

TURNKEY RESTAURANT



We're excited to present this turnkey restaurant opportunity located in the high-traffic Alexandria Pike Corridor. Originally a bank, the property was rebuilt and stunningly transformed in 2021, blending modern functionality with unique architectural character. The property features unique finishes and exceptional benefits, making it a must-see location.

FEATURES

- \$1,000,000 renovation/buildout includes \$240,000 +/- of new kitchen equipment and new furniture purchased and installed in 2021 (inventory list available upon request)
- Dining room offers a two-story atrium ceiling with amazing natural light, coffee bar, back patio with gas fire pit, carry-out window, and drive-thru
- Neighboring tenants include: The Home Depot, Kroger, Kohl's, Pet Supplies Plus, Staples, Longhorn Steak House, and O'Charley's
- Located off the Alexandria Pike exit with good visibility from the AA Highway
- Adjacent, paved 1.01-acre lot used by the restaurant is being sold separately

3,500 SF FOR SALE

TRAFFIC COUNTS

Street/Intersection	VPD
Alexandria Pike	26,392
AA Highway	27,043

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

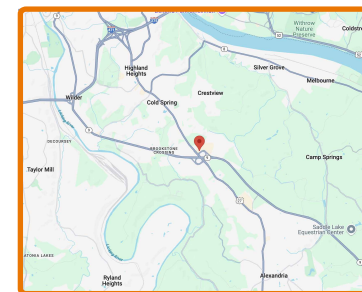
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300 Crossroads Blvd.
Cold Spring, KY 41076

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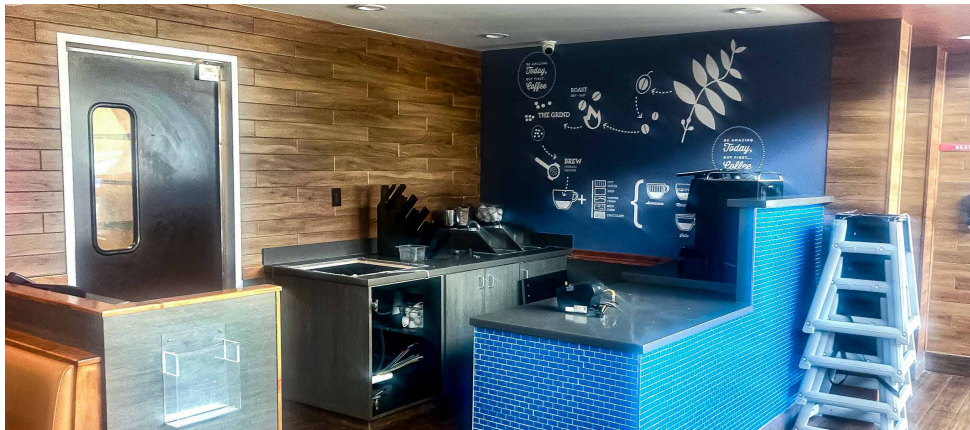
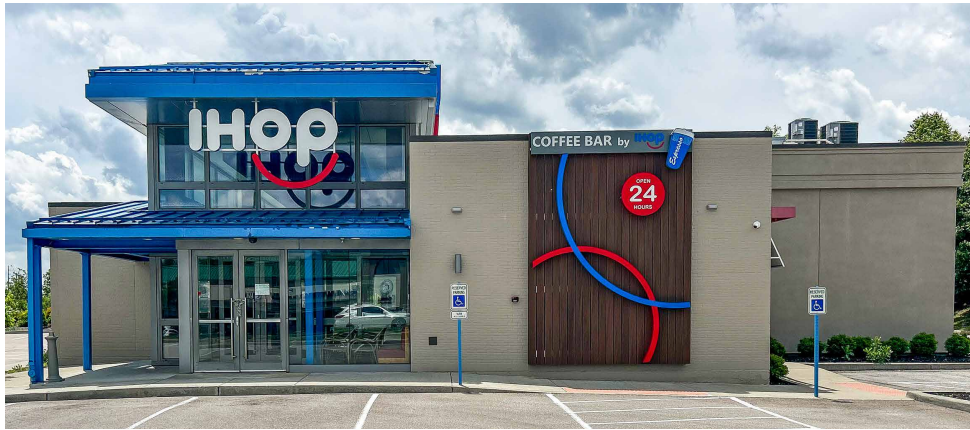
TRADE AREA
TURNKEY RESTAURANT
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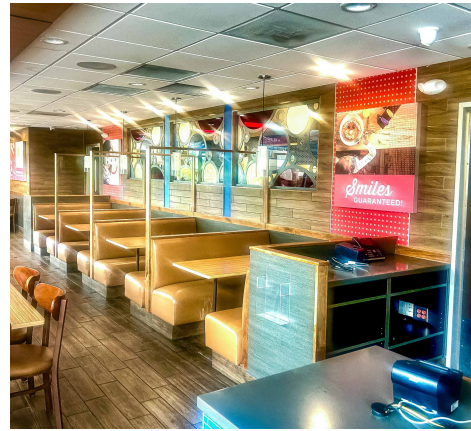
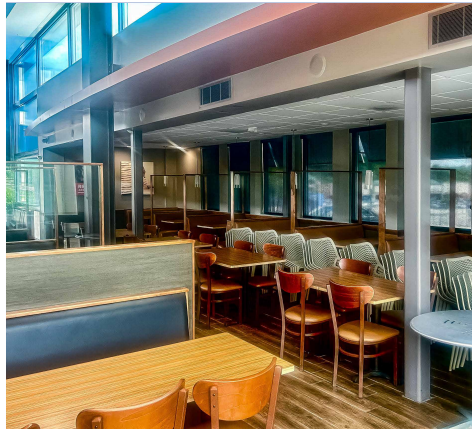
IMAGES
TURNKEY RESTAURANT
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2025 Demographics

Cold Spring, KY
300 Cross Roads Blvd, Newport, Kentucky, 41076
Rings: 1, 3, 5 mile radii

Latitude: 39.00469
Longitude: -84.42261

Population	1 mile	3 miles	5 miles
2025 Total Population	2,578	19,571	56,812
2030 Total Population	2,501	19,623	57,085
2025-2030 Population: Annual Growth Rate	-0.60%	0.05%	0.10%
2025 Total Daytime Population	2,925	21,471	49,231
2025 Female Population	1,342	10,066	28,919
2025 Male Population	1,236	9,505	27,893
2025 Median Age	46.1	41.2	40.2
Households	1 mile	3 miles	5 miles
2025 Total Households	1,152	8,344	23,284
2030 Total Households	1,132	8,449	23,709
2025-2030 Households: Annual Growth Rate	-0.35%	0.25%	0.36%
2025 Average Household Size	2.12	2.24	2.37
Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$100,228	\$107,972	\$116,692
2030 Average Household Income	\$111,554	\$120,589	\$129,500
2025 Median Household Income	\$72,748	\$77,875	\$84,695
2030 Median Household Income	\$78,869	\$86,434	\$93,312
2025-2030 Median Household Income: Annual Growth	1.63%	2.11%	1.96%
2025 Per Capita Income	\$43,885	\$46,369	\$47,919
2030 Per Capita Income	\$49,449	\$52,335	\$53,891
2025-2030 Per Capita Income: Annual Growth Rate	2.42%	2.45%	2.38%
Home Value	1 mile	3 miles	5 miles
2025 Average Home Value	\$283,907	\$288,620	\$289,686
2030 Average Home Value	\$355,716	\$350,401	\$385,603
2025 Median Home Value	\$283,907	\$288,620	\$289,686
2030 Median Home Value	\$312,903	\$331,361	\$338,963
Race	1 mile	3 miles	5 miles
Diversity Index	17.3	20.2	21.7
Educational Attainment	1 mile	3 miles	5 miles
Less than 9th Grade	5	242	591
9-12th Grade/No Diploma	16	357	1,239
High School Diploma	478	3,495	9,269
GED/Alternative Credential	22	442	1,594
Some College/No Degree	278	2,308	5,996
Associate's Degree	168	1,202	3,990
Bachelor's Degree	593	3,441	10,361
Graduate/Professional Degree	363	2,207	6,397
Educational Attainment Base	1,923	13,694	39,437
Business Summary	1 mile	3 miles	5 miles
Total Businesses	104	689	1,636
Total Employees	1,655	11,729	21,924
Total (SIC01-99) Sales (\$000)	\$217,086,006	\$1,470,576,043	\$3,084,363,112
Total Expenditures (Consumer Spending)	1 mile	3 miles	5 miles
2025 Annual Budget Expenditures	\$98,574,651	\$778,921,192	\$2,340,412,692
2030 Annual Budget Expenditures	\$107,811,402	\$880,844,441	\$2,644,741,729
2025 Retail Goods	\$3,961,060	\$31,214,887	\$94,103,844
2030 Retail Goods	\$35,364,517	\$293,028,590	\$876,590,378