

2489 Lakeway Drive
1.101 Acres

73 Key Village Road
1.118 Acres

US 127
11,003+ VPD

Lakeway Drive

35 Key Village Drive
1.611 Acres

SALE / LEASE

Russell Springs Retail Development Land

73 KEY VILLAGE ROAD

Russell Springs, KY 42642

PRESENTED BY:

HARRISON LANE

C: 859.537.1051

harrison.lane@svn.com

PROPERTY SUMMARY



SALE PRICE	\$450,000
LEASE RATE	UNDISCLOSED

PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to bring to market 1.118 acres of retail development land available in the Key Village Shopping Center in Russell Springs, KY. 73 Key Village Road is well located right off of US 127 and boasts strong visibility for over 11,000 vehicles per day. The flexible C-1 zoning (Highway Oriented Commercial) allows for numerous types of retail, wholesale, and service oriented businesses. This outlot is available FOR SALE and FOR LEASE.

For more information, contact Harrison Lane at 859.537.1051 or harrison.lane@svn.com.

PROPERTY HIGHLIGHTS

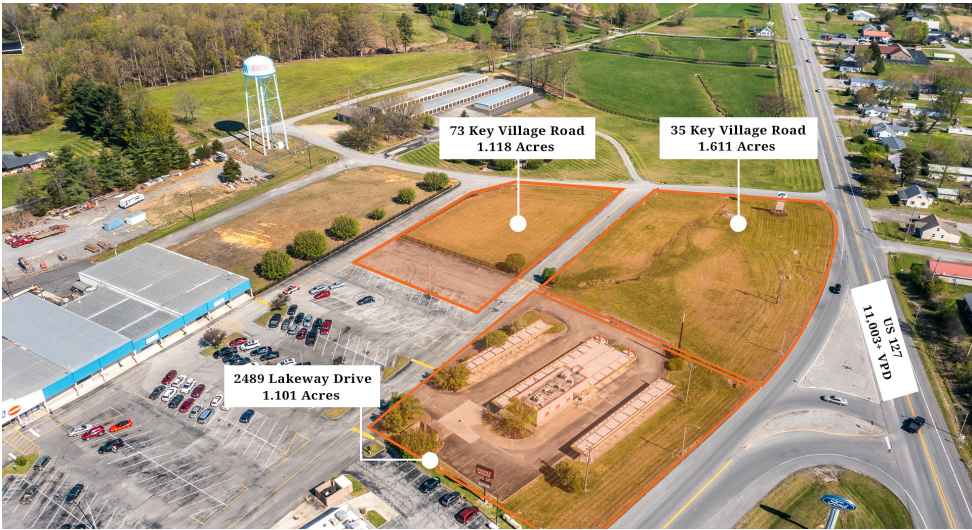
- Key Village Shopping Center Outlot
- Strong visibility from US 127
- Over 11,000 VPD
- Flexible C-1 Zoning

OFFERING SUMMARY

LOT SIZE:	1.118 Acres
PRICE / ACRE:	\$402,504
ZONING:	Commercial

HARRISON LANE
C: 859.537.1051
harrison.lane@svn.com

ADDITIONAL PHOTOS



HARRISON LANE
C: 859.537.1051
harrison.lane@svn.com

AERIAL

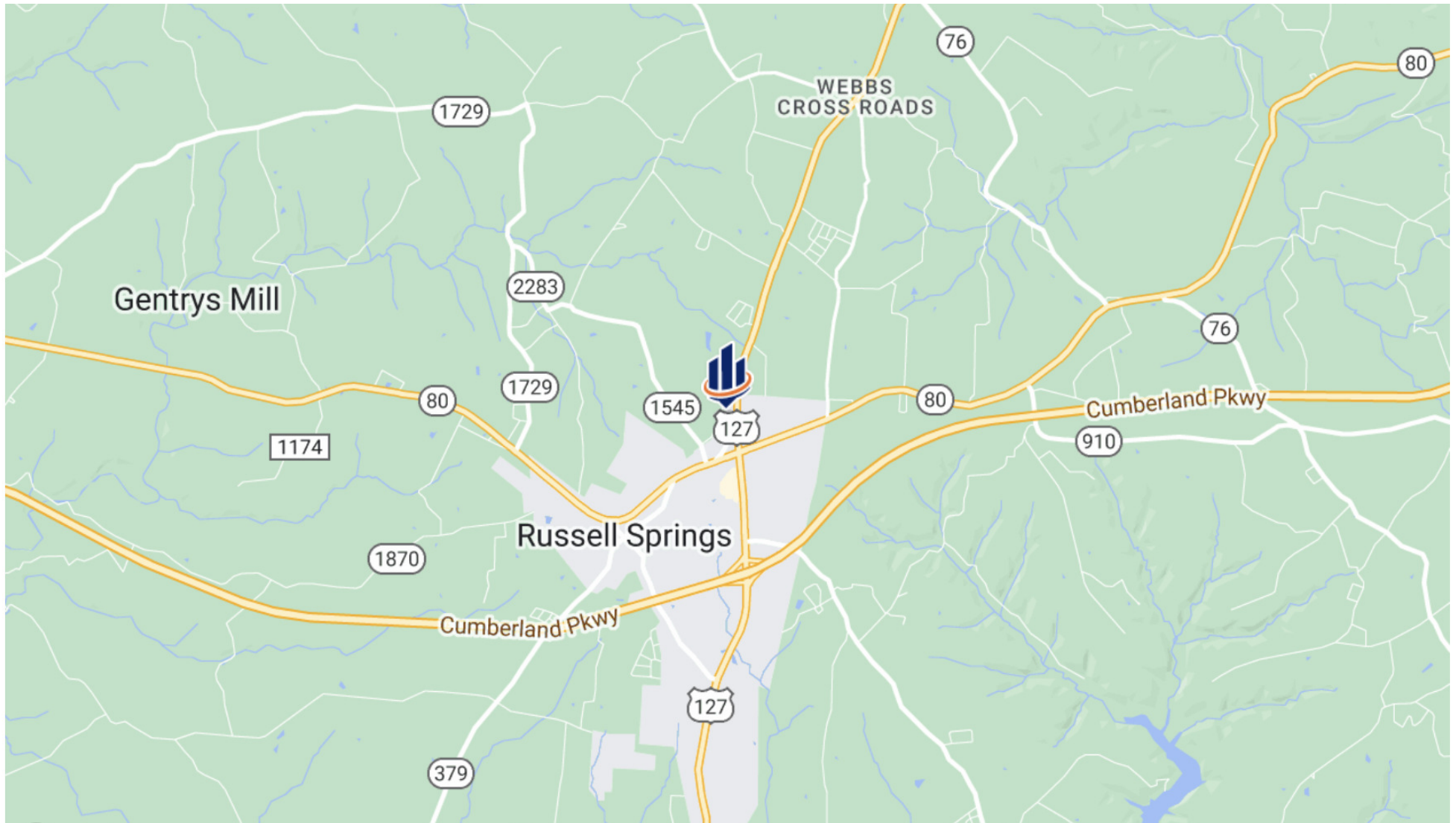


HARRISON LANE

C: 859.537.1051

harrison.lane@svn.com

LOCATION MAP

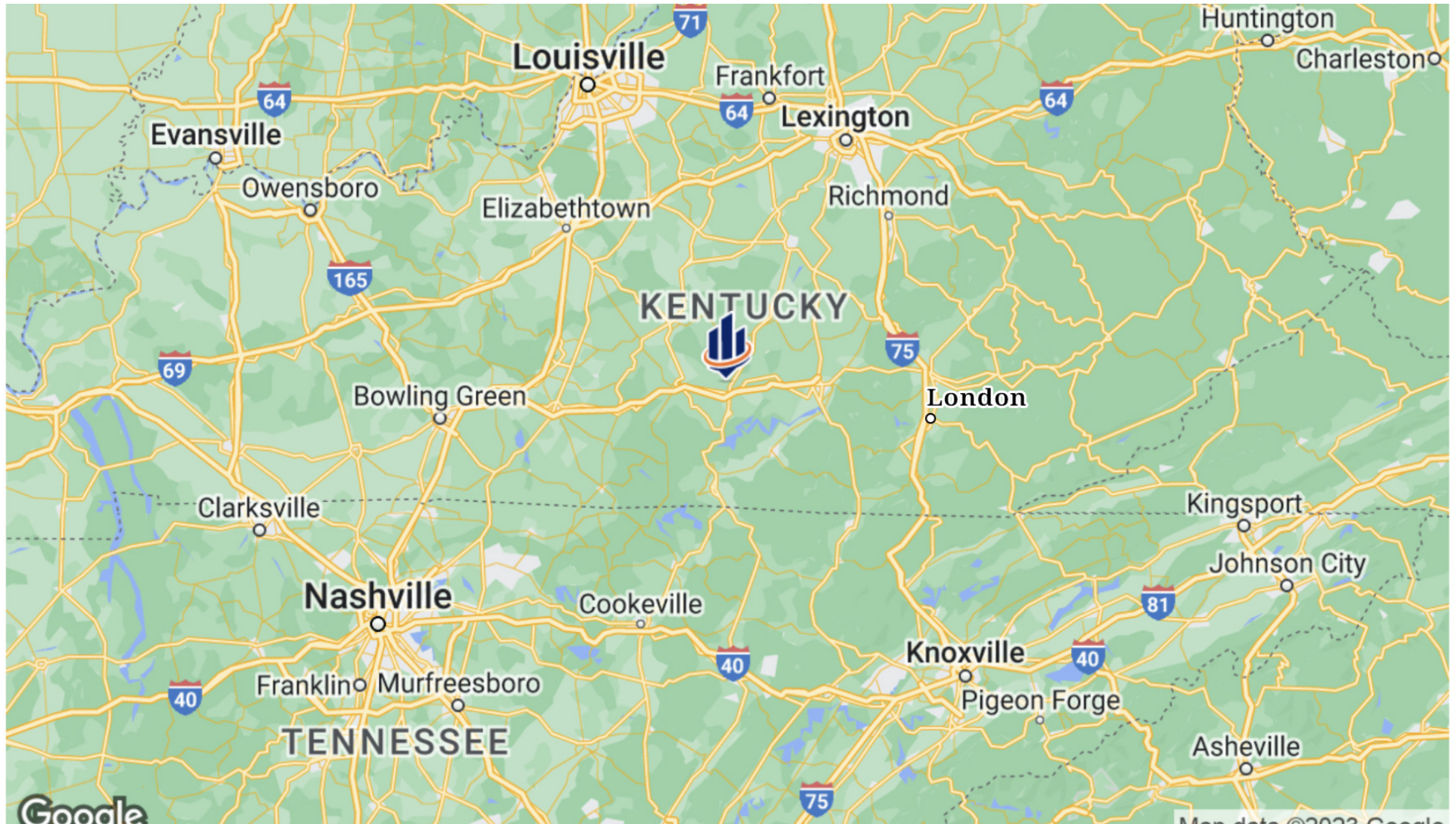


HARRISON LANE

C: 859.537.1051

harrison.lane@svn.com

LOCATION MAP



HARRISON LANE

C: 859.537.1051

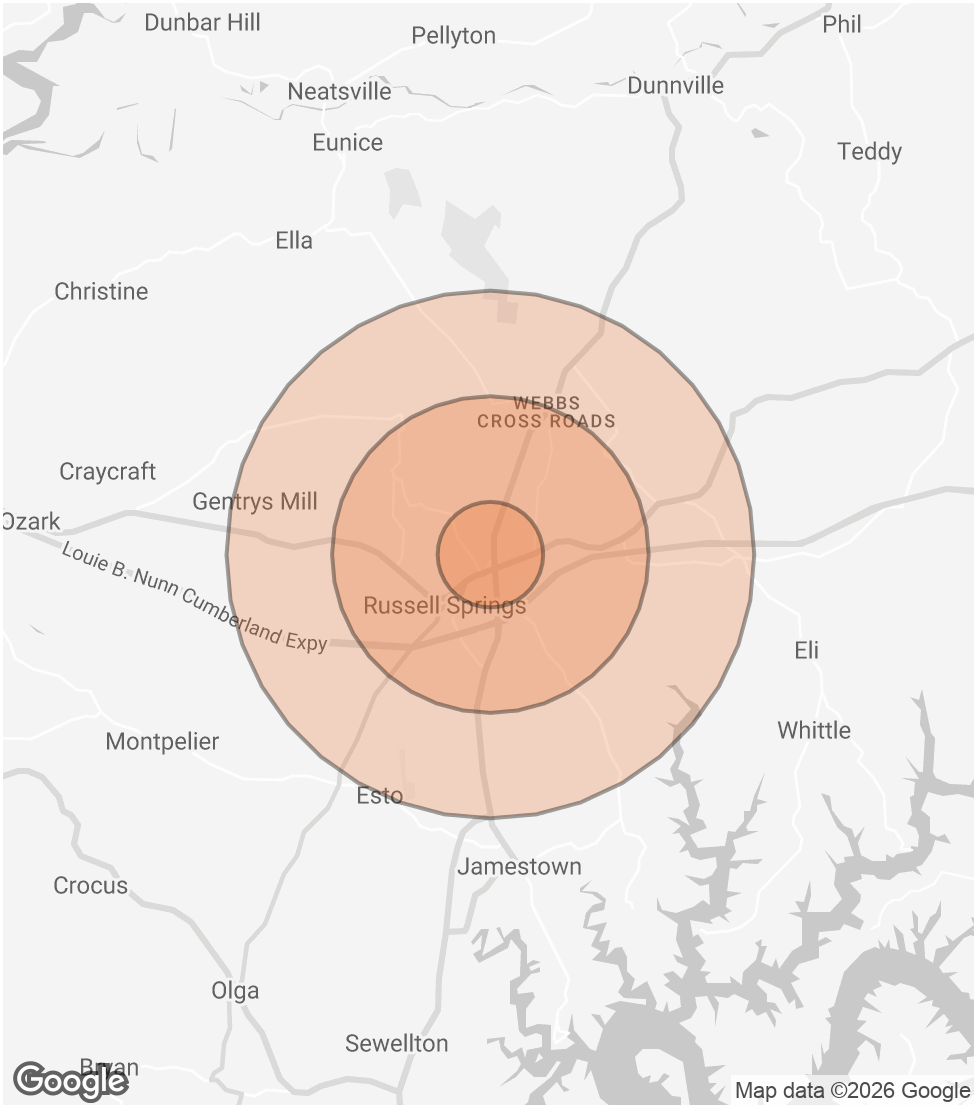
harrison.lane@svn.com

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	987	5,536	9,719
AVERAGE AGE	36.0	40.1	41.5
AVERAGE AGE (MALE)	29.6	35.2	38.0
AVERAGE AGE (FEMALE)	41.2	44.1	44.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	430	2,401	4,462
# OF PERSONS PER HH	2.3	2.3	2.2
AVERAGE HH INCOME	\$44,917	\$44,948	\$43,468
AVERAGE HOUSE VALUE	\$94,629	\$93,899	\$100,126

2020 American Community Survey (ACS)



HARRISON LANE
C: 859.537.1051
harrison.lane@svn.com

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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.

HARRISON LANE

C: 859.537.1051

harrison.lane@svn.com