

RETAIL PROPERTY FOR LEASE/SALE

11 WICHITA DRIVE

SITE

NICHOLASVILLE, KY 40356



CONNOR HOBBS

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WHITE OAK
COMMERCIAL REAL ESTATE

11 Wichita Dr, Nicholasville, KY 40356

For Lease



PROPERTY DESCRIPTION

This 2,400 SF freestanding building sits on a generous half acre corner lot and offers a versatile layout well-suited for retail, food service, or convenience-oriented uses. The property is currently being used as a convenience store and the walk-ins and inventory can convey. There are two restrooms, a back of house, an office, and open retail/showroom space. Gas pumps can be added, and liquor license can be obtained to increase revenue. The property is available for sale or lease.

PROPERTY HIGHLIGHTS

- 24,550+ vehicles per day on US 27 with large pylon signage available directly on the bypass
- Signalized corner lot with direct frontage and excellent visibility from two directions
- B-1 zoning supports retail, restaurant, office, and service concepts
- Dense retail corridor with national co-tenants driving consistent traffic to the area

LOCATION DESCRIPTION

Positioned at the signalized intersection of Nicholasville Bypass (US 27) and Wichita Drive, the site benefits from over 24,550 vehicles per day passing directly in front. The property sits across the bypass from RJ Corman Railroad Company's headquarters, anchoring a corridor already populated with national retailers and restaurants including Kroger, Walmart, McDonald's, Burger King, and Taco Bell. With nearly 42,000 residents within 5 miles and average household incomes reaching \$81,895 in the trade area, the daytime and drive-by customer base is strong and growing.

OFFERING SUMMARY

Lease Rate:	\$21.50 SF/yr (MG)
Available SF:	±2,400 SF
Lot Size:	±0.51 Acre

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Interior Photos

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Aerial Photos

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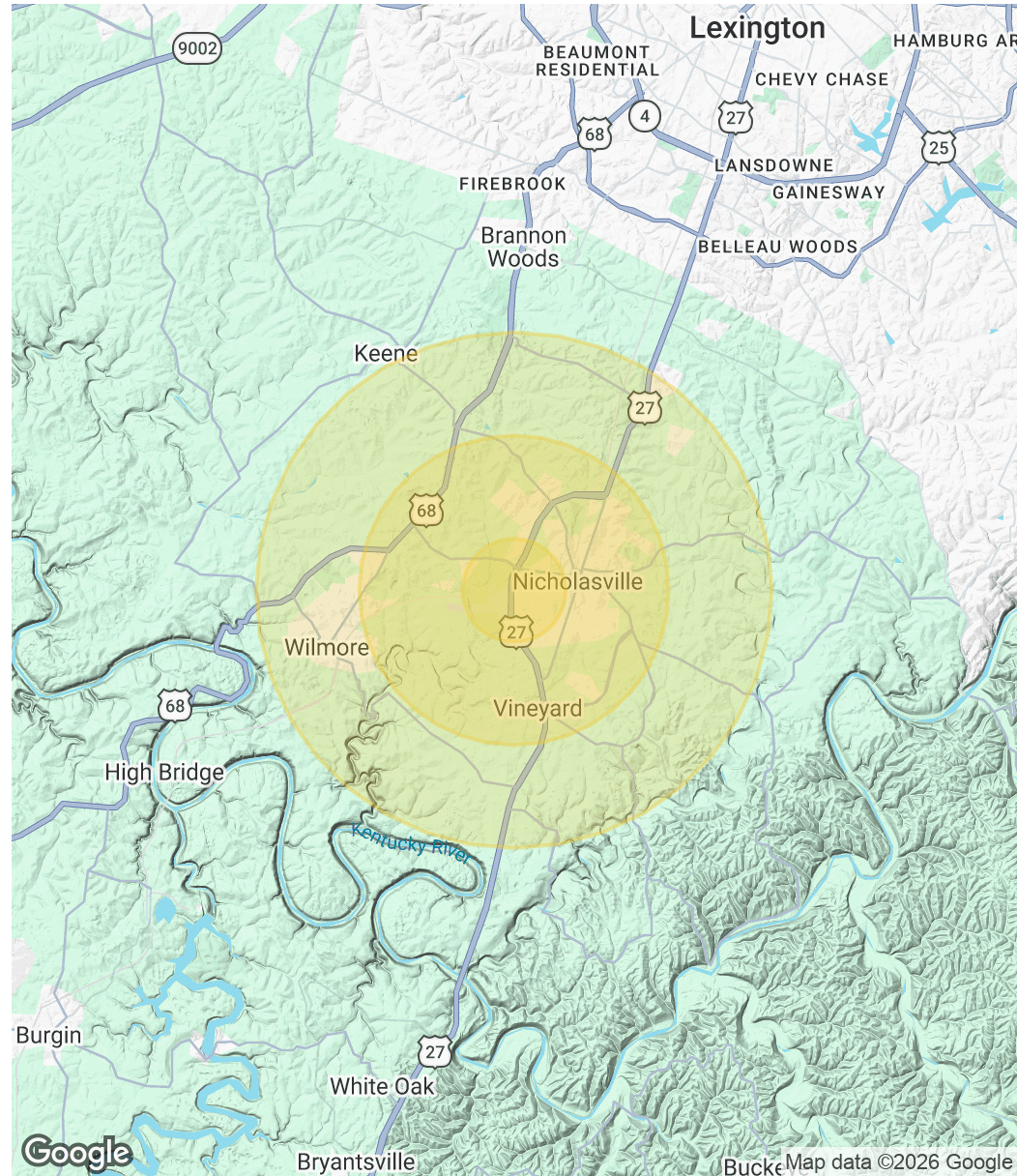
Demographics Map & Report

For Lease

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,894	32,245	41,486
Average Age	38.8	37.2	37.8
Average Age (Male)	38.9	37.1	37.4
Average Age (Female)	39.7	38.1	38.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,760	11,967	15,276
# of Persons per HH	2.5	2.65	2.64
Average HH Income	\$77,301	\$84,424	\$90,990
Average House Value	\$191,326	\$222,079	\$261,480

2023 American Community Survey (ACS)

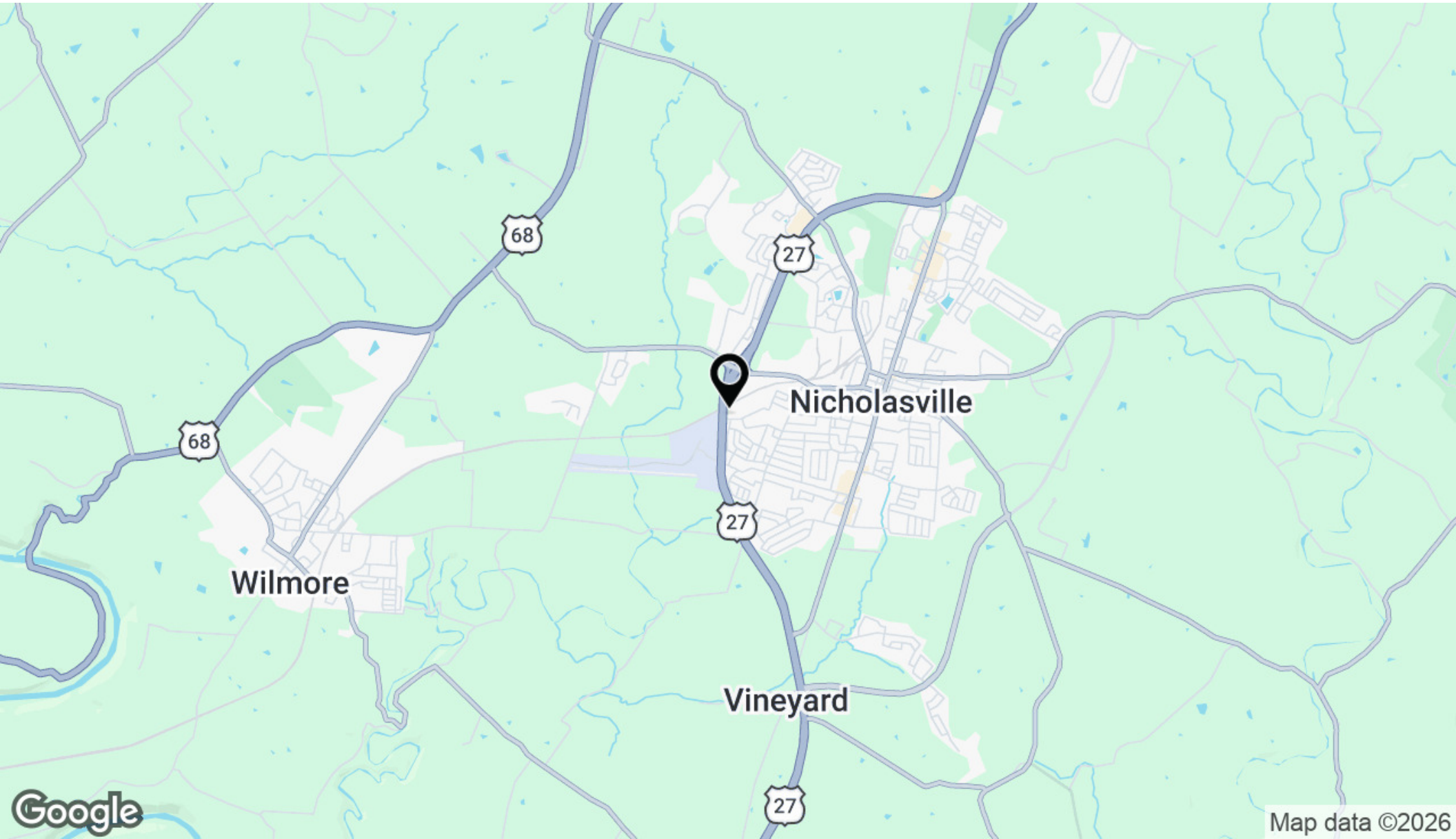


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