



## Development Lots

102 Smoky Way

Danville, Kentucky 40422

### Property Highlights

- 3 strategically located development lots in a competitive market
- All three lots have visibility from the Bypass, where daily traffic counts exceed 24,000 VPD
- Each lot includes an additional parcel with direct Bypass frontage
- All three lots are less than 0.1 miles away from the new Chick-Fil-A, and future retail development
- Two points of access from the bypass via Smoky Way & Fireside Drive
- Neighboring parcels include Monticello Bank, Edward Jones Financial, Danville Eye Center, and the Danville City Fire Department
- Zoned Highway Business (HB) & General Business (GB)
- Danville is +/- 34 miles south of Lexington & +/- 44 miles north of Somerset (both via US Highway 27)

### Offering Summary

Lots Available	3
Lot Sizes	+/-1.5 - 2.3 AC
Lot 1	+/-1.52 AC @ \$400,000
Lot 2	+/-1.7 AC @ \$450,000
Lot 3	+/-2.3 AC @ \$500,000

### For More Information



**Max Darby**

Associate

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mdarby@naiisaac.com

For Sale

+/-1.5 - 2.3 AC

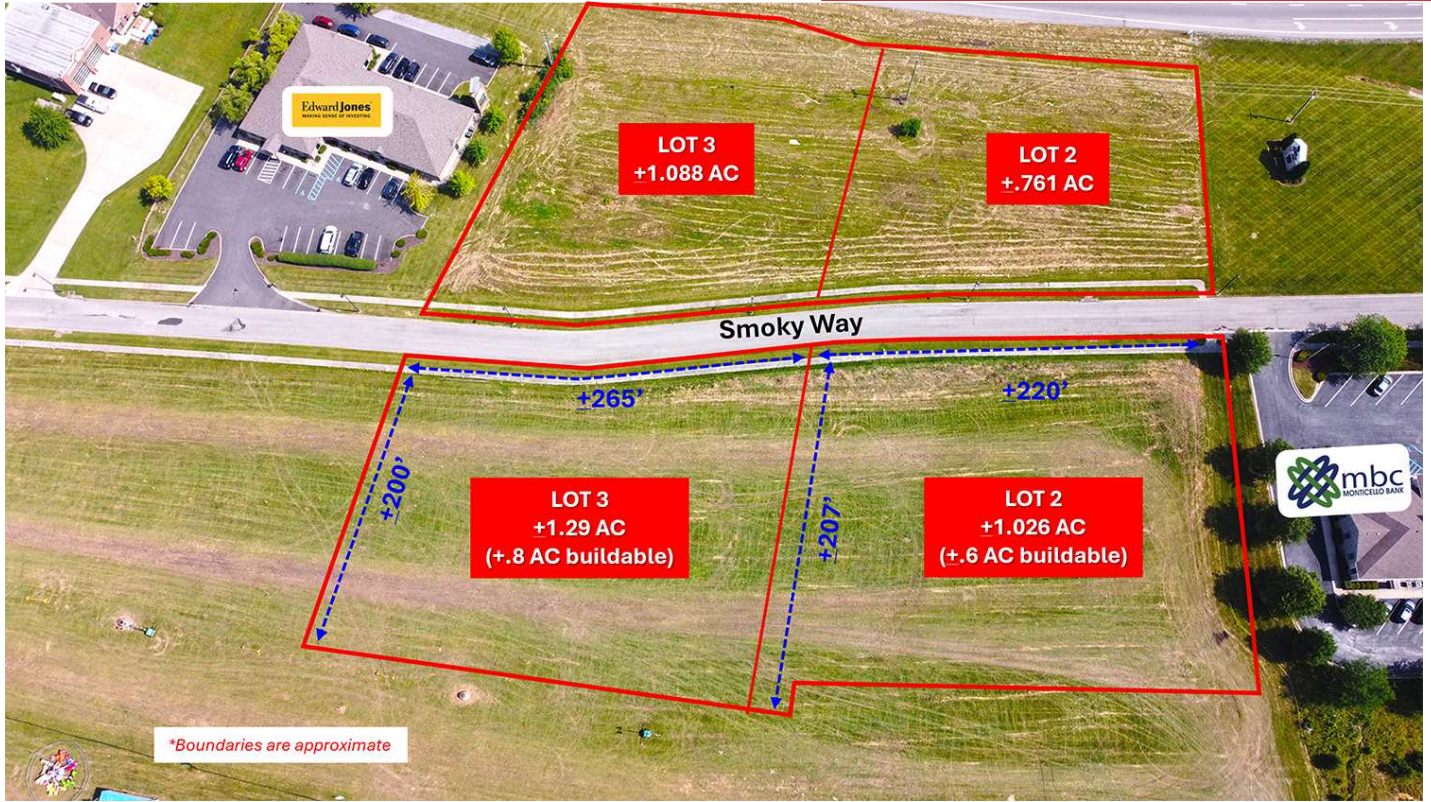
\$215,000-\$265,000/AC

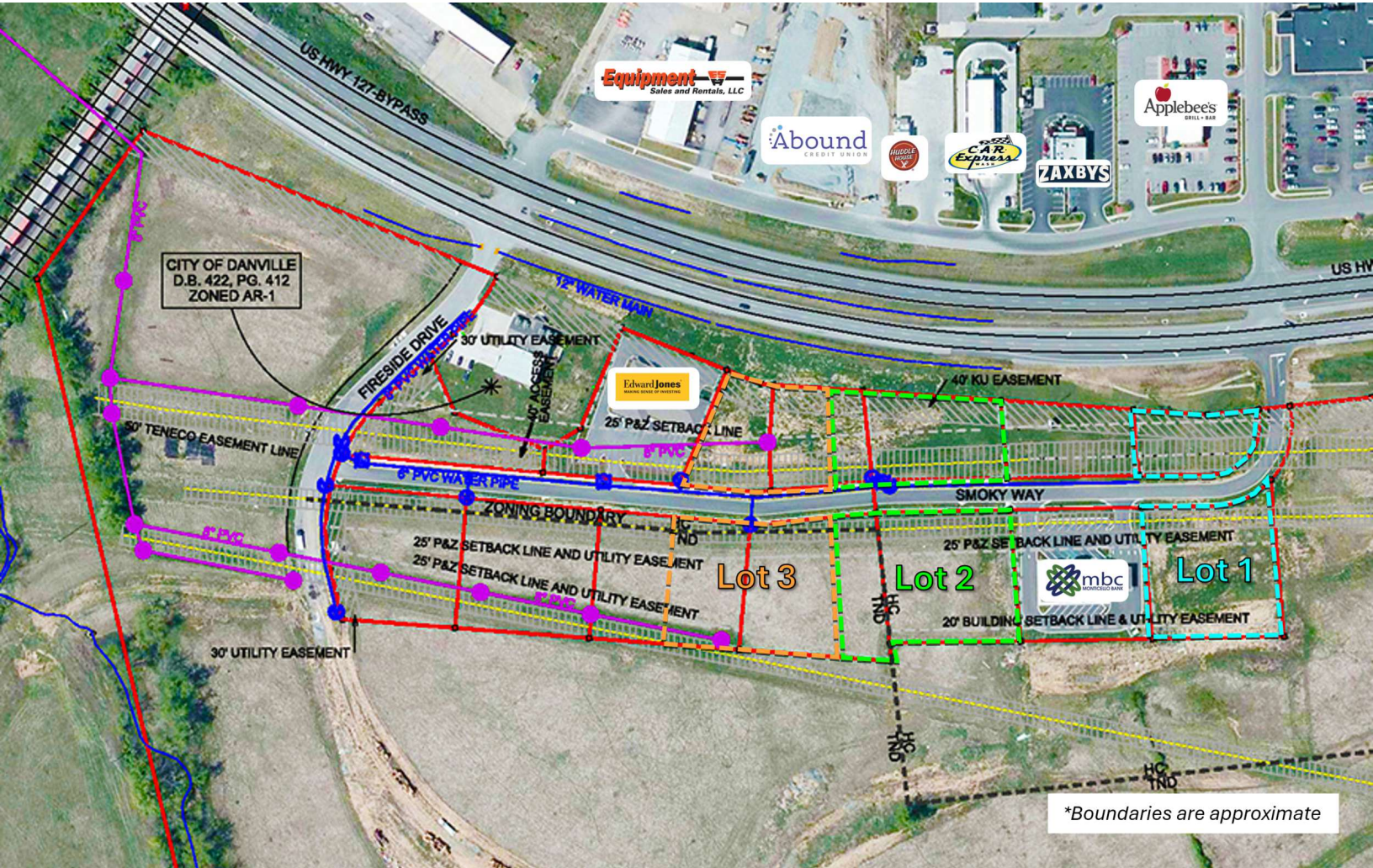


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\*Boundaries are approximate

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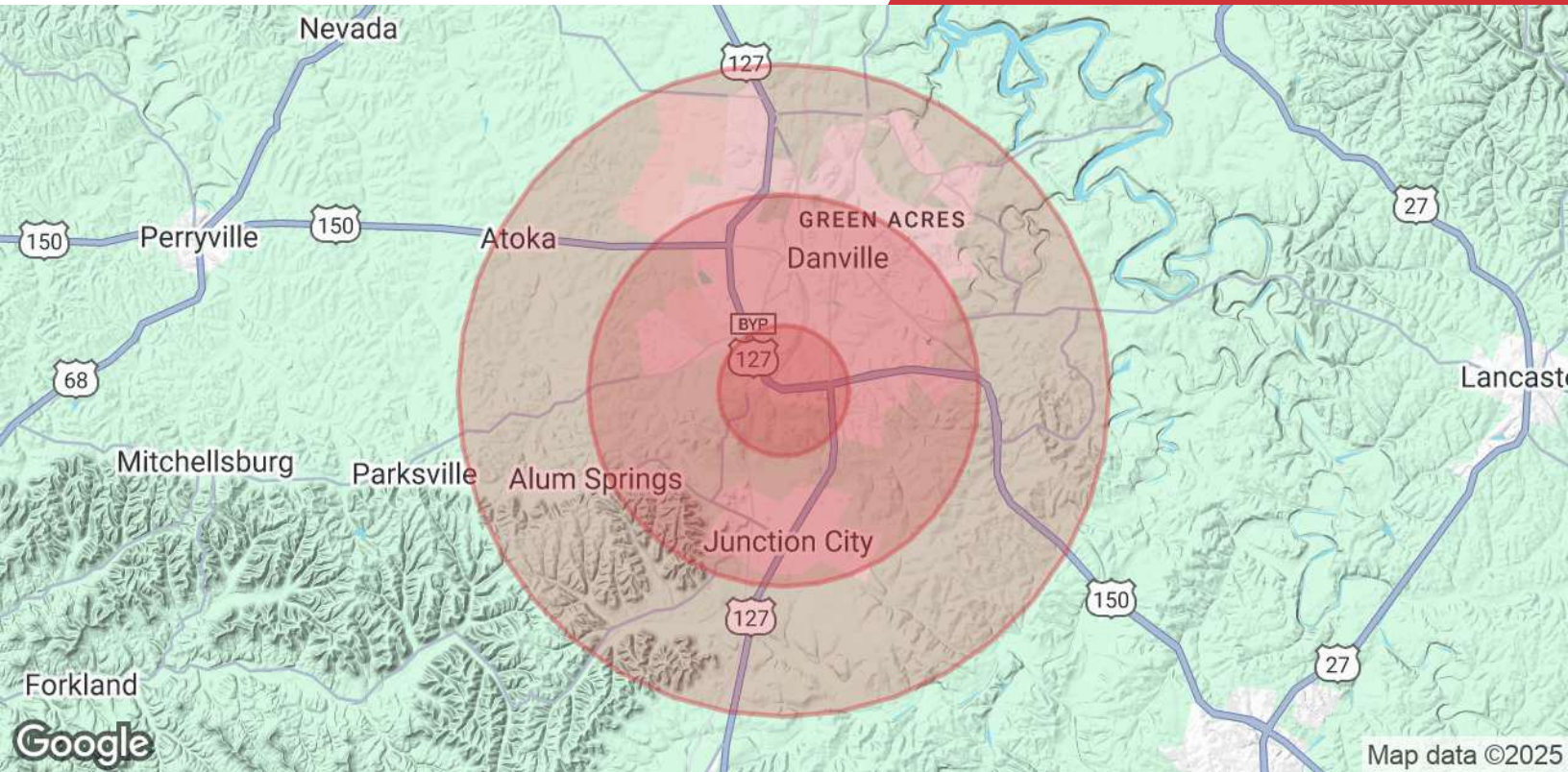
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Population	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	1,626	17,236	24,704
<b>Average Age</b>	35.2	34.9	38.3
<b>Average Age (Male)</b>	35.5	34.1	36.6
<b>Average Age (Female)</b>	31.5	36.6	40.6
Households & Income	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	600	6,946	9,924
<b># of Persons per HH</b>	2.5	2.5	2.4
<b>Average HH Income</b>	\$54,374	\$64,749	\$72,658
<b>Average House Value</b>	\$134,200	\$121,717	\$143,673

According to STDB 2024