



Prospect Kentucky Signature Office Complex For Sale

12921 W US Hwy 42, Prospect, KY 40059



Offering Summary

Sale Price:	\$2,950,000
Building Size:	21,400 SF
Lot Size:	1.76 Acres
Number of Units:	14
Price / SF:	\$137.85
Cap Rate:	5.89%
NOI:	\$173,896
Year Built:	1999
Renovated:	2019
Zoning:	R-4 Permits Office Use
Market:	Prospect Area
Submarket:	Suburban

Property Overview

Hill Crest Park Offices is comprised of two buildings. The front of the site is occupied by a two-story frame structure containing approximately 3,000 square feet. The main building, built in 1999, consists of 18,400 square feet. The buildings are situated in a park like setting with other amenities such as a freestanding garage for tenant storage and an outside patio which is available for tenant use.

Property Highlights

- 71 parking spaces surround the buildings.
- Direct access from parking lot for each suite with private entry, restroom, kitchenette, and offices.
- 8,600 square feet of office space is available for an owner/user to immediately occupy.
- \$265,779 of annual in place income.
- Signage available on US Highway 42.
- Constructed in 1999.

EXCLUSIVELY MARKETED BY

WILL DUNCAN

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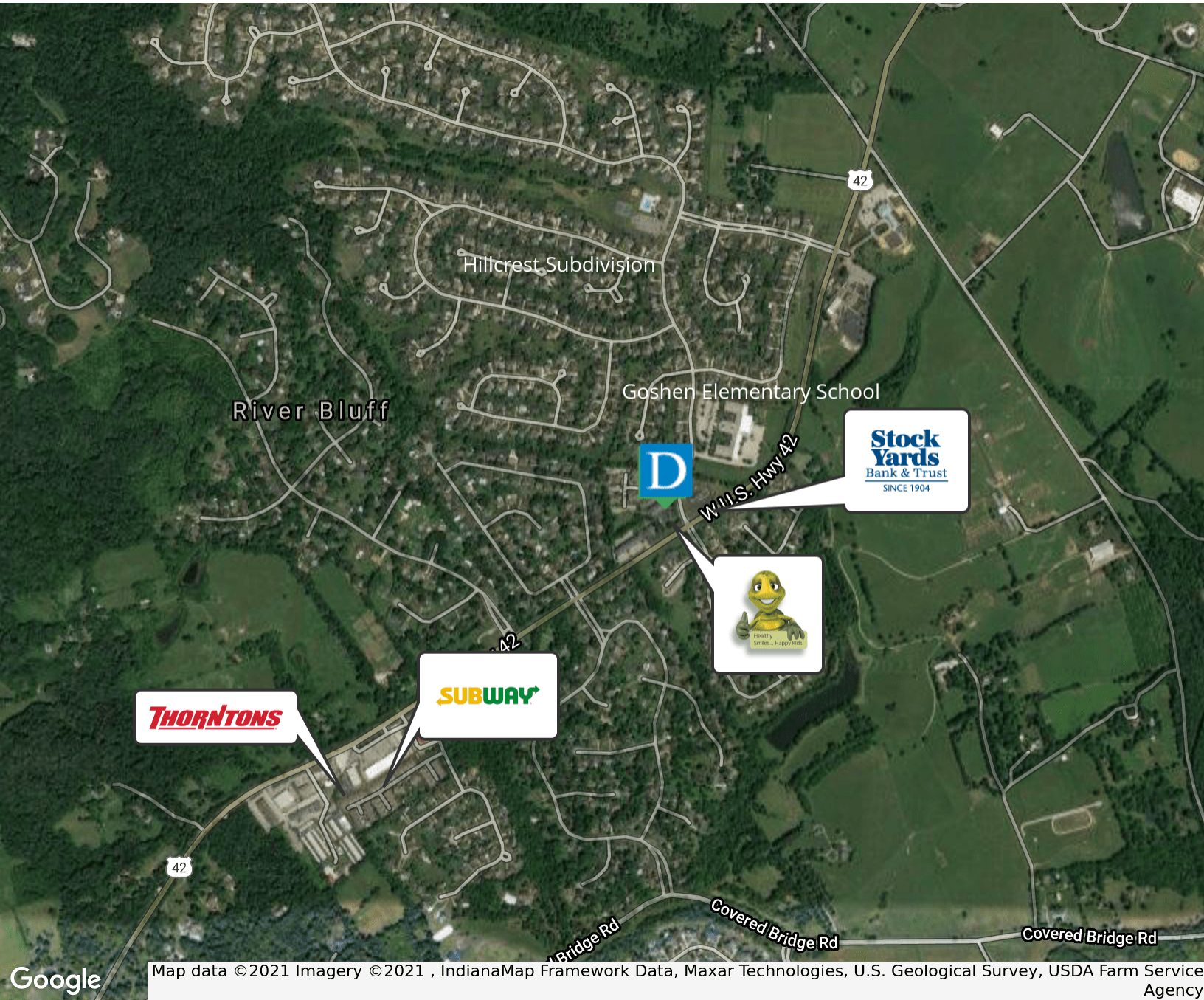


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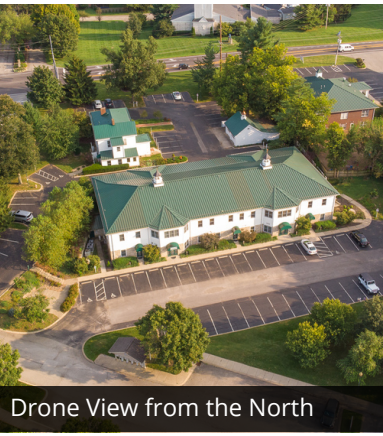


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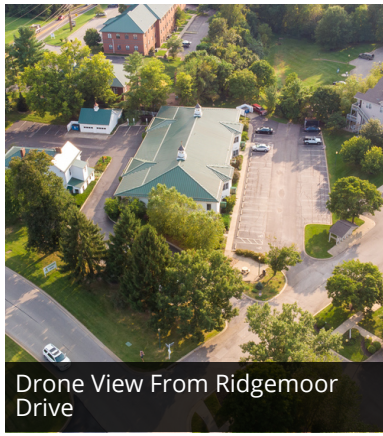


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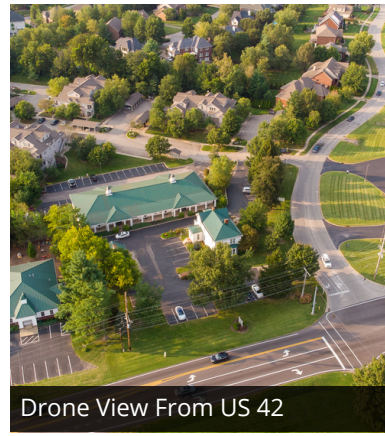
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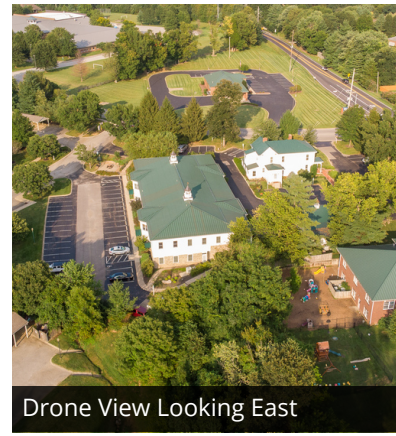
Drone View from the North



Drone View From Ridgemoor Drive



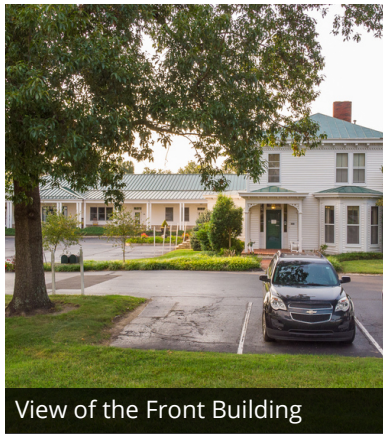
Drone View From US 42



Drone View Looking East



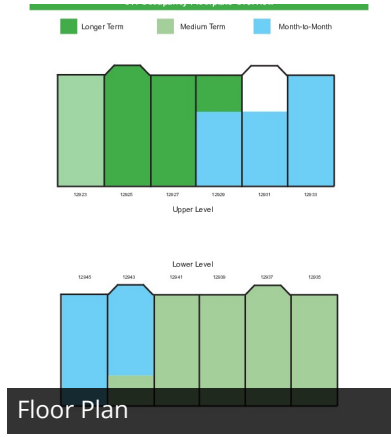
Parking Area - Rear



View of the Front Building



Building Front View



Property Proximity to Goshen Elementary



Site Plan



Typical Office Break Area

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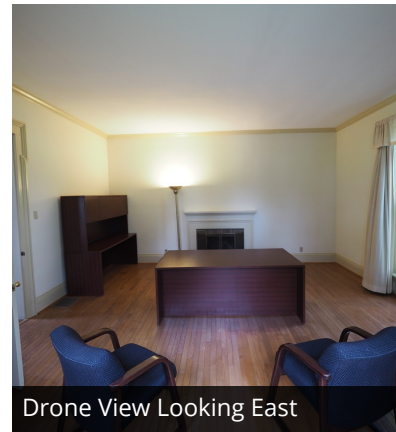
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Drone View From Ridgemoor Drive



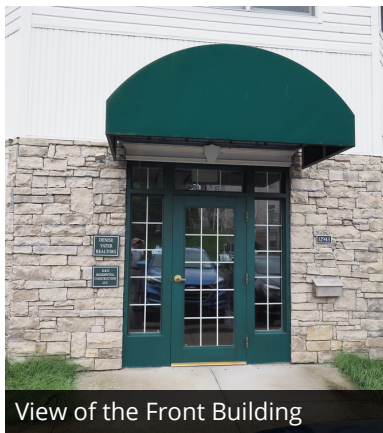
Drone View From US 42



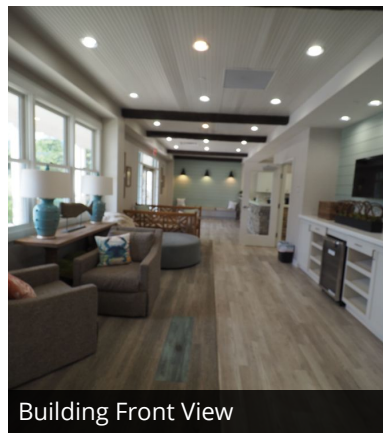
Drone View Looking East



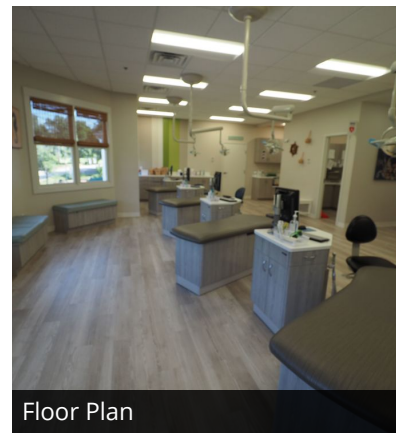
Parking Area - Rear



View of the Front Building



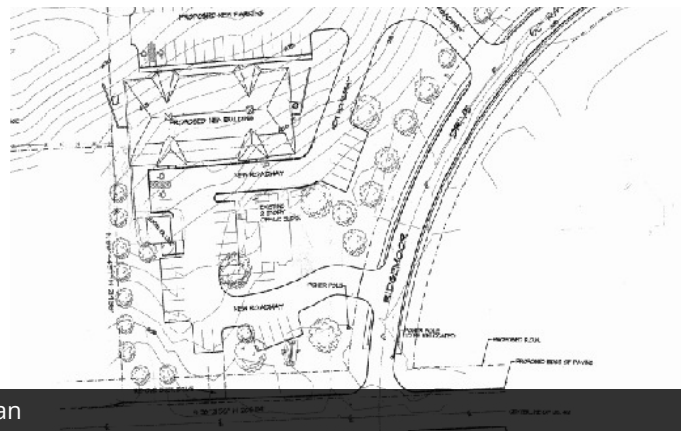
Building Front View



Floor Plan



Property Proximity to Goshen Elementary



Site Plan

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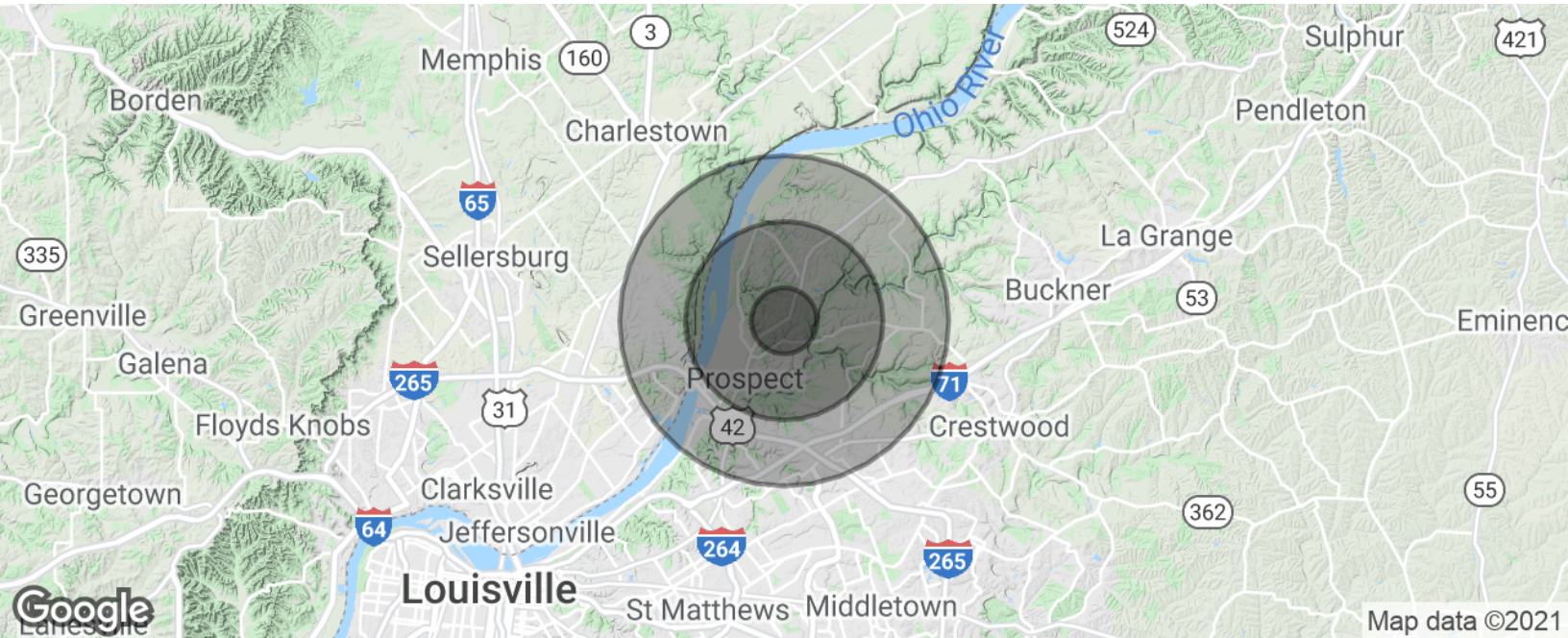


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Population	1 Mile	3 Miles	5 Miles
Total Population	1,045	12,928	44,677
Average age	40.3	43.3	40.7
Average age (Male)	41.4	43.5	40.3
Average age (Female)	39.2	43.5	41.1

Households & Income	1 Mile	3 Miles	5 Miles
Total households	338	4,596	16,610
# of persons per HH	3.1	2.8	2.7
Average HH income	\$175,839	\$155,806	\$126,993
Average house value	\$381,859	\$394,349	\$328,003

* Demographic data derived from 2010 US Census

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