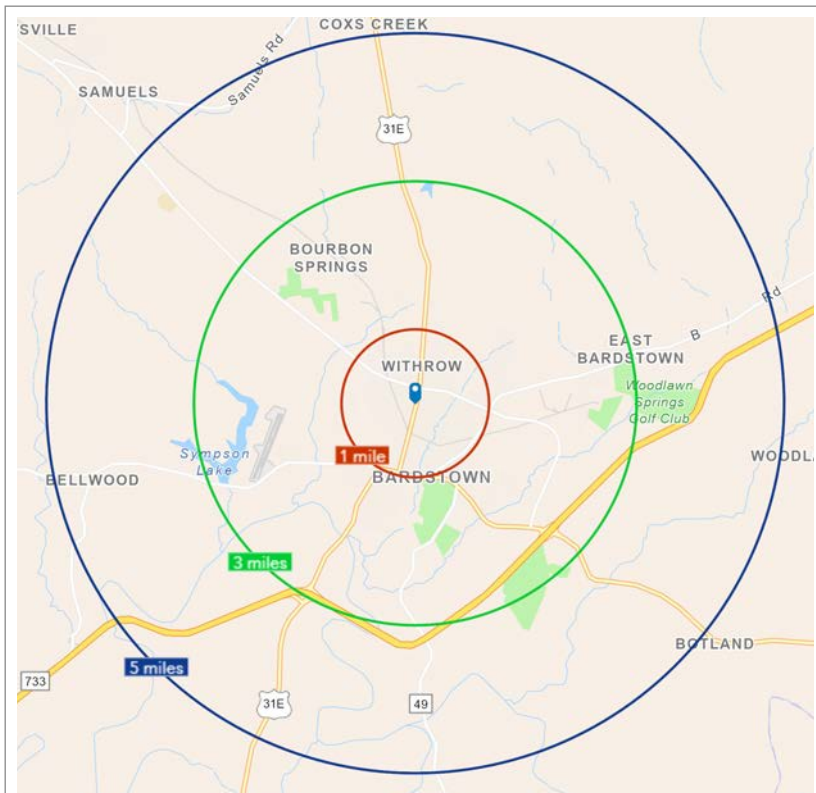
FOR SALE | 0.25 ACRES ±



804 N 3RD STREET
BARDSTOWN, KENTUCKY

HOGAN
REAL ESTATE

PROPERTY DESCRIPTION

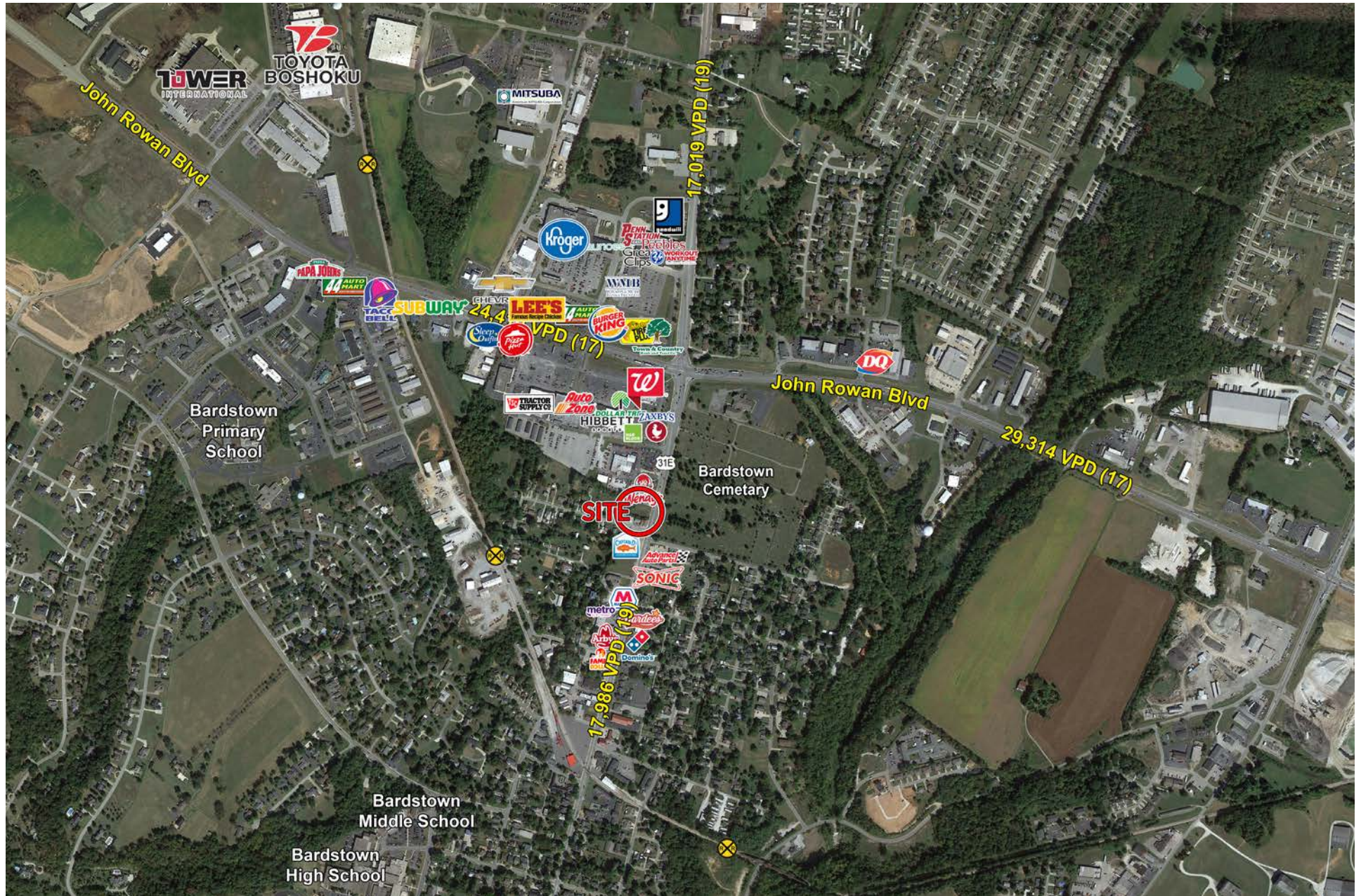


Demographics

	1 Mile	3 Miles	5 Miles
Population	6,003	17,549	26,169
Daytime Population	6,095	13,739	15,848
Average Household Income	\$76,052	\$71,982	\$75,301

Features

- + 0.25-acre ± lot zoned B-3 for sale
- + Prime location on North 3rd Street (US-31E) for development
- + Great investment opportunity for land along major retail corridor and adjacent to high-volume Wendy's
- + Huge potential for retail, medical, or office development
- + High visibility to over 17,000 vehicles per day along US-31E
- + Bardstown, KY is considered the "Bourbon Capital of the World" and has experienced an explosion in tourism in recent years
- + Easy access to Bluegrass Parkway, one of Kentucky's main state highways







HOGAN REAL ESTATE EXCLUSIVE AGENT

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