

FOR SALE**COMMERCIAL INVESTMENT OPPORTUNITY****FLEXIBLE. VISIBLE. READY FOR YOUR VISION.**

Strategically located on US-60 in Irvington, Kentucky, this versatile commercial property offers exceptional visibility, strong traffic counts, and a flexible building layout ideal for a wide range of business uses.



277
FEET OF
US-60 ROAD
FRONTAGE



REGISTERED
WITH THE STATE
FOR COMMERCIAL
KITCHEN



PLUMBED FOR
SECOND
BATHROOM



BUILD-TO-SUIT
OPTIONS
AVAILABLE

Flexible expansion and
customization potential.



MULTIPLE USES
• Retail
• Restaurant
• Office
• Service Business
• Or Redevelopment



10285 US-60
IRVINGTON, KENTUCKY 40146



277 FEET OF US-60 ROAD FRONTAGE
HIGH VISIBILITY | HIGH TRAFFIC COUNTS | EASY ACCESS



OPEN & VERSATILE MAIN AREA



OFFICE / UPSTAIRS ROOM



ADDITIONAL RETAIL / STORAGE



RESTROOM



EXTERIOR FRONT

**PROPERTY OVERVIEW**

Building Size:	4,994 SQ FT
Covered Porch:	1,020 SQ FT
Total Under Roof:	6,014 SQ FT
Lot Size:	0.75 Acres
Year Built:	2008
Zoning:	Commercial
Utilities:	Electric, Water, Septic
Parking:	Ample On-Site Parking
Road Frontage:	277 Feet on US-60
Kitchen:	Registered with the State for Commercial Kitchen
Bathrooms:	Plumbed for Second Bathroom
Construction:	Wood Frame
Roof:	Shingle
HVAC:	Multiple Units
Condition:	Excellent

**PROPERTY HIGHLIGHTS**

- ✓ 277 feet of prime US-60 road frontage
- ✓ Registered with the State for Commercial Kitchen
- ✓ Plumbed for second bathroom
- ✓ Spacious open layout – ideal for retail, restaurant, or office use
- ✓ Excellent visibility and high traffic counts
- ✓ Ample parking and easy access
- ✓ Flexible zoning potential
- ✓ Well-maintained and ready for your business

**TRAFFIC COUNTS (KYTC 2023)**

US-60 (Irvington Area):

10,500+VEHICLES
PER DAY**INTERIOR SPACES**

COMMERCIAL KITCHEN	19' 9" x 17"	336 SQ FT
WALK-IN FREEZER	8' 7" x 16' 3"	139 SQ FT
STORAGE / GARAGE AREA (Shares space with garage)	16' 10" x 34' 9"	585 SQ FT
RESTROOM (Plumbed for second bath)	8' 2" x 7' 5"	61 SQ FT
UPSTAIRS ROOM (Additional finished space)	11' x 7' 10"	86 SQ FT

**DEMOGRAPHICS**

	10 MILES	20 MILES	40 MILES
Population	13,515	42,615	195,000
Median HH Income	\$65,118	\$62,128	\$64,500
Daytime Population	9,836	30,125	140,000
Households	5,432	16,852	78,500

**LOCATION & ACCESS**

- ✓ Located on US-60, a major east-west corridor connecting Owensboro to Elizabethtown and Louisville
- ✓ Minutes to Irvington, Hardinsburg, Radcliff, and Elizabethtown
- ✓ Easy access to KY-79 and I-65
- ✓ Strong regional growth and development
- ✓ Ideal for local and regional businesses



kw HEARTLAND
KELLERWILLIAMS. REALTY

<https://thevpgroup.kw.com>

(270) 547-8935

kalebvoyles@gmail.com

**FULL OFFERING MEMORANDUM
AVAILABLE UPON REQUEST**

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