



+/-2.3 AC Direct Frontage On Hwy 27

450 S Highway 27

Somerset, Kentucky 42501

Property Highlights

- +/-2.3 AC site with multiple income producing revenue streams in place
- +/-16,500 SF freestanding, multi-tenant retail building and +/-3,000 SF flex/garage building in the rear of site
- Current ground lease in place with auto tenant on pad site
- +/-233' of direct frontage on Highway 27
- Adjacent to Advance Auto Parts and Tradewinds Center, anchored by Roses and Ace Hardware
- Current Gross Operating Income: \$165,600; Contact agent for additional information
- Value Add + Redevelopment Potential, both short and long term
- Zoned Commercial

Offering Summary

Sale Price:	\$2,500,000
Retail Building Size:	16,500 SF
Garage/Flex Building Size:	3,000 SF
Lot Size:	2.3 Acres

For More Information

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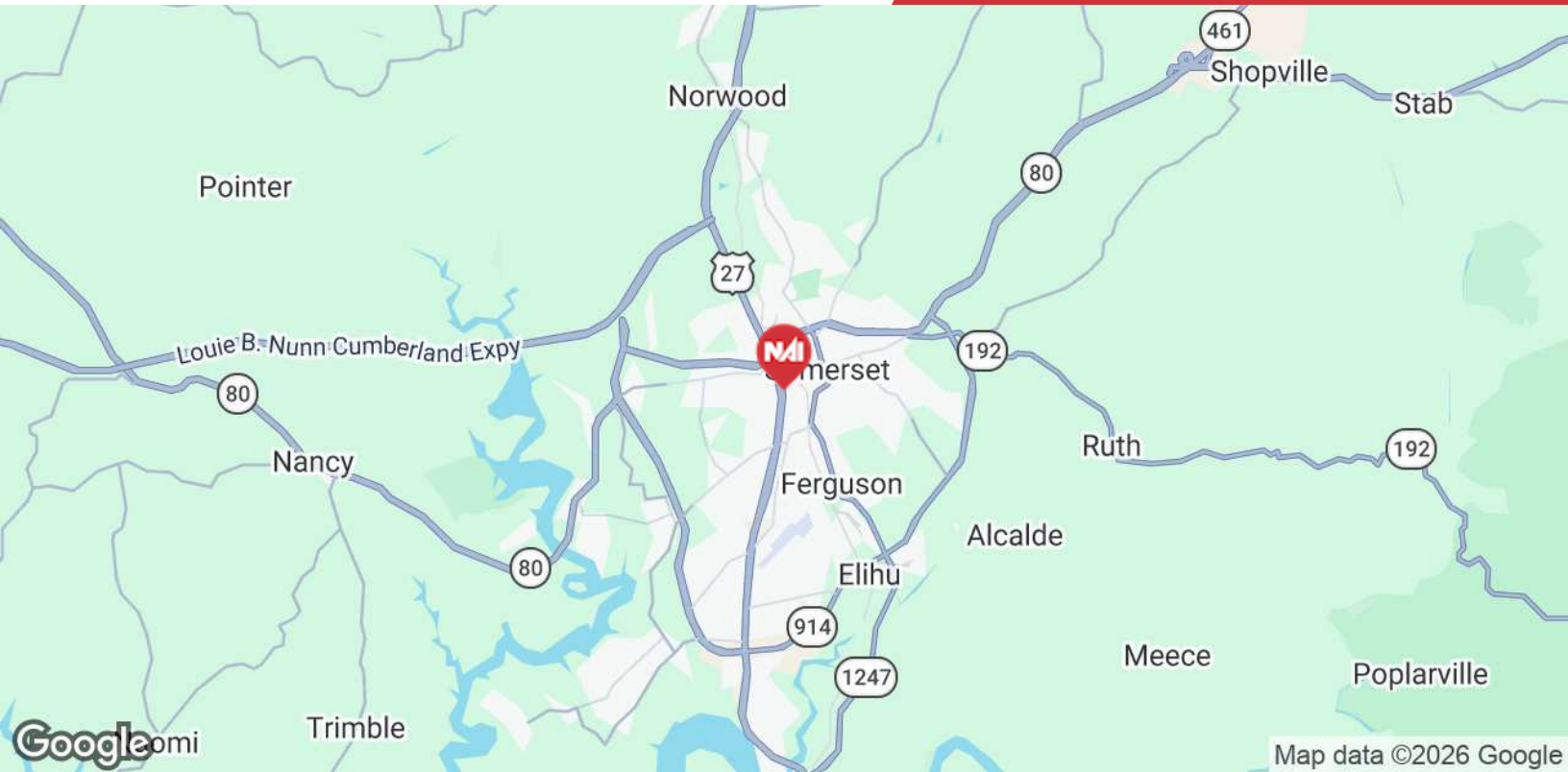
Paul Ray Smith, Jr

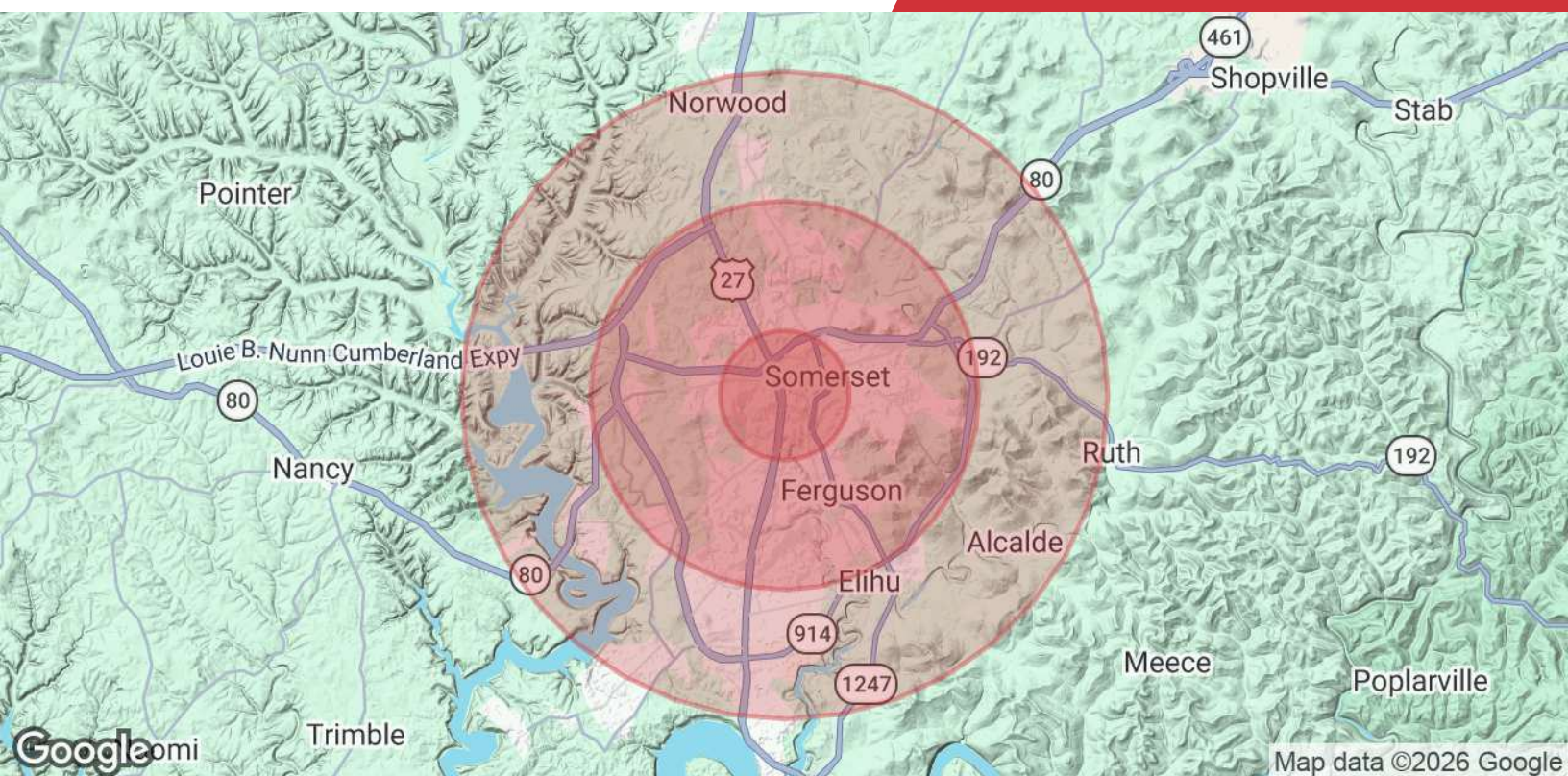
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Population	1 Mile	3 Miles	5 Miles
Total Population	4,992	18,376	32,256
Average Age	44	43	42
Average Age (Male)	40	40	40
Average Age (Female)	46	45	44
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,979	7,582	13,162
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$74,664	\$76,942	\$78,966
Average House Value	\$259,496	\$232,834	\$231,398

Demographics data derived from STDB 2025