

COLD SPRING, KY PAD SITE

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1.01 Acres
Sale or Ground Lease
Price Reduced! \$675,000

FEATURES

- Pad site fronting shopping center anchored by Kroger, Kohl's, and Home Depot
- Located at Alexandria Pike (US Highway 27) and AA Highway (State Highway 9)
- Great visibility from AA Highway
- All utilities are on site except water and sewer
- The site was paved when the IHOP was built

TRAFFIC COUNTS

Street/Intersection	VPD
AA Highway	29,049
Alexandria Highway	30,849

DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population	2,578	19,571	56,812
Daytime Population	2,925	21,471	49,231
Households	1,152	8,344	23,284
Average HH Income	\$100,228	\$107,972	\$116,692

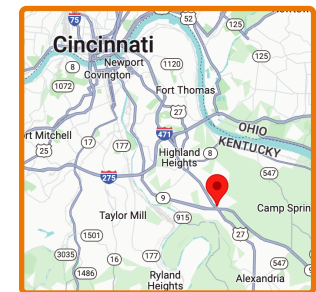
Todd Vollmer



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