



4632 KY-1043
South Shore, Kentucky 41175

IN-PATIENT BEHAVIORAL HEALTH FACILITY FOR SUBLEASE

18,353 SF ON 34 ACRES

CBRE



4632 KY-1043 | South Shore, KY

18,353
Square Feet

34
Acres

3
Buildings

36
Residential Patient Beds

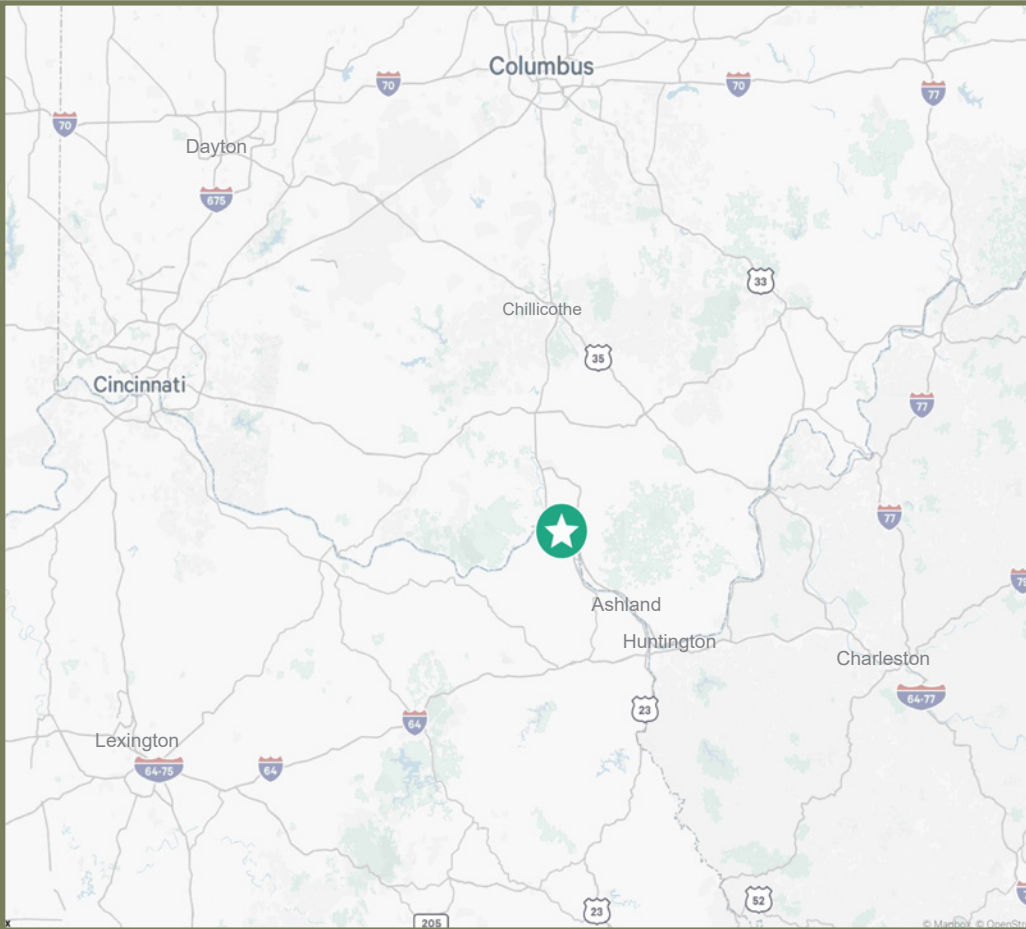
\$16.00/SF NNN
Asking Rate

June 2036*
Lease Expiration

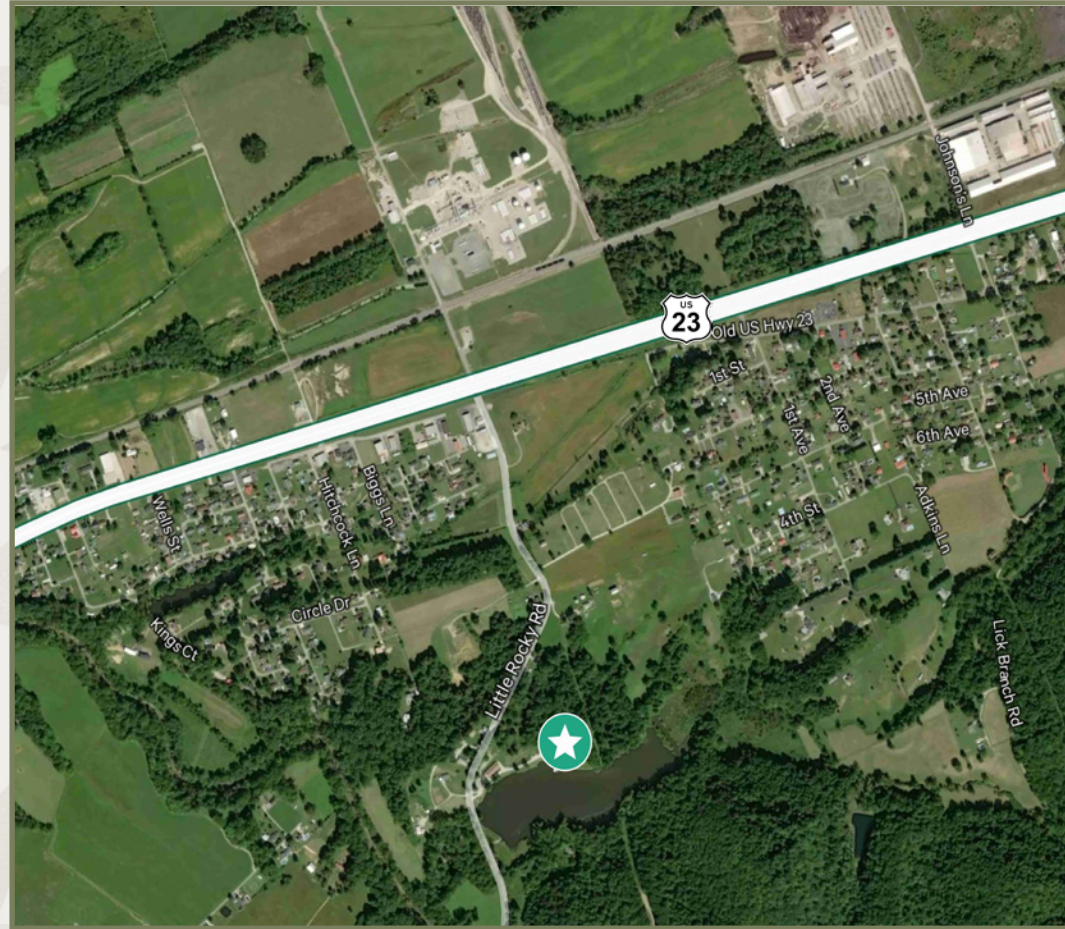
CBRE is pleased to present 4632 KY-1043, South Shore, Kentucky for sublease. The property is a purpose-built 36-bed residential behavioral health facility currently operated as *Recovery Works South Shore*. The 18,353-square foot campus spans 34 acres and includes residential patient housing, administrative offices, counseling rooms, dining facilities, and shared common areas. The facility provides inpatient substance use disorder treatment, focusing on residential rehabilitation, and is fully licensed and accredited for substance abuse services. The property layout and infrastructure support continued behavioral health, recovery housing, or similar healthcare use, and is also suitable for transitional housing with outpatient services including, but not limited to, PHP, IOP and low-intensity residential, offering a turnkey environment for an incoming operator.

**Ownership is open to discussing flexible terms, including direct lease-up or structured sublease transitions, if desired.*

AREA MAP



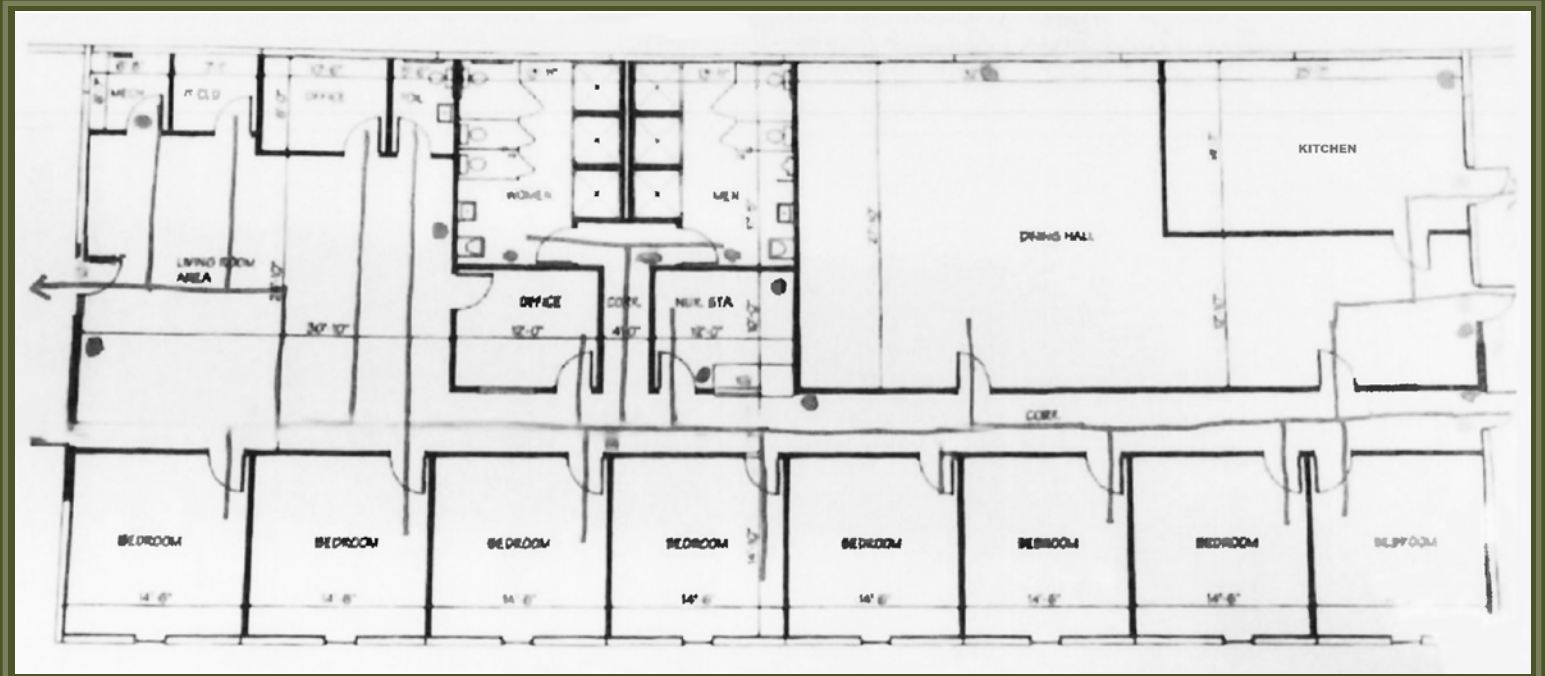
LOCATION MAP



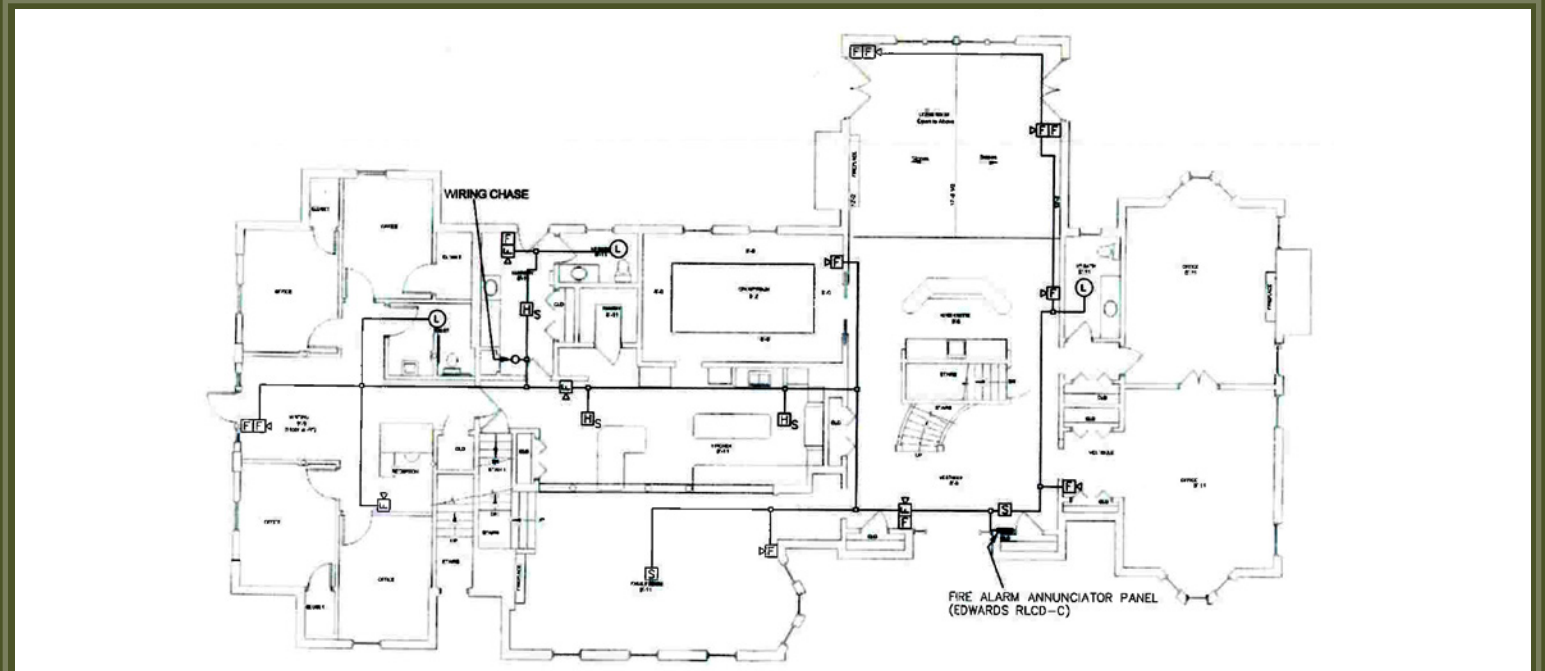


FLOOR PLANS

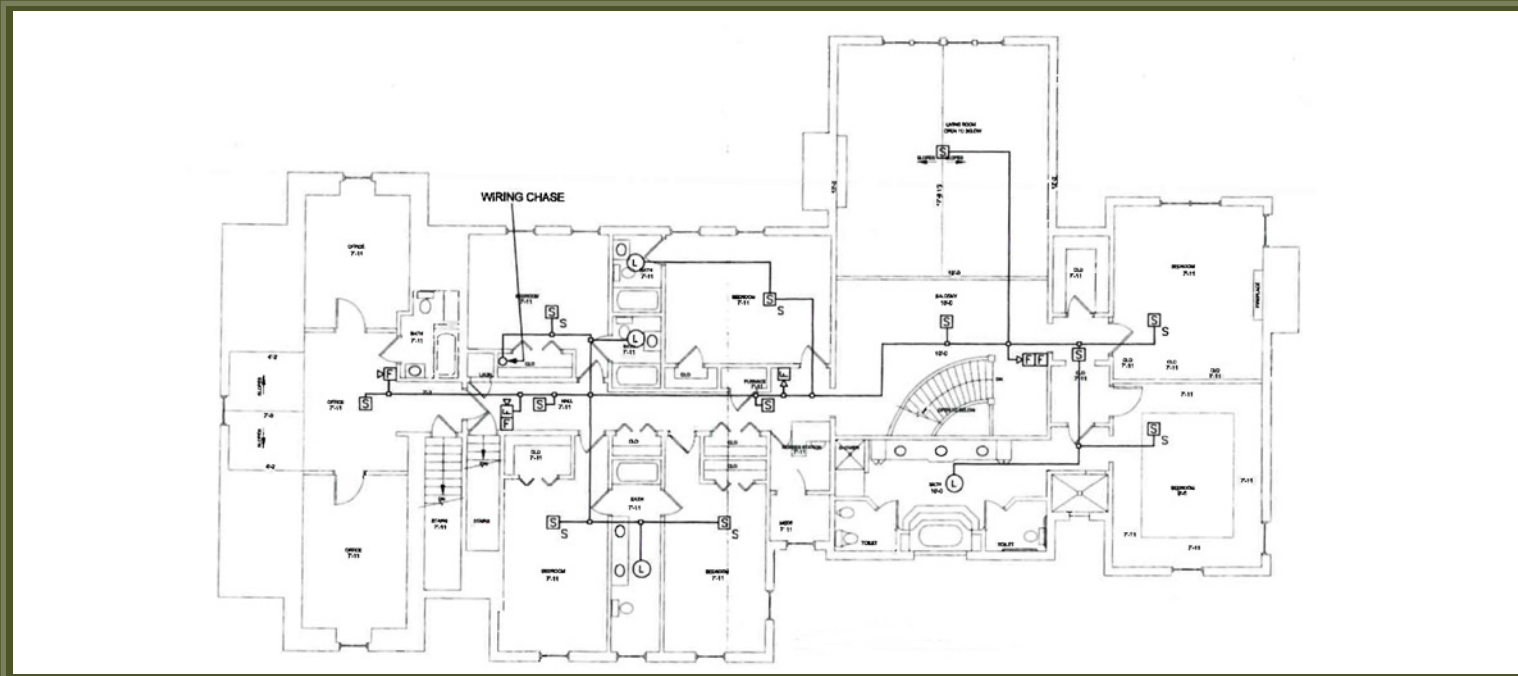
CAMPUS
BUILDING 1



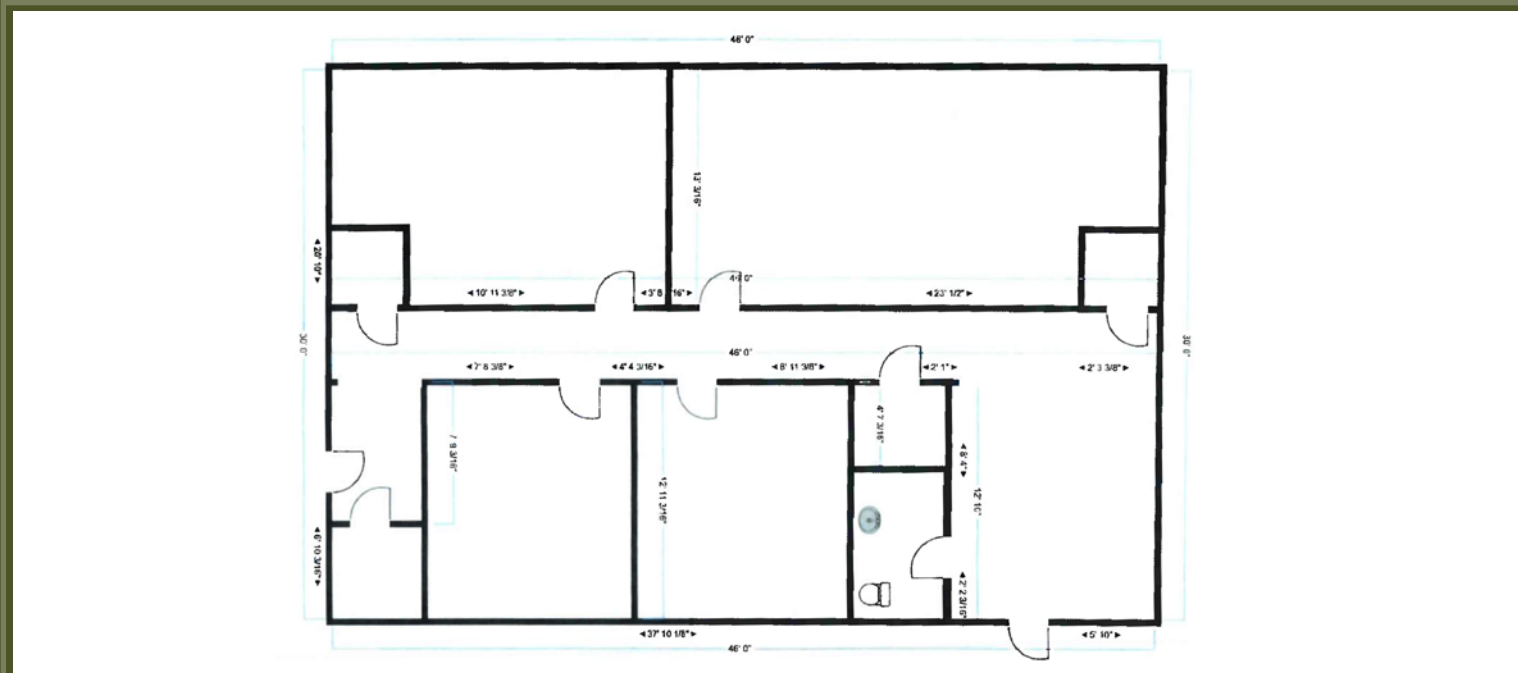
CAMPUS
BUILDING 2
(FIRST FLOOR)



FLOOR PLANS



CAMPUS
BUILDING 2
(SECOND FLOOR)



CAMPUS
BUILDING 3

COMMUNITY SUMMARY

Elizabeth Gipson Lpcc
Drive Time: 30 minutes

85,074	-0.75%	2.36	17.9	42.3	\$51,473	\$142,575	\$124,063	20.5%	58.4%	21.1%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



19.0%
Services

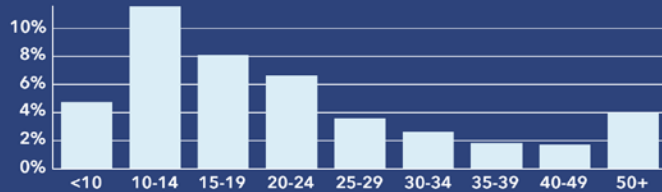


26.4%
Blue Collar



54.7%
White Collar

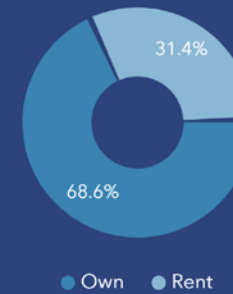
Mortgage as Percent of Salary



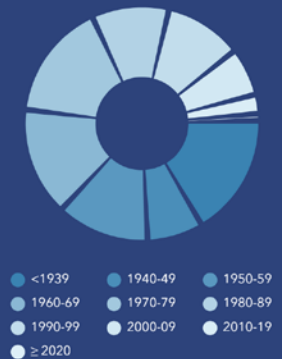
Age Profile: 5 Year Increments



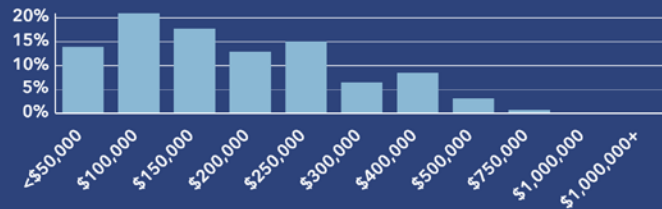
Home Ownership



Housing: Year Built



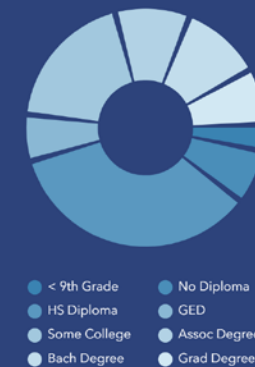
Home Value



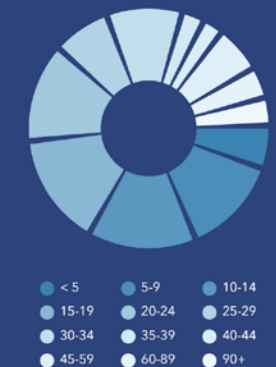
Household Income



Educational Attainment



Commute Time: Minutes



Dots show comparison to **Greenup County**

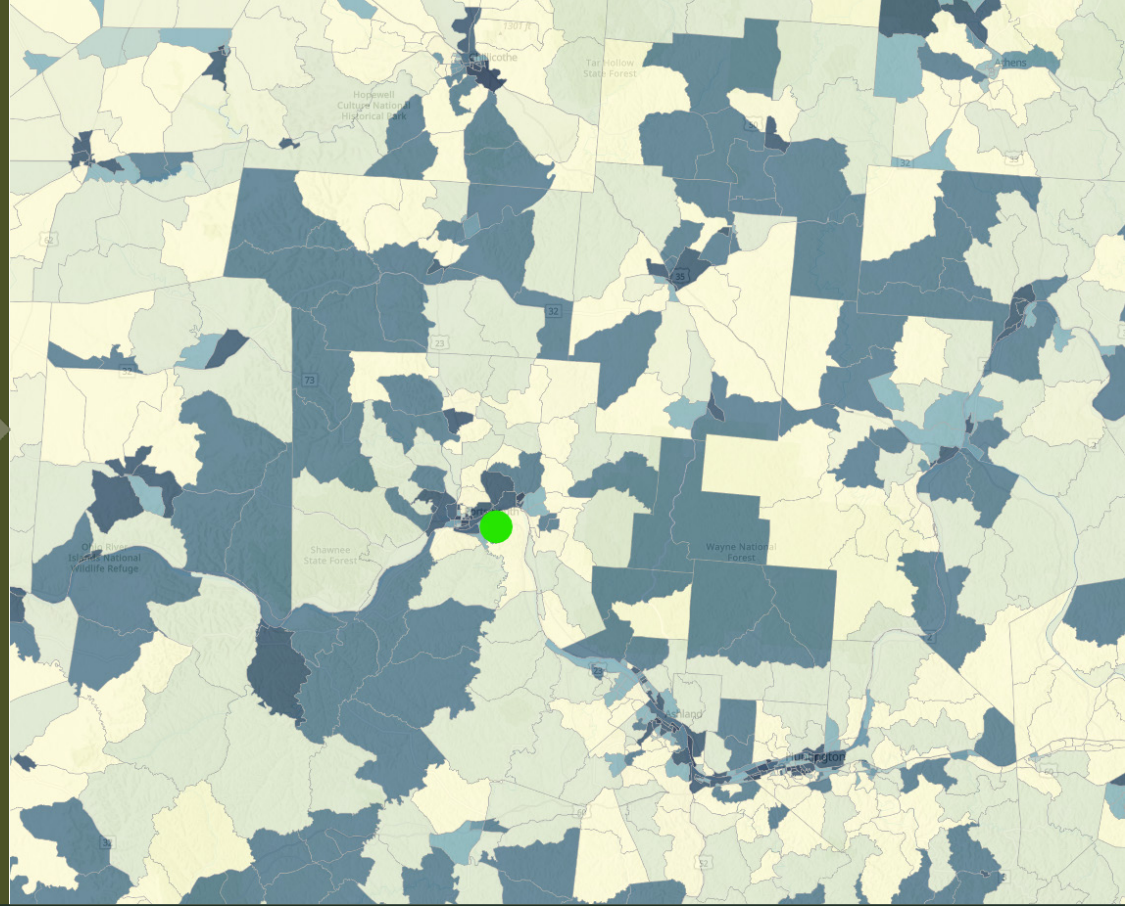
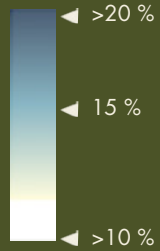


Source: This infographic contains data provided by Esri (2024), ACS (2018-2022).

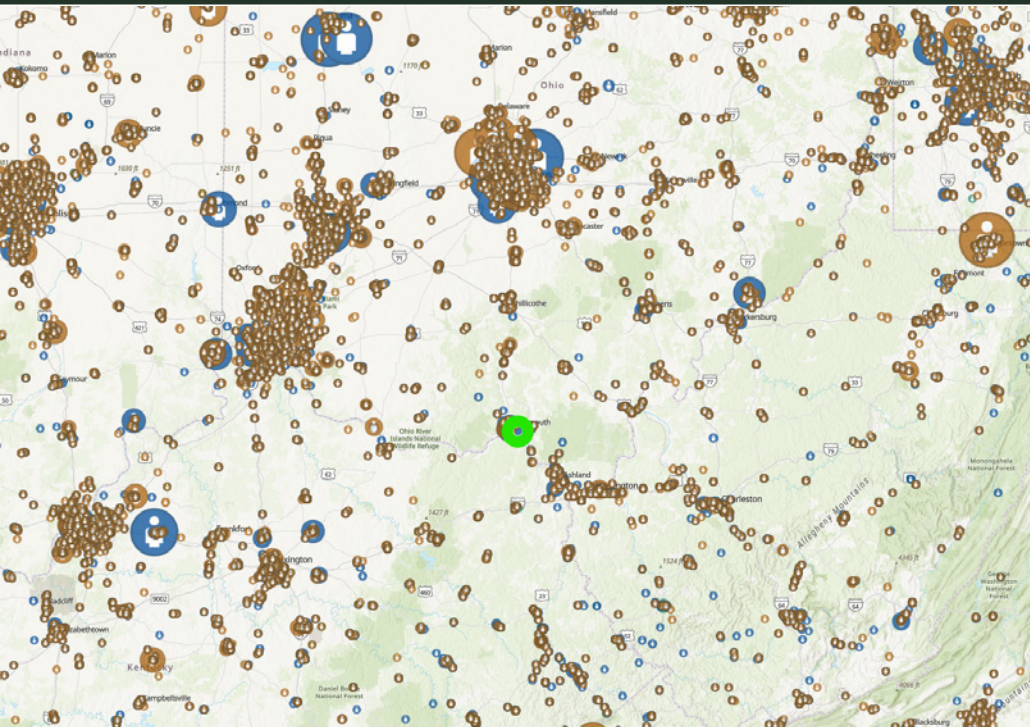
SUBSTANCE USE DIAGNOSIS CLAIMS

MEDICAID HEAT MAP

2025 Have Medicaid Medical Policy



SUD CLAIMS MAP



ICD-10 CODE		# OF CLAIMS WITHIN 50 MI. (2024)
F11.20 & F11.21	Opioid Dependence	192,690
F12.20	Cannabis Dependence	41,109
F14.20	Cocaine Dependence	19,627
F15.20	Other Stimulant Dependence	72,458
T40.1	Heroin Overdose	62
T40.2	Opioid Overdose	265
T40.41	Fentanyl Overdose	53
T43.62	Amphetamine Overdose	24
T43.65	Methamphetamine Overdose	24
T51.0	Alcohol, Ethanol Overdose	8



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