



# DEVELOPMENT OPPORTUNITY IN RICHMOND, KY

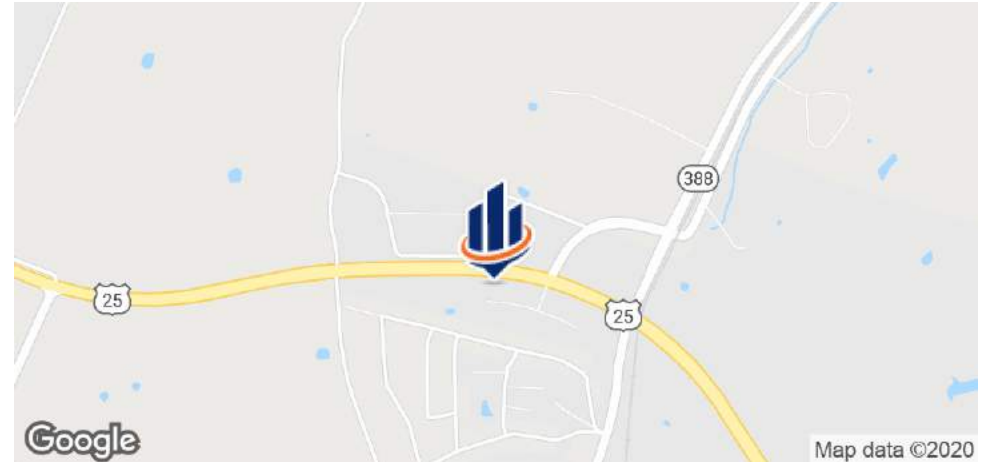
## 1.57 ACRES OF B-3 LAND FOR SALE

229 AUTOMOTIVE DRIVE  
RICHMOND, KY 40475

Neal Metcalfe  
Advisor  
859.264.0888 x229  
neal.metcalfe@svn.com

Dr. Robert R. Martin Bypass  
27,000+ VPD





## OFFERING SUMMARY

Sale Price:	\$360,000
Lot Size:	1.57 Acres
Zoning:	B-3
Market:	Richmond
Price / SF:	\$5.26

## PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to present this highly visible parcel with 27,000 vehicles per day. The 1.57 acre parcel of B-3 in Richmond can be a number of uses in the city; Medical, Retail, Office, and more! The ready to develop parcel is next to a Dollar General on a private cul-de-sac on Automotive Drive. For further inquiry reach out to Neal Metcalfe at 859-312-8069 or neal.metcalfe@svn.com!

## PROPERTY HIGHLIGHTS

- Owner motivated to SELL!
- 27,000 vehicles per day!
- Zoned B-3
- \$229,300 per acre
- 1.57 Acres
- Only 1.8 miles [4 minute drive time] from I-75
- Close proximity [6 minute drive time] to Downtown, ECU, Kroger, Walmart, Lowes

# 229 Automotive Drive Richmond, KY



1.8 miles (4 min drive)  
from I-75  
63,000+ VPD



Residential  
Development

Automotive Drive

Dr. Robert R. Martin Bypass  
27,000+ VPD



**DOLLAR  
GENERAL**



**Development  
Opportunity**

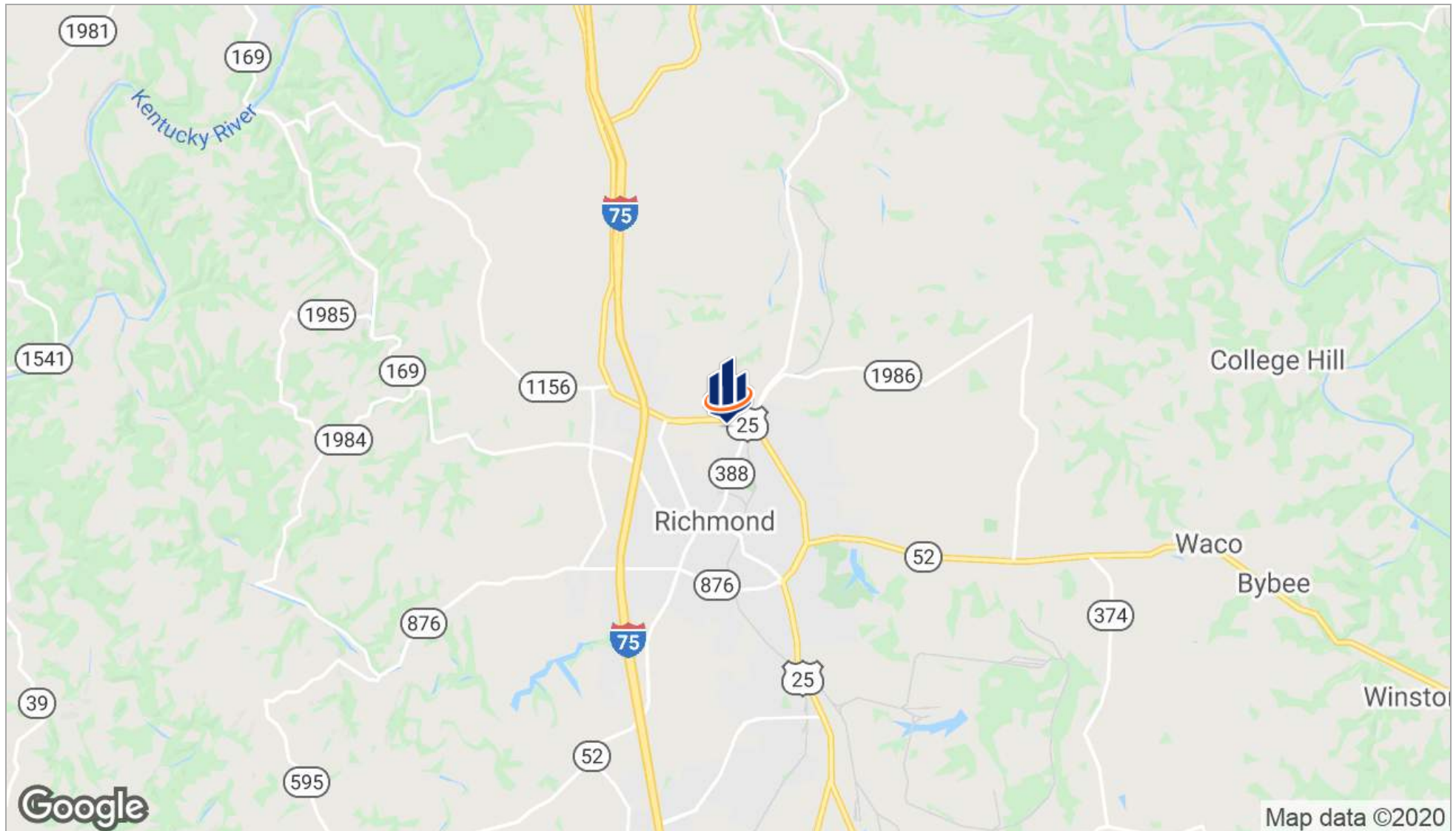
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**Land For Sale**  
1.57 Acres Available  
229 Automotive Dr  
Richmond, KY



For marketing purposes only,  
exact locations not warranted.

# Location Maps



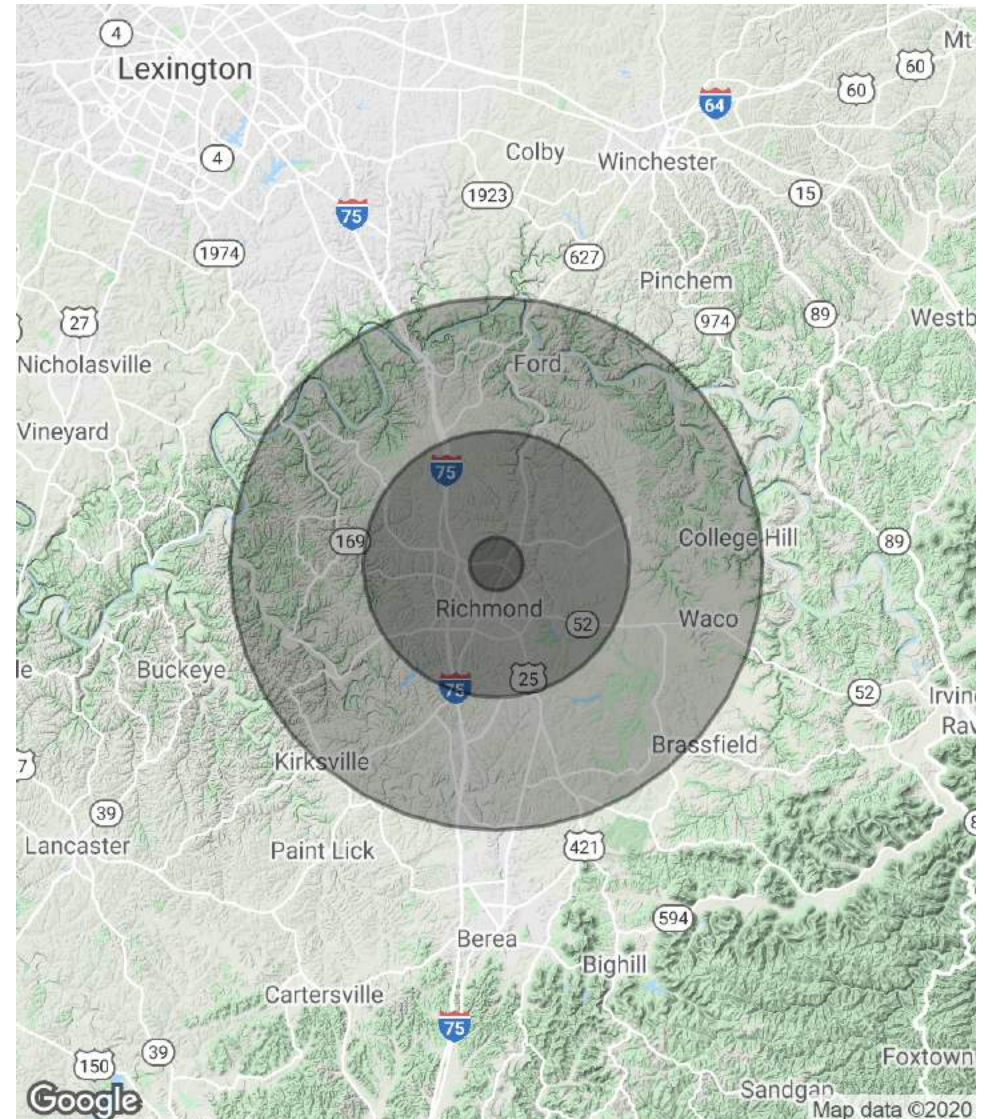
# Demographics Map & Report

<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	2,560	46,281	69,949
Median age	29.0	31.9	34.0
Median age (Male)	29.5	31.5	33.5
Median age (Female)	28.4	32.3	34.5

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	1,121	17,624	26,686
# of persons per HH	2.3	2.6	2.6
Average HH income	\$39,205	\$50,875	\$56,644
Average house value	\$106,208	\$142,722	\$152,602

\* Demographic data derived from 2010 US Census





## NEAL METCALFE

Advisor

neal.metcalfe@svn.com

**Direct:** 859.264.0888 x229 | **Cell:** 859.312.8069

### PROFESSIONAL BACKGROUND

Neal Metcalfe serves as an Advisor for SVN Stone Commercial specializing in the Sale and Leasing of retail, office, land, industrial & property management in Central and Eastern Kentucky since 2012. Prior to joining SVN, Neal has been in commissioned sales for 20+ years via roles in Broadcasting and Digital Media Marketing, via NBC Affiliate WLEX-TV, WVLK AM/FM and other Corporate Radio & Marketing groups where he gained a vast amount marketing and B2B experience working directly with business owners and managers. Neal resides in Richmond and has been a CCIM Lexington Board member, CPAL Commercial Property Association of Lexington, Richmond Chamber of Commerce Governing Board, Economic Development Committee Member, KCREA Board member, Crossroads Christian Church member and numerous other non-profits & ministries, Compassion International and organizations via Lexington Leadership Foundation. Neal enjoys golf, working on his old house, woodworking, and spending time with his wife, Christy and two daughters, Mayson and Emma. You can reach Neal - 859-312-8069 or neal.metcalfe@svn.com

### EDUCATION

1992- B.S. Broadcasting- Communications- Eastern Kentucky University Richmond, KY

1990- A.A..Communications- University of Kentucky, Lexington, KY

### MEMBERSHIPS

CCIM Lexington-Kentucky

CPAL- Commercial Property Association of Lexington

Richmond Chamber of Commerce Board Member and Economic Development Committee

ICSC-International Council Shopping Centers

SVN | STONE COMMERCIAL REAL ESTATE

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