

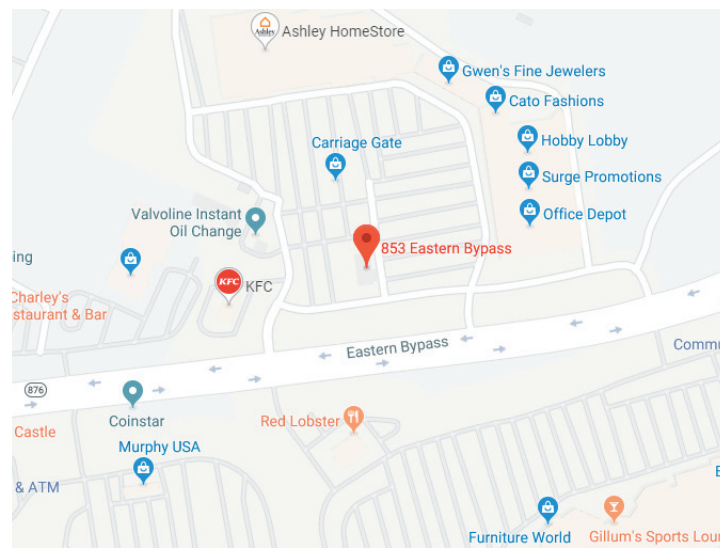
FOR SALE

853 Eastern Bypass, Richmond, KY 40475

\$1,200,000



Total Building Size:	5,448 SF
Lot Size:	1.32 AC
For Sale:	\$1,200,000
Also available For Lease:	\$22.03 /SF/Yr (NNN)
Property Type:	Retail/Freestanding Building
Property Sub-Type:	Restaurant
Zoning:	Commercial
Traffic Count:	26,758 ADT



Fronting Carriage Gate Shopping Center, anchored by Hobby Lobby, Office Depot, Dunham's Sports, Ashley Furniture and Dollar Tree. Excellent Visibility and signalized access from Eastern Bypass, Richmond's primary retail artery. Traffic count 26,758 ADT.

Located near Eastern Kentucky University campus (16,305 students). Nearby retailers include Kroger, Lowe's and Walmart.

Owner is agreeable to building demolition and long term ground lease in this prime, high visibility location!



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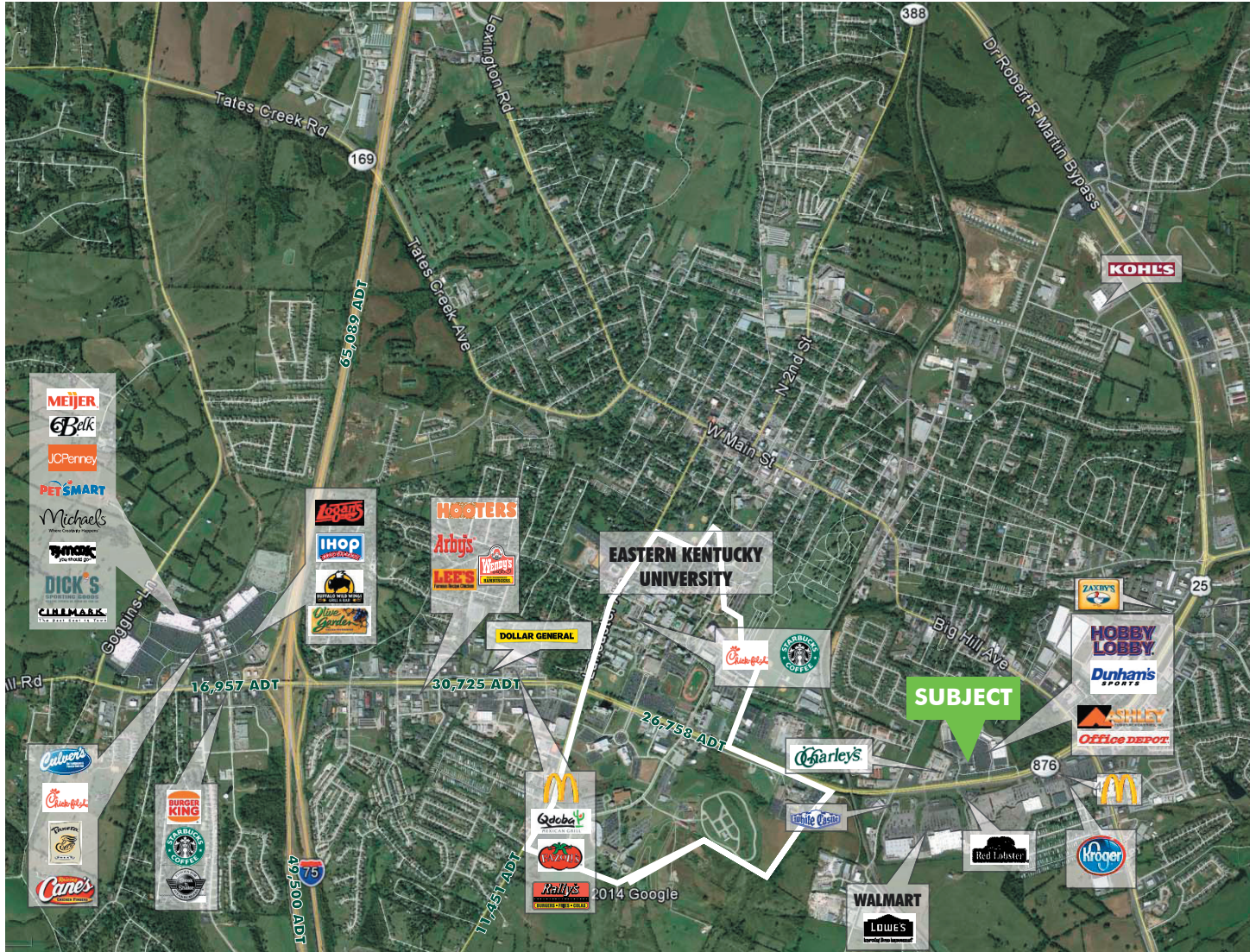
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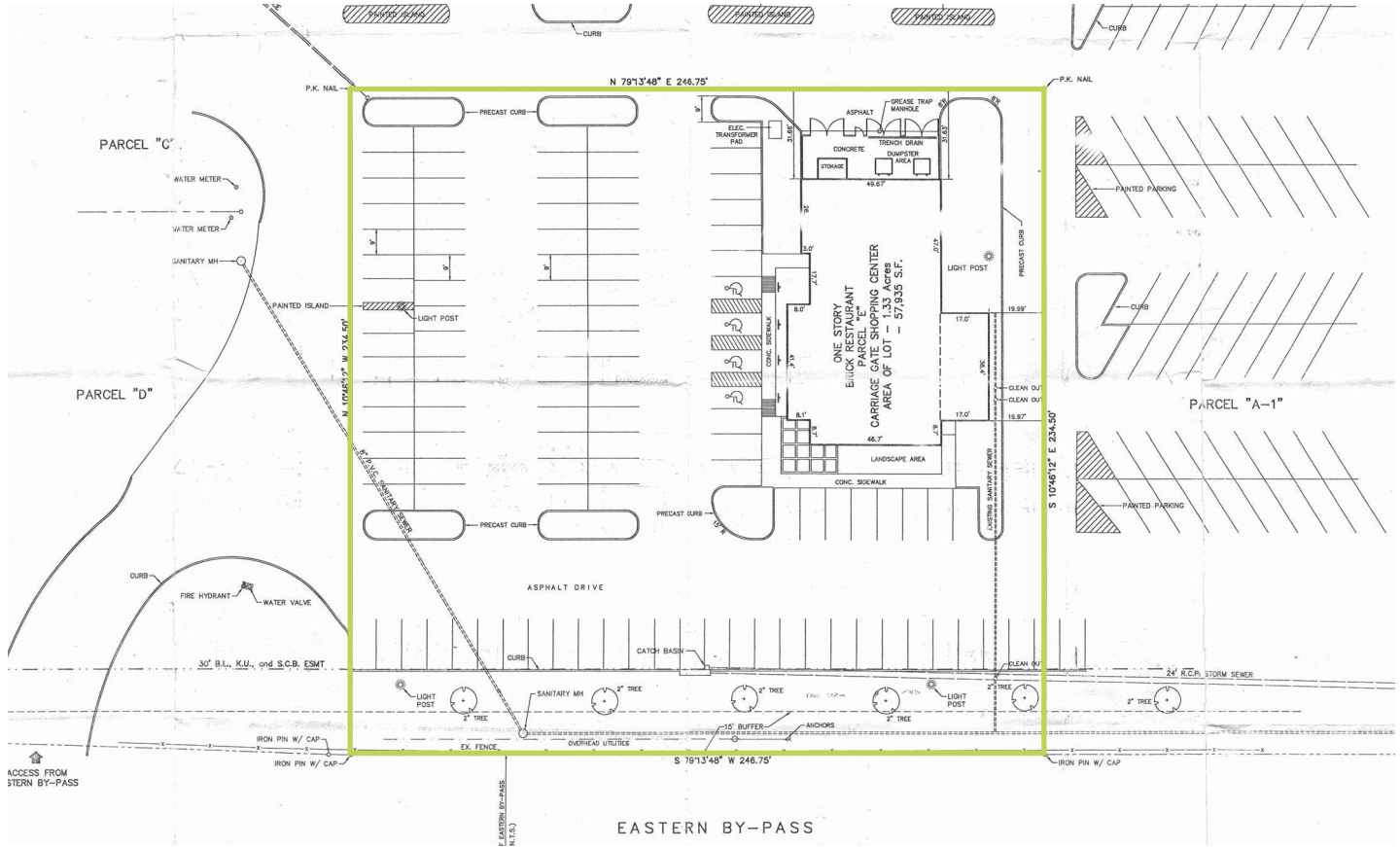
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Aerial



Site Plan



2016 Estimated Demographics

	3 Miles	5 Miles	10 Miles
Population	34,049	44,800	70,527
Average Household Income	\$48,799	\$53,147	\$57,644