

COLD SPRING, KY PAD SITE

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1.01 Acres
Sale or Ground Lease
Price Reduced! \$775,000

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	2,778	18,897	56,319
Daytime Population	3,077	20,855	48,352
Households	1,211	7,951	22,745
Average HH Income	\$97,247	\$100,890	\$110,095

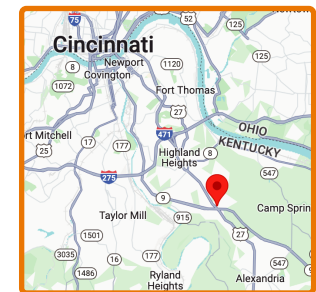
Todd Vollmer



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