



OFFERING MEMORANDUM

VACANT DRUG REHAB FACILITY

 300-312 CARRERA DR, LONDON, KY 40743

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PROPERTY OVERVIEW

300-312 CARRERA DR, LONDON, KY



300-312 Carrera Dr,
London, KY 40743

\$8,000,000

PRICE

PRICE PER SQ FT	\$275.62
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RENTABLE SQ FT	29,025
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YEAR BUILT	2017
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LOT SIZE (AC)	5.00 acres
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MARKETOVERVIEW

300-312 CARRERA DR, LONDON, KY



Russell Dyche Memorial Highway

Interstate 75

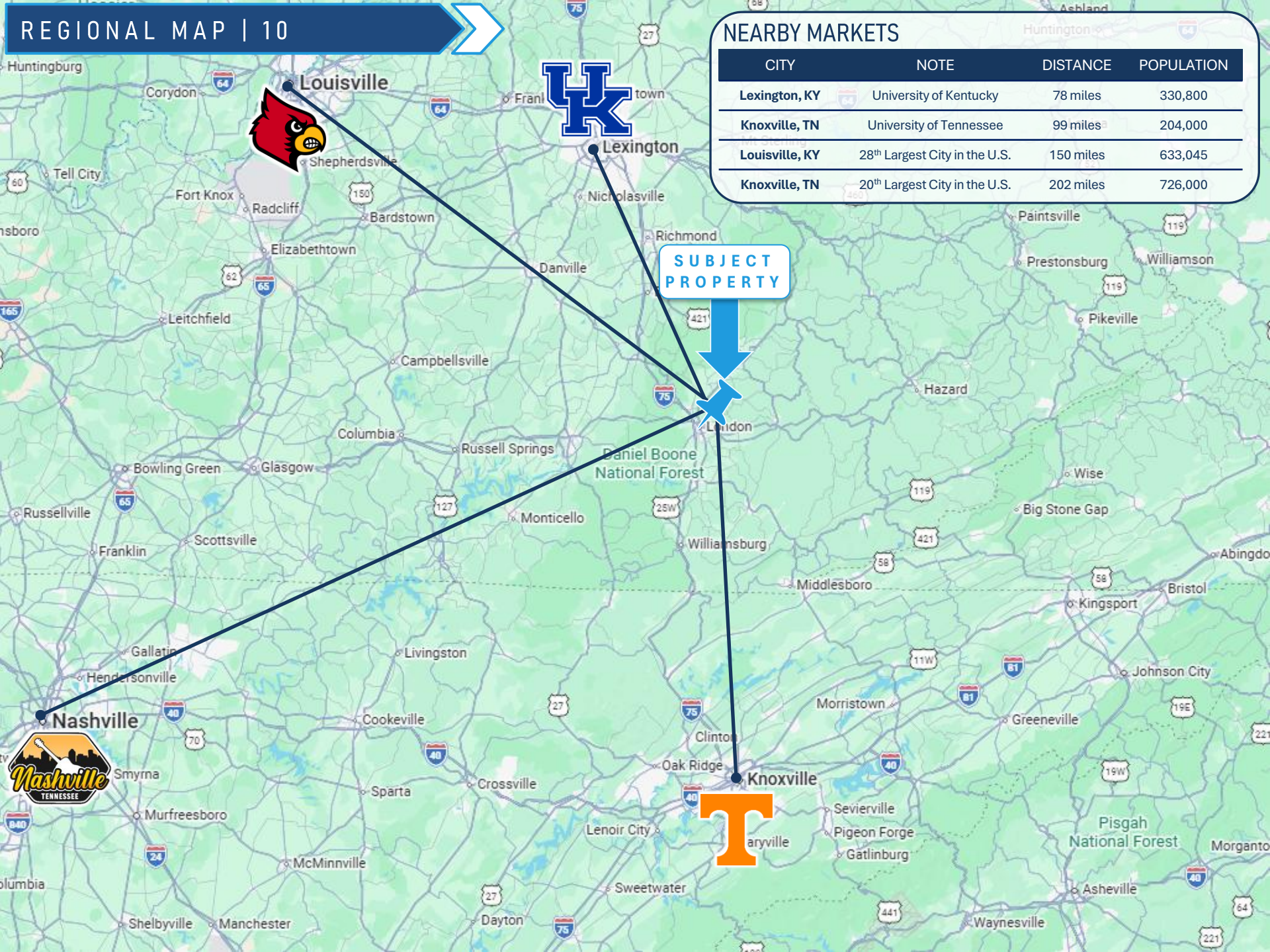
SUBJECT
PROPERTY





DEMOGRAPHICS

Population	3-Miles	5-Miles	10-Miles
2030 Projection	10,872	24,400	48,655
2025 Population	10,697	24,074	47,991
Income	3-Miles	5-Miles	10-Miles
2025 Average HH Income	\$73,685	\$74,519	\$74,017



NEARBY MARKETS

CITY	NOTE	DISTANCE	POPULATION
Lexington, KY	University of Kentucky	78 miles	330,800
Knoxville, TN	University of Tennessee	99 miles	204,000
Louisville, KY	28 th Largest City in the U.S.	150 miles	633,045
Knoxville, TN	20 th Largest City in the U.S.	202 miles	726,000

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