

FOR SALE

FORMER FAMILY DOLLAR

12145 S Preston Highway Lebanon Junction, KY



OFFERING SUMMARY



PROPERTY SPECIFICATIONS

RENTABLE AREA: 9,180 SF

LAND AREA: 1.05 Acres

PROPERTY ADDRESS: 12145 Preston Highway
Lebanon Junction, KY 40150

YEAR BUILT: 2006

OWNERSHIP: Fee Simple

PROPERTY FEATURES



ADDRESS: 12145 S Preston Highway
Lebanon Junction, KY 40150
Louisville MSA

FOR SALE: 9,180 SF on 1.05 Acres

PRICING: \$750,000

- ▶ Room for expansion
- ▶ Less than ½ mile from I-65
- ▶ Heart of Bourbon Country
- ▶ Built in 2006
- ▶ 23 Parking spaces
- ▶ Located directly on KY 61
- ▶ Easy access to I-65
- ▶ NN Lease structure

TRAFFIC COUNTS:

- ▶ Preston Highway at I-65= 5,355 AADT in 2022
- ▶ I-65 at Lebanon Junction= 64,350 AADT in 2022



BULLITT COUNTY
PUBLIC LIBRARY

DOLLAR
GENERAL



Pilot



Preston Hwy

64,350 VPD



LSC COMMUNICATIONS
1,038 EMPLOYEES

5,355 VPD

61

JIM BEAM
BOURBON
265 EMPLOYEES



Preston Hwy

5,355 VPD



64,350 VPD



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,131	2,548	4,236
2010 Population	1,132	2,569	4,267
2018 Population	1,168	2,707	4,509
2023 Population	1,207	2,823	4,691
2000-2010 Annual Rate	0.01%	0.08%	0.07%
2010-2018 Annual Rate	0.39%	0.66%	0.69%
2017-2023 Annual Rate	0.66%	0.84%	0.79%
2018 Male Population	48.0%	49.0%	49.8%
2018 Female Population	52.0%	51.0	50.2%
2018 Median Age	41.6	43.9	44.9

RACE AND ETHNICITY	1 MILE	3 MILE	5 MILE
2018 White Alone	94.6%	95.4%	95.7%
2018 Black Alone	1.2%	1.1%	1.0%
2018 American Indian/Native Alaskan Alone	0.3%	0.3%	0.3%
2018 Asian Alone	0.2%	0.2%	0.5%
2018 Pacific Islander Alone	0.0%	0.0%	0.0%
2018 Other Race	0.9%	0.8%	0.6%
2018 Two or More Races	2.8%	2.3%	1.9%
2018 Hispanic Origin (Any Race)	2.3%	1.8%	1.7%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Households	452	984	1,609
2010 Households	447	999	1,650
2018 Households	458	1,048	1,739
2023 Households	473	1,092	1,809
2000-2010 Annual Rate	-0.11%	0.15%	0.25%
2010-2018 Annual Rate	0.30%	0.60%	0.66%
2018-2023 Annual Rate	0.65%	0.83%	0.79%
2018 Average Household Size	2.55	2.58	2.59

MEDIAN HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2018 Median Household Income	\$41,500	\$50,104	\$52,908
2023 Median Household Income	\$52,950	\$57,968	\$61,099
2018-2023 Annual Rate	4.99%	2.96%	2.92%

AVERAGE HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2018 Average Household Income	\$52,586	\$60,379	\$64,162
2023 Average Household Income	\$62,950	\$71,480	\$75,090
2018-2023 Annual Rate	3.66%	3.43%	3.20%

PER CAPITA INCOME	1 MILE	3 MILE	5 MILE
2018 Per Capita Income	\$20,662	\$23,451	\$24,719
2023 Per Capita Income	\$24,743	\$27,739	\$28,924
2018-2023 Annual Rate	3.67%	3.42%	3.19%

HOUSING	1 MILE	3 MILE	5 MILE
2000 Total Housing Units	479	1,036	1,704
2000 Owner Occupied Housing Units	64.7%	72.7%	77.2%
2000 Renter Occupied Housing Units	29.4%	22.4%	17.3%
2000 Vacant Housing Units	5.8%	4.9%	5.6%
2010 Total Housing Units	498	1,091	1,811
2010 Owner Occupied Housing Units	58.8%	67.2%	71.8%
2010 Renter Occupied Housing Units	30.9%	24.4%	19.3%
2010 Vacant Housing Units	10.2%	8.4%	8.9%
2018 Total Housing Units	522	1,157	1,922
2018 Owner Occupied Housing Units	61.5%	69.3%	72.9%
2018 Renter Occupied Housing Units	26.4%	21.3%	17.6%
2018 Vacant Housing Units	12.3%	9.4%	9.5%
2023 Total Housing Units	540	1,207	2,006
2023 Owner Occupied Housing Units	63.0%	70.7%	73.7%
2023 Renter Occupied Housing Units	24.6%	19.8%	16.4%
2023 Vacant Housing Units	12.4%	9.5%	9.8%

Data Note: Income is expressed in current dollars

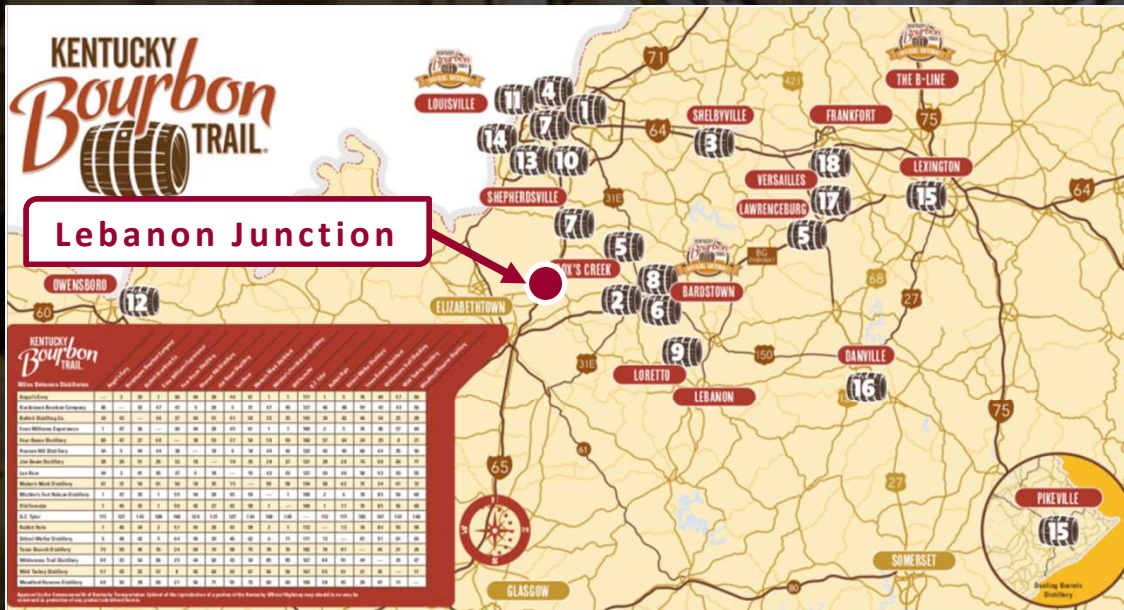
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts fro 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

LEBANON JUNCTION BOURBON COUNTRY

WELCOME TO BOURBON COUNTRY

An Original American Experience is Waiting!

American wines have their sacred grounds, and several regions are widely known as extraordinary travel destinations. But for the connoisseur of world-renown American whiskey, there is only one place that allows you a sensual and sensory experience that is truly unique to America. Only one place where the smooth mellow flavors; the rich traditions and folklore; the regional culinary experience, the hip urban cocktail scene and relaxed countryside all mingle together to create an experience unlike anything else in the world. Only in Kentucky. Only in Bourbon Country. Perhaps it is the limestone that filters the spring fed streams and rivers in Kentucky. Maybe it is the gently rolling lush green of the bluegrass. Perhaps it is the warm, humid summers and mild winters. Or the abundance of fresh locally grown corn, rye and other grains. Nowhere else do the perfect conditions come together for making bourbon like in Kentucky. Whether you're a bourbon neophyte, or a time-honored aficionado, Bourbon Country promises a memorable and authentic vacation experience that will keep you coming back for more.

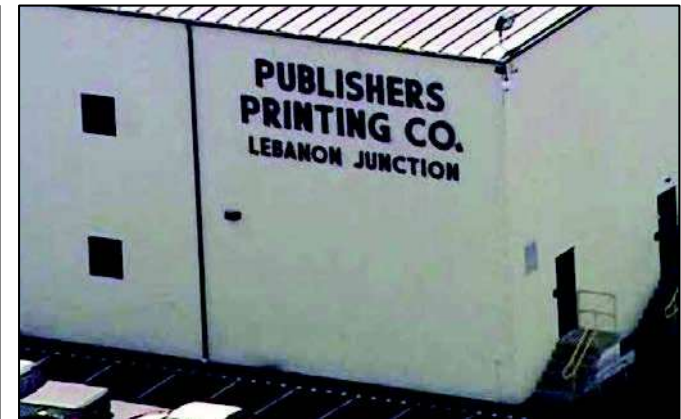
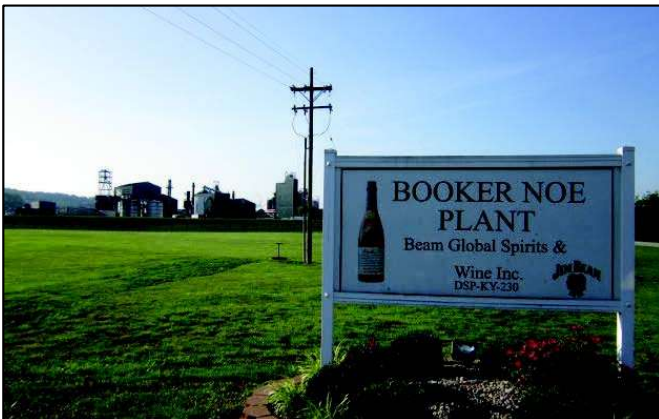


LEBANON JUNCTION, KENTUCKY

Nestled in the rolling hills of the Louisville Kentucky MSA, Lebanon Junction enjoys the natural beauty of the area and the amenities and attractions of Louisville. As its name implies, Lebanon Junction traces its routes to the railroad. In the mid 1800's, Lebanon Junction, with its flat ground and easy access to water, was a natural choice for a rail line junction and for a depot to prepare, repair and re-coal the steam-powered trains on their passage up Muldraugh's Hill on their way south. The town grew slowly at first, a small community developing along with the labor needs of the railroad. Completed just a couple of years before the Civil War broke out in 1861, the new railroad was the expressway of the time; even more so with the war, when countless tons of material and men were transported constantly and Confederate soldiers and guerrillas regularly threatened it all.

In 1892, the railroad built a terminal there and the fledgling community need a boomtown of railroaders and passengers. It quickly grew into the largest city in Bullitt County. All the town's needs were met with shops, churches, homes, and a hotel. A May 24, 1912, fire nearly devastated the town's business district, but it recovered quickly from the blow. As the country became less dependent on the railroads, growth in Lebanon Junction slowed. But Lebanon Junction has survived. Interstate 65 now provides growth opportunities with new industry. Major employers like LSC Communications and Jim Beam benefit from the strong labor force and easy access to the interstate.

Lebanon Junction again finds itself at the crossroads of history and progress. Given the resiliency of the generations who have lived in Lebanon Junction, this American small town will continue will to be special place that its residents are proud to call home.





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