

For Sale Or Lease
**Freestanding
Restaurant**



100 Hospital Drive
Winchester, Clark County, Kentucky, 40391

NAIisaac

For More Information:

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Freestanding Restaurant

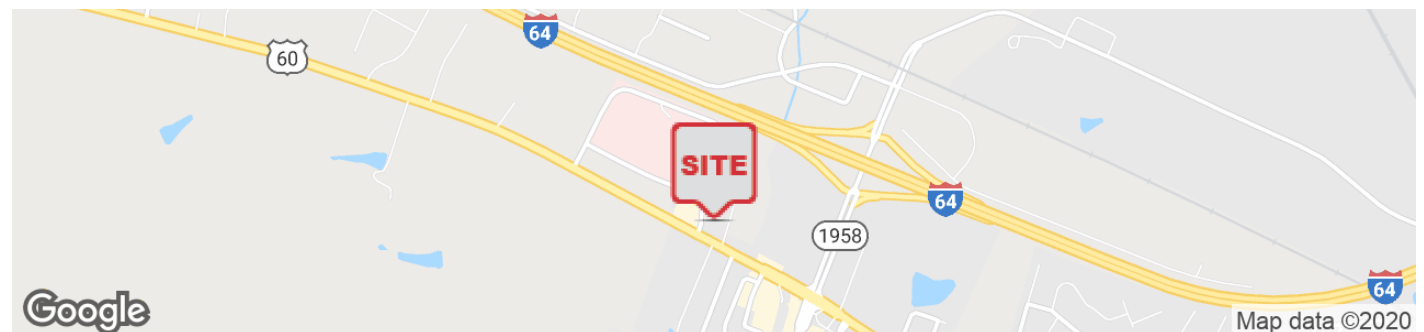
Executive Summary



Property Details

Sale Price	\$1,400,000
Lease Rate	\$20.00 SF/YR
Lot Size	1.37 Acres
Building Size	3,800 SF
Cross Streets	Bypass Rd & Hospital Rd

Location Map



Demographics

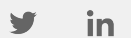
	1 Mile	5 Miles	10 Miles
Total Households:	1,052	13,073	18,487
Total Population:	2,380	31,519	45,093
Average HH Income:	\$45,496	\$56,074	\$61,620
Median HH Income:	\$43,641	\$52,556	\$60,426



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Property Highlights

Property Highlights

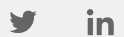
- Great corner location!
- Adjacent to Starbucks and Wendy's
- +/-3,800 SF freestanding restaurant situated on +/-1.37 AC
- Walk-in cooler, freezer and other miscellaneous equipment in place
- Built in 2016
- Interstate height pole sign available
- Located at the signalized corner of West Lexington Avenue (US 60) and Hospital Drive in front of Clark Regional Medical Center, a 79 bed community hospital serving Central KY with over 75 physicians, 487 employees and 75 volunteers on staff
- Area retailers include Peebles, Bargain Hunt, McDonald's, Burger King, Applebee's, Subway, Steak 'n Shake and Holiday Inn Express
- Sale Price: \$1,400,000
- Rental Rate: \$20.00 PSF NNN



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Additional Photographs



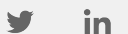
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Location Maps



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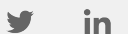
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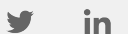
Aerial Photographs



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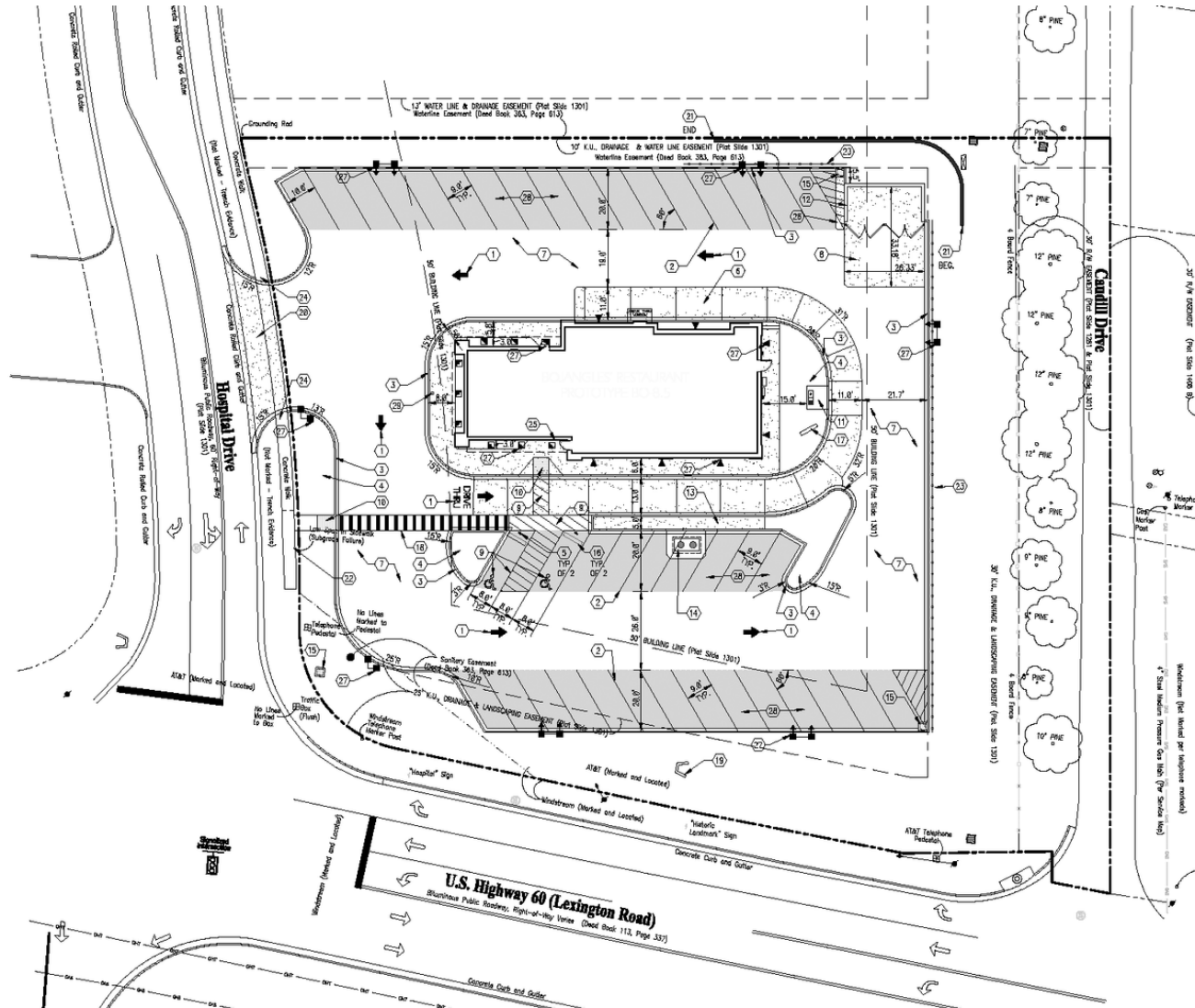
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Site
Plan



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Floor Plans



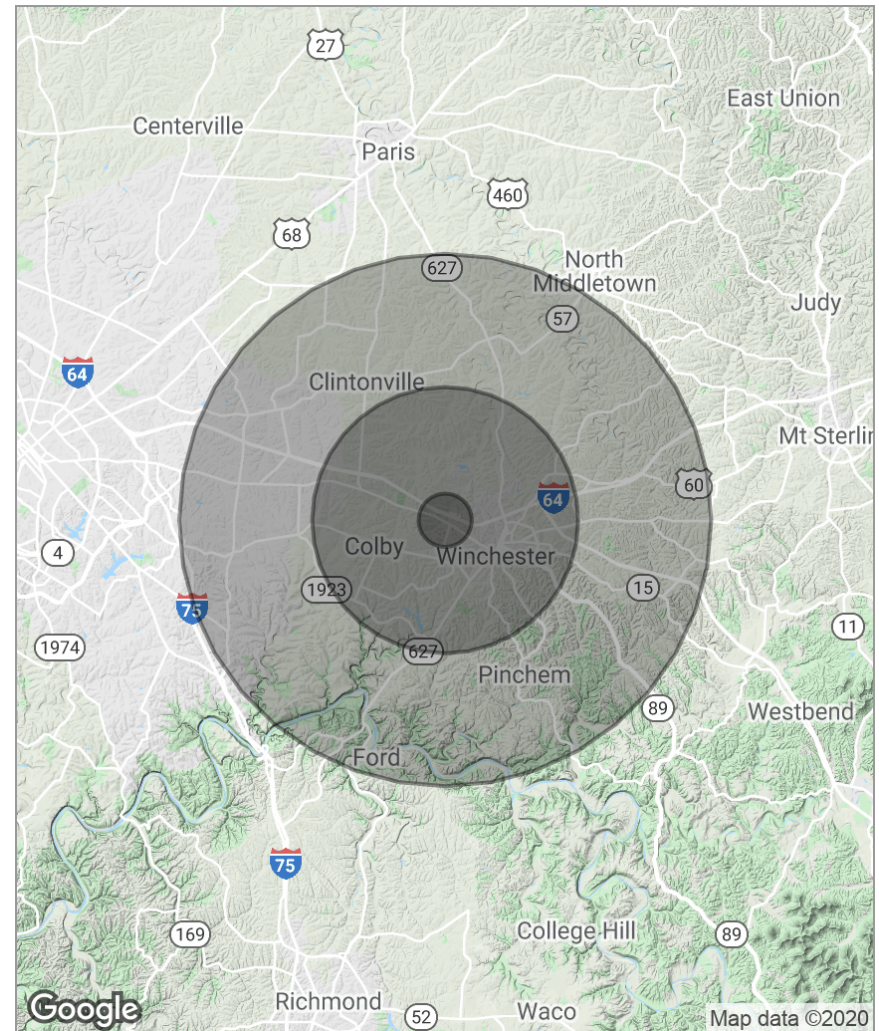
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Demographics Map

Population	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	2,380	31,519	45,093
MEDIAN AGE	35.8	37.8	38.7
MEDIAN AGE (MALE)	30.2	34.6	36.3
MEDIAN AGE (FEMALE)	41.1	40.5	40.8

Households & Income	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	1,052	13,073	18,487
# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$45,496	\$56,074	\$61,620



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