

FOR SALE

PREMIER MEDICAL OFFICE FACILITY
100% ABSOLUTE NNN LEASED INVESTMENT

1301 RING ROAD

12,000 SF CHILDREN'S HEALTHCARE FACILITY WITH TENANT IN PLACE



 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PLEASE CONTACT

JEFF HALLBERG

Principal

303.725.6019

jhallberg@lee-associates.com

FOR SALE

PREMIER 100% ABSOLUTE NNN LEASED INVESTOR OPPORTUNITY

1301 RING ROAD

Elizabethtown, Kentucky 42701

PROPERTY OVERVIEW

PROPERTY FEATURES

Price	Contact Broker
Gross Leasable Area	±12,000 SF
Price/SF	Contact Broker
Net Operating Income	Contact Broker
Year Built	2013
Lot Size	±2.32 Acres
Type of Ownership	Fee Simple
Lease Type	Absolute NNN



FOR
SALE

PREMIER 100% ABSOLUTE NNN LEASED INVESTOR OPPORTUNITY

1301 RING ROAD

Elizabethtown, Kentucky 42701



FOR SALE

PREMIER 100% ABSOLUTE NNN LEASED INVESTOR OPPORTUNITY

1301 RING ROAD

Elizabethtown, Kentucky 42701

DEMOGRAPHICS

DEMOGRAPHICS

CoStar 2026	3 Miles	5 Miles	10 Miles
2025 Population	30,205	44,572	93,602
2025 Households	12,920	18,288	37,219
Average HH Income	\$79,299	\$85,023	\$85,190
Median HH Income	\$54,493	\$59,877	\$63,935
Owner Occupied HH	6,856	10,937	23,708

TRAFFIC COUNTS

CoStar 2026	Traffic Volume
S Dixie Hwy & Gray St SE	37,500 VPD
Dixie Hwy S & Gray St SE	30,385 VPD
KY 3005 & Ring Rd NE	20,393 VPD
Ring Rd & Buford Ln SW	17,569 VPD



\$141,974,456

Spent on Food & Alcohol
within a 5-mile radius
2025



\$139,137,282

Spent on Transportation &
Maintenance within a 5-mile radius
2025



\$83,662,922

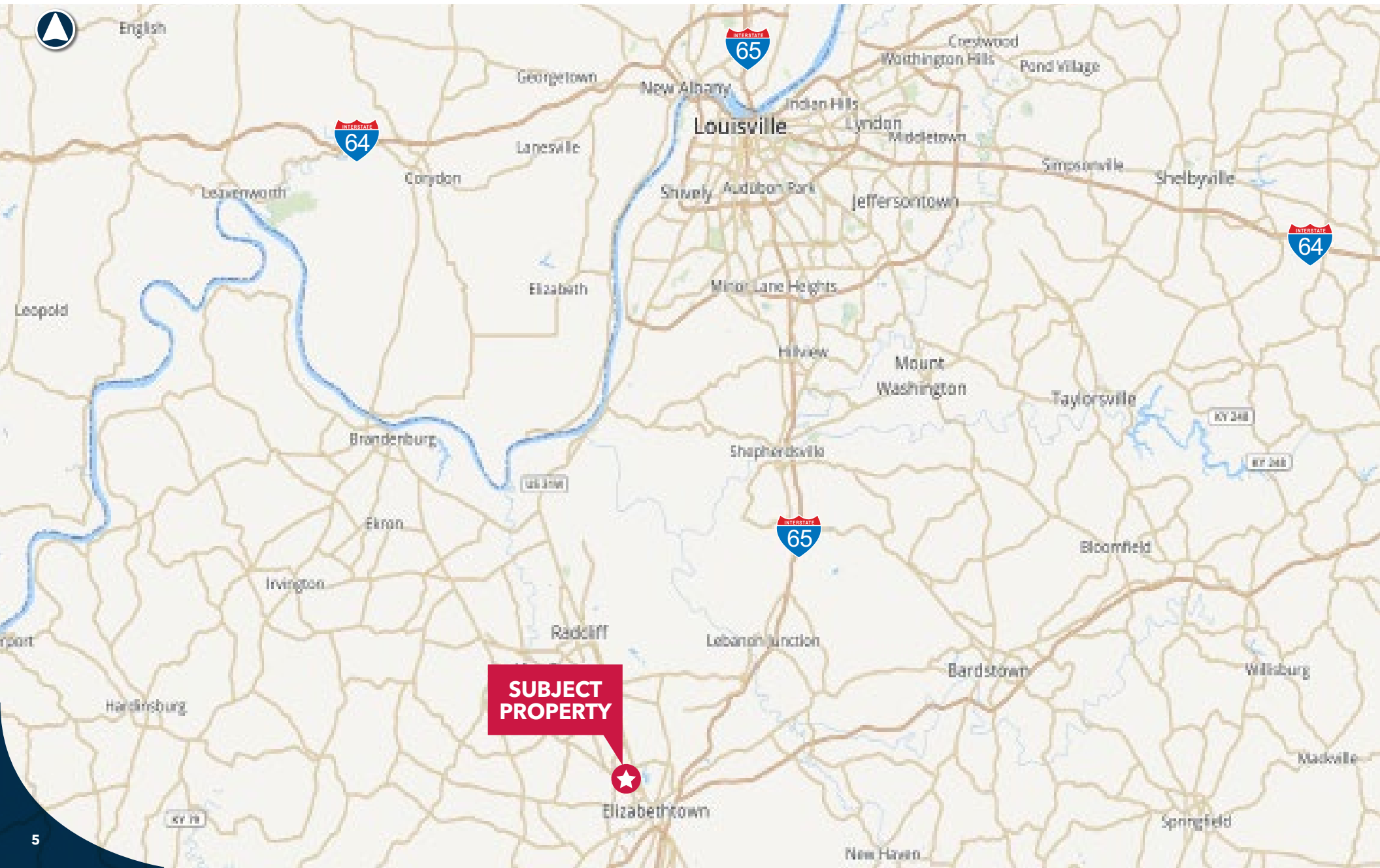
Spent on Entertainment, Hobbies
& Pets within a 5-mile radius
2025

**FOR
SALE**

PREMIER 100% ABSOLUTE NNN LEASED INVESTOR OPPORTUNITY

1301 RING ROAD

Elizabethtown, Kentucky 42701



12,000 SF CHILDREN'S HEALTHCARE FACILITY WITH TENANT IN PLACE



PLEASE CONTACT

JEFF HALLBERG

Principal

303.725.6019

jhallberg@lee-associates.com

Lee & Associates
2000 S Colorado Blvd,
Suite 380, Tower II
Denver, Colorado 80222
lee-associates.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. All pricing information reflects estimated total occupancy costs based on currently available data and may vary depending on tenant usage, lease structure, and negotiated terms.