

FOR SALE/LEASE

# FALLS CREEK DEVELOPMENT LAND

63, 65 & 67 FALLS CREEK DR  
& 103 MEADOW LN

Georgetown, KY 40324

**PRESENTED BY:**

**NATHAN DILLY**

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**MATT STONE, CCIM, SIOR, MBA**

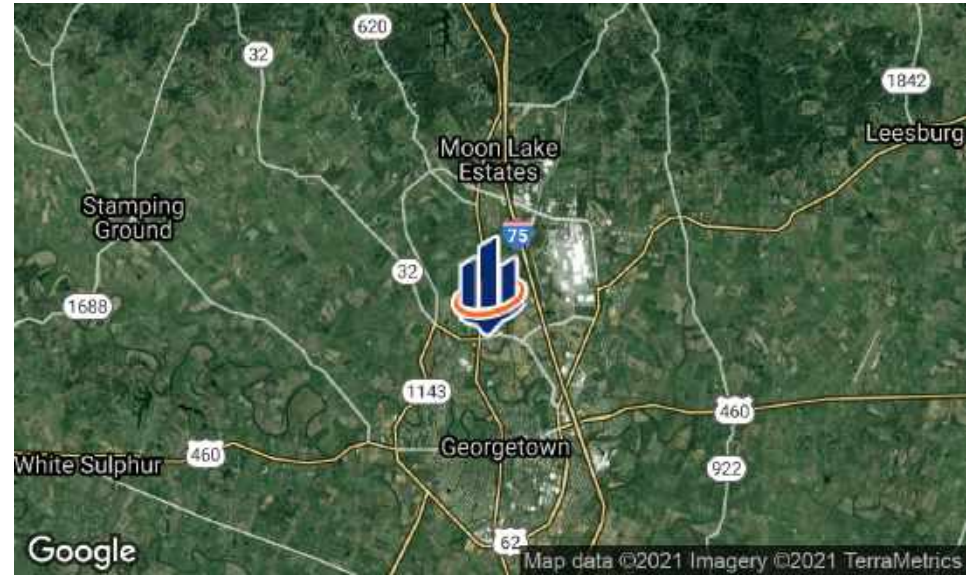
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For marketing purposes only.  
Exact locations not warranted.





## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$600,000 per Acre
<b>LEASE RATE:</b>	Negotiable
<b>LOT SIZE:</b>	7.3 Acres
<b>ZONING:</b>	B-4

## PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to present this development opportunity of 7.3 acres of B-4 land in Georgetown, KY. This property is conveniently located near new residential development, and directly across the street from Anne Mason Elementary School and Royal Spring Middle School. This development opportunity is perfect for retail, restaurants, and office/medical office, and can easily be subdivided to meet the purchaser's needs.

For additional information, please contact Nathan Dilly at [nathan.dilly@svn.com](mailto:nathan.dilly@svn.com) or 859-420-5492 or Matt Stone at [matt.stone@svn.com](mailto:matt.stone@svn.com) or 859-351-5444.

## PROPERTY HIGHLIGHTS

- Land Development Opportunity
- 7.3 acre lot can be subdivided
- Lease rate and structure negotiable (NNN)
- B-4 zoning
- Available For Sale or Lease

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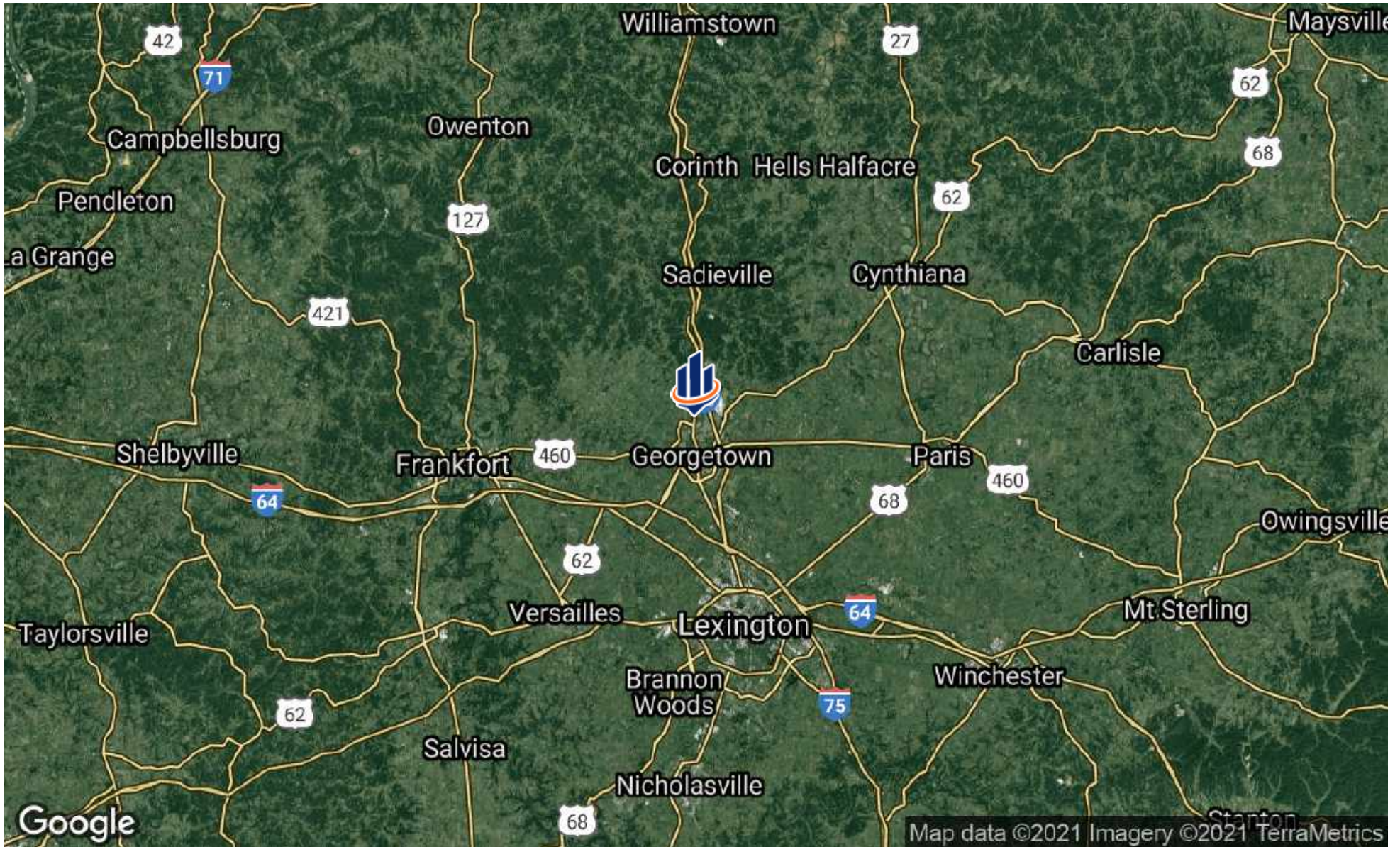
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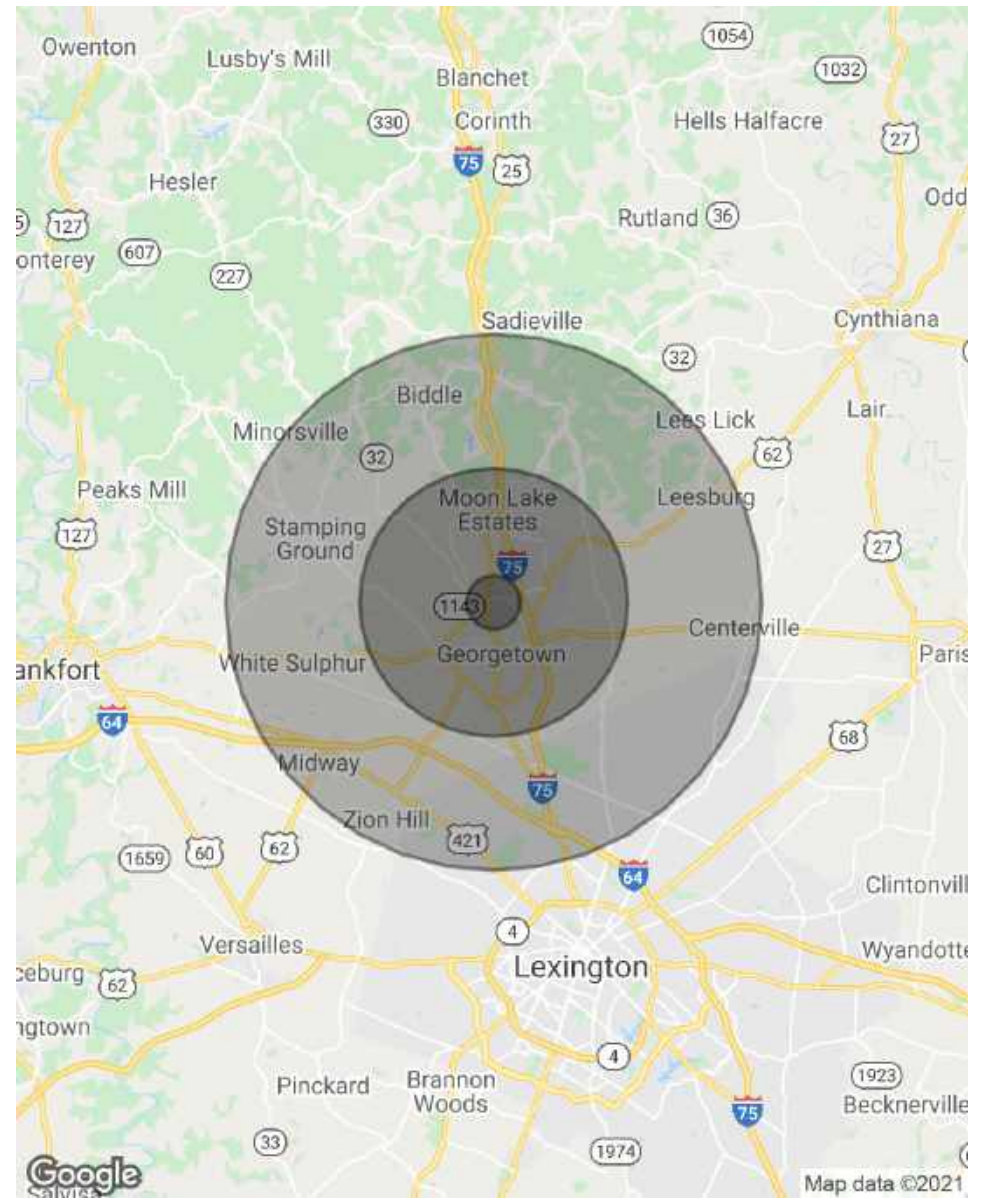
## POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	941	34,991	58,080
AVERAGE AGE	34.7	32.3	34.3
AVERAGE AGE (MALE)	34.1	32.4	34.1
AVERAGE AGE (FEMALE)	36.7	33.0	35.2

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	384	13,636	21,907
# OF PERSONS PER HH	2.5	2.6	2.7
AVERAGE HH INCOME	\$68,187	\$61,365	\$69,996
AVERAGE HOUSE VALUE		\$167,484	\$197,463

\* Demographic data derived from 2010 US Census



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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