

FOR LEASE

FORMER DAY CARE AVAILABLE - RICHMOND

5095 ATWOOD DRIVE

Richmond, KY 40475

PRESENTED BY:

NEAL METCALFE

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$9.00 SF/yr [NNN]
BUILDING SIZE:	4,800 SF
AVAILABLE SF:	4,800 SF
LOT SIZE:	2.41 Acres
YEAR BUILT:	2005
ZONING:	B3

PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to present this exciting lease opportunity in Richmond, KY on Atwood Drive. This property is situated along the Robert R. Martin Bypass retail corridor with 21,000 vehicles per day with neighboring tenants including Kohl's, Save-A-Lot, Gates Honda, Bypass Rentals, and many others. The property sits on the edge of retail and residential, and is seemingly turn key ready to use for a NEW Day care space. The property is 4800 sf on 2.41 acres with a fenced outdoor play area, and/or room for expansion.

For additional information, please contact Neal Metcalfe at neal.metcalfe@svn.com or 859.312.8069.

PROPERTY HIGHLIGHTS

- 4,800 SF Available
- 2.41 acres - Outdoor fenced play ground
- Former Daycare Facility
- \$9.00/sf/yr (NNN)
- Zoned B-3 - multiple uses besides a Day care

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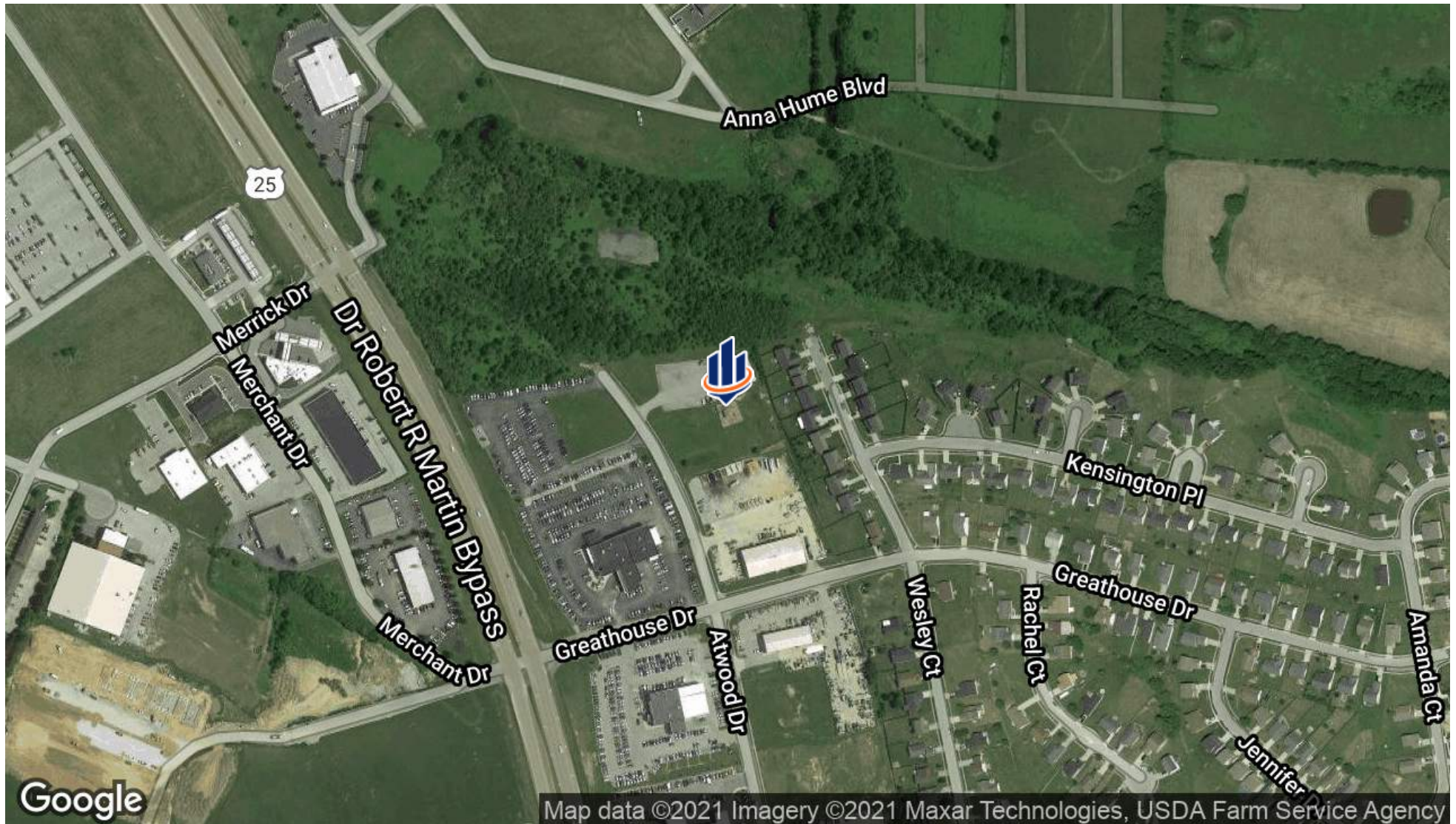
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ADDITIONAL PHOTOS



NEAL METCALFE
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LOCATION MAP



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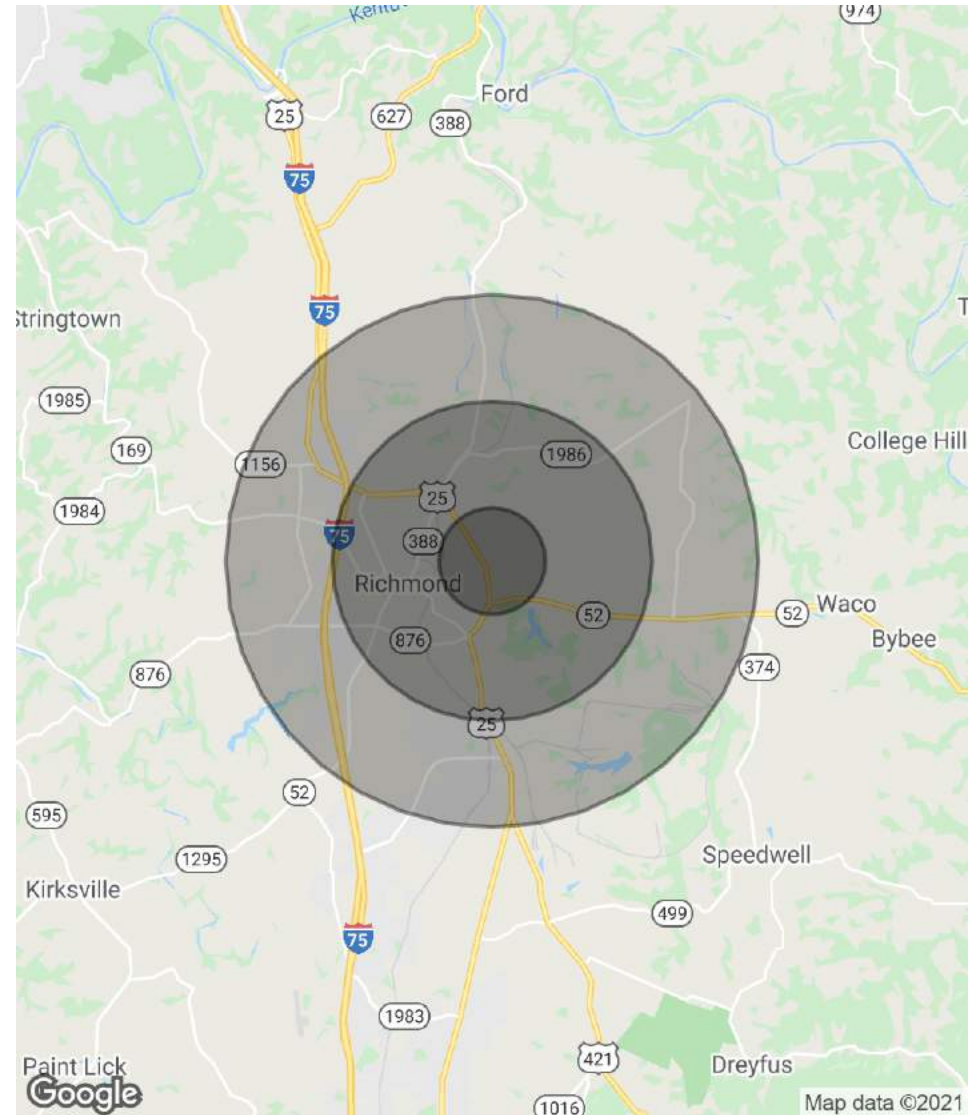
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,106	24,016	43,045
AVERAGE AGE	30.7	29.9	31.7
AVERAGE AGE (MALE)	31.4	29.9	31.5
AVERAGE AGE (FEMALE)	29.5	30.0	31.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,812	8,368	16,272
# OF PERSONS PER HH	2.3	2.9	2.6
AVERAGE HH INCOME	\$38,809	\$42,641	\$48,370
AVERAGE HOUSE VALUE	\$105,891	\$123,843	\$140,349

* Demographic data derived from 2010 US Census



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