

Property Summary

80 Phillips Lane, Hodgenville, KY 42748

FOR SALE / LEASE



PROPERTY DESCRIPTION

A rare opportunity to acquire a 40,000 SF commercial property on 3.45 acres in the heart of Hodgenville. With flexible zoning, strong access, and modern renovations, this property is well-suited for an owner-occupant or an investor seeking a high-visibility, income-producing asset.

The current 7,400 SF renovated space is available for immediate occupancy, providing an ideal setup for a business headquarters or tenant use, while the balance of the building offers room for additional leasing potential or expansion.

PROPERTY HIGHLIGHTS

- Total Building Size: 40,000 SF
- Current Lease Space Available: 7,400 SF (renovated in 2021)
- Lot Size: 3.45 acres with ample parking
- Attractive for owner-users or investors
- Potential for tenant income to subsidize operations
- Commercial zoning supports multiple uses

OFFERING SUMMARY

Sale Price:	\$1,725,000
Lease Rate:	\$9 SF/yr (NN)
Number of Units:	1
Available SF:	7,400 SF
Lot Size:	3.45 Acres
Building Size:	40,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	758	2,019	3,215
Total Population	1,937	5,029	8,051
Average HH Income	\$85,416	\$81,963	\$83,358

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