



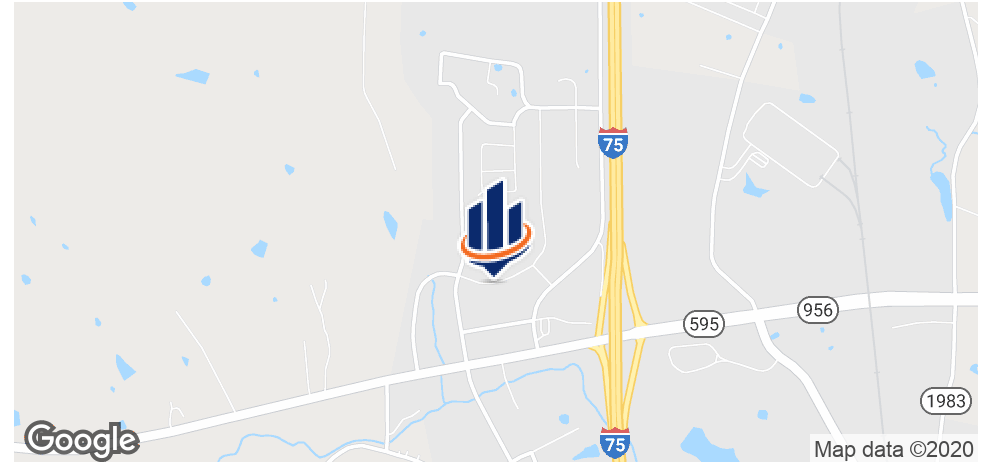
PAULINE DRIVE DEVELOPMENT

408 412 PAULINE DRIVE
BEREA, KY 40476

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408 & 412 Pauline Dr
Berea, KY
3.6 Acres

Property Summary



OFFERING SUMMARY

Sale Price: \$194,444 / Acre

Lot Size: 3.6 Acres

Zoning: B 3

Price / SF: \$4.46

PROPERTY OVERVIEW

SVN Stone Commercial is proud to offer this development land in Berea KY. The Pauline Drive lots up to 3.5 acres would be ideal for restaurant, retail, office or hospitality. Recent developments with Tractor Supply, Dollar General are thriving as are the residential surrounding the parcels. \$194,444 per acre or \$700,000 for all 3.5 acres. Contact Neal Metcalfe, Advisor for more information, 859-312-8069 neal.metcalfe@svn.com.

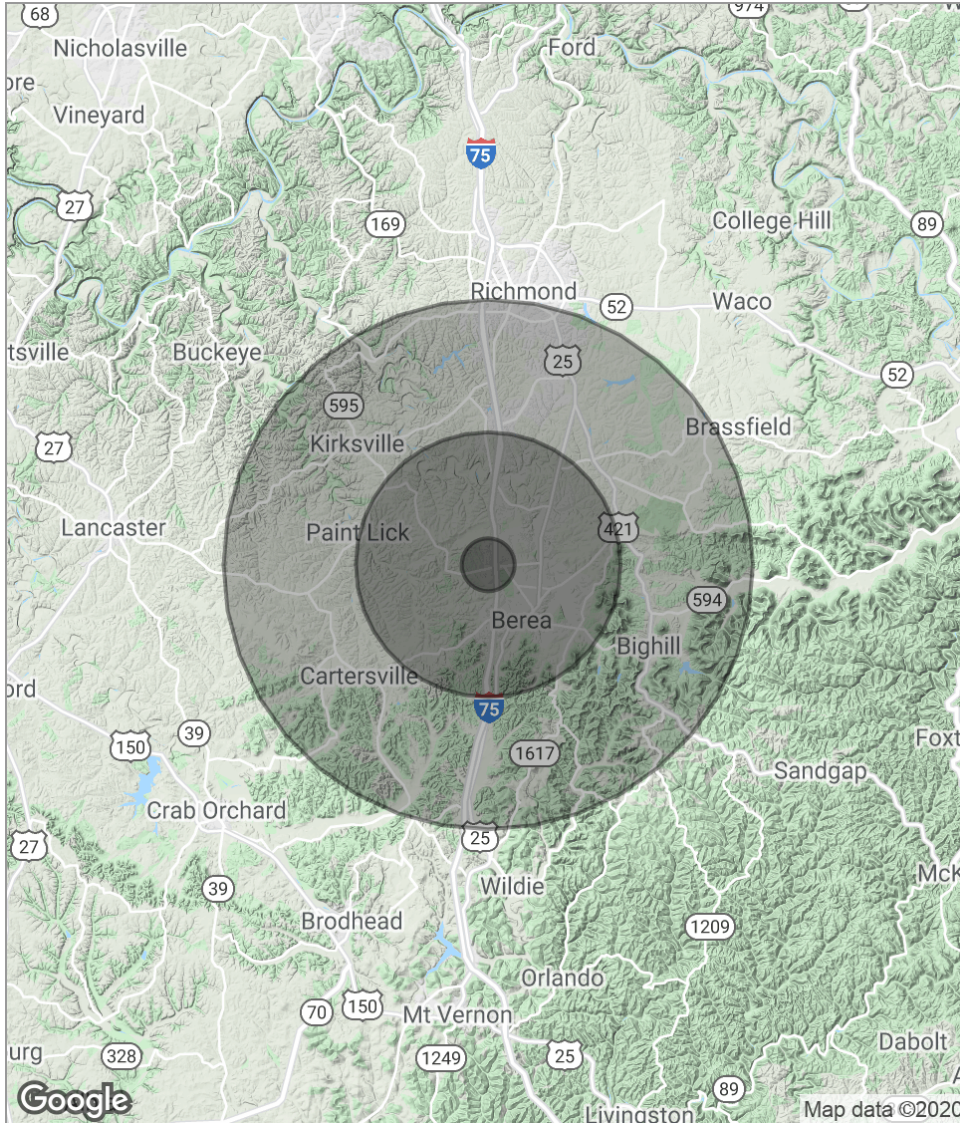
PROPERTY HIGHLIGHTS

- Join Tractor Supply, Dollar General in Berea!
- 3.5 acres development land Berea KY
- Office, Retail, Restaurant or Hospitality options here
- Exit 77, off I-75

Location Map



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	646	21,636	55,116
Median age	35.1	31.9	32.8
Median age (Male)	32.2	30.9	32.2
Median age (Female)	37.5	32.7	33.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	248	7,821	19,429
# of persons per HH	2.6	2.8	2.8
Average HH income	\$58,909	\$53,345	\$53,378
Average house value	\$181,541	\$172,477	\$150,700

** Demographic data derived from 2010 US Census*

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