



Development Lot

104 Will Walker Rd
Columbia, Kentucky 42728

Property Highlights

- +/-1.34 AC commercial lot
- Prime location across the street from Walmart just off Cumberland Parkway at Exit 46
- Adjacent to First & Farmers National Bank and Pinewoods Shopping Center
- Zaxby's, KFC, Hardee's, Dollar Tree, AT&T, Burger King, and BP in the immediate area
- Columbia is home to Lindsey Wilson College
- Traffic area with +/-8,226 VPD near the site
- Zoned Commercial
- *If billboard can remain via an easement, sale price would be \$250,000

Offering Summary

Sale Price:	*\$330,000
Lot Size:	1.34 Acres

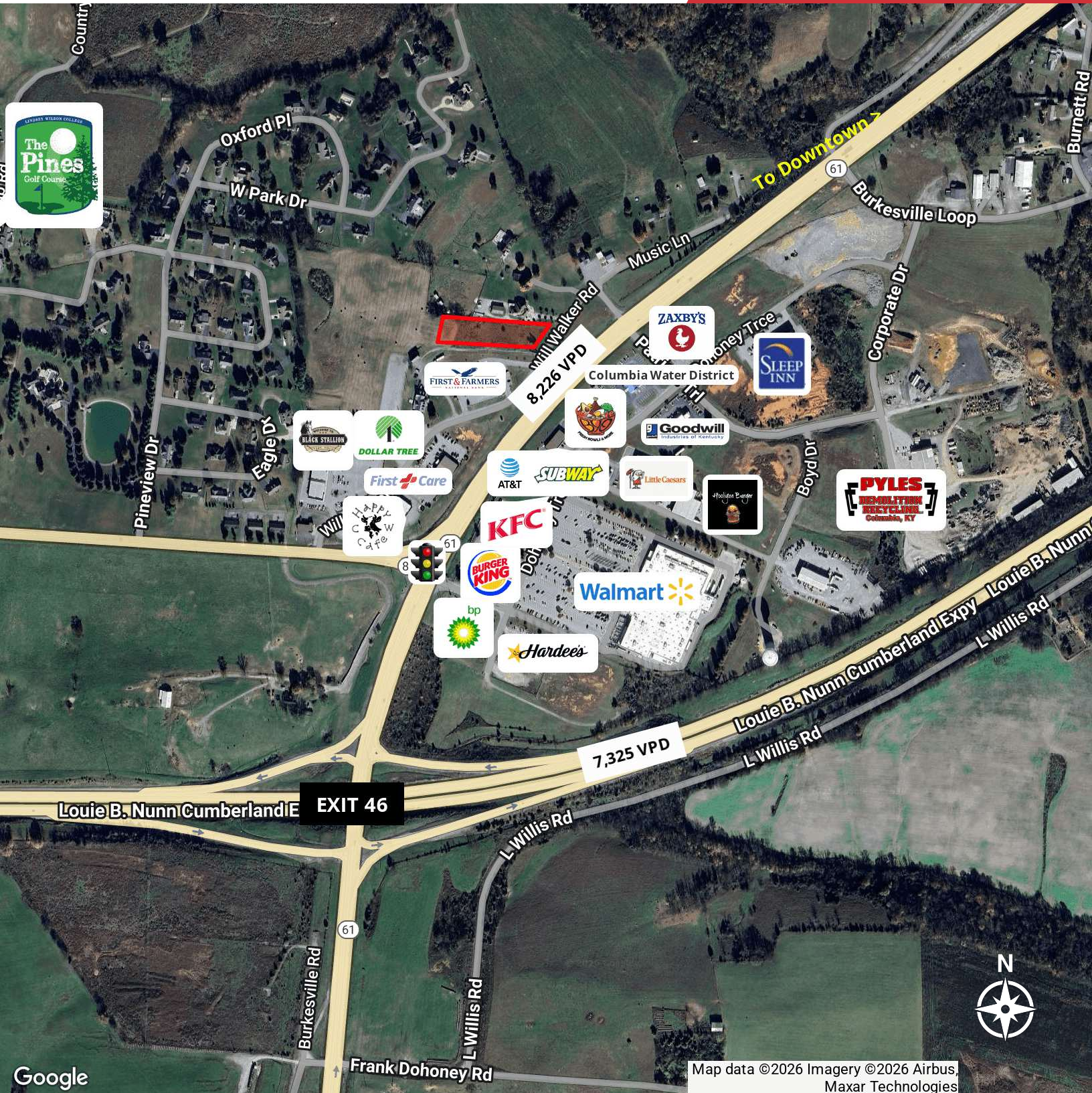
For More Information

Jim Kemper

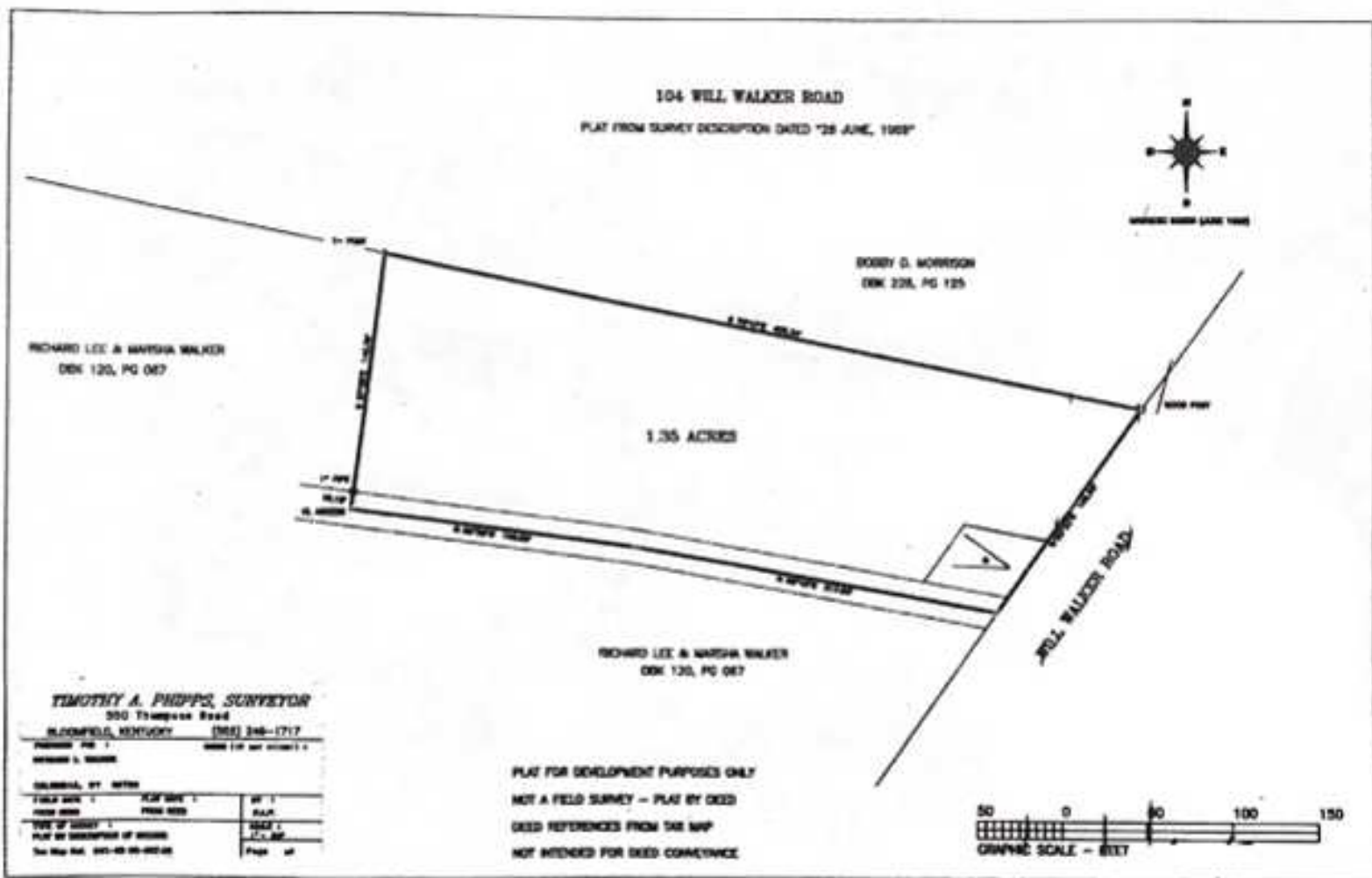
Vice President

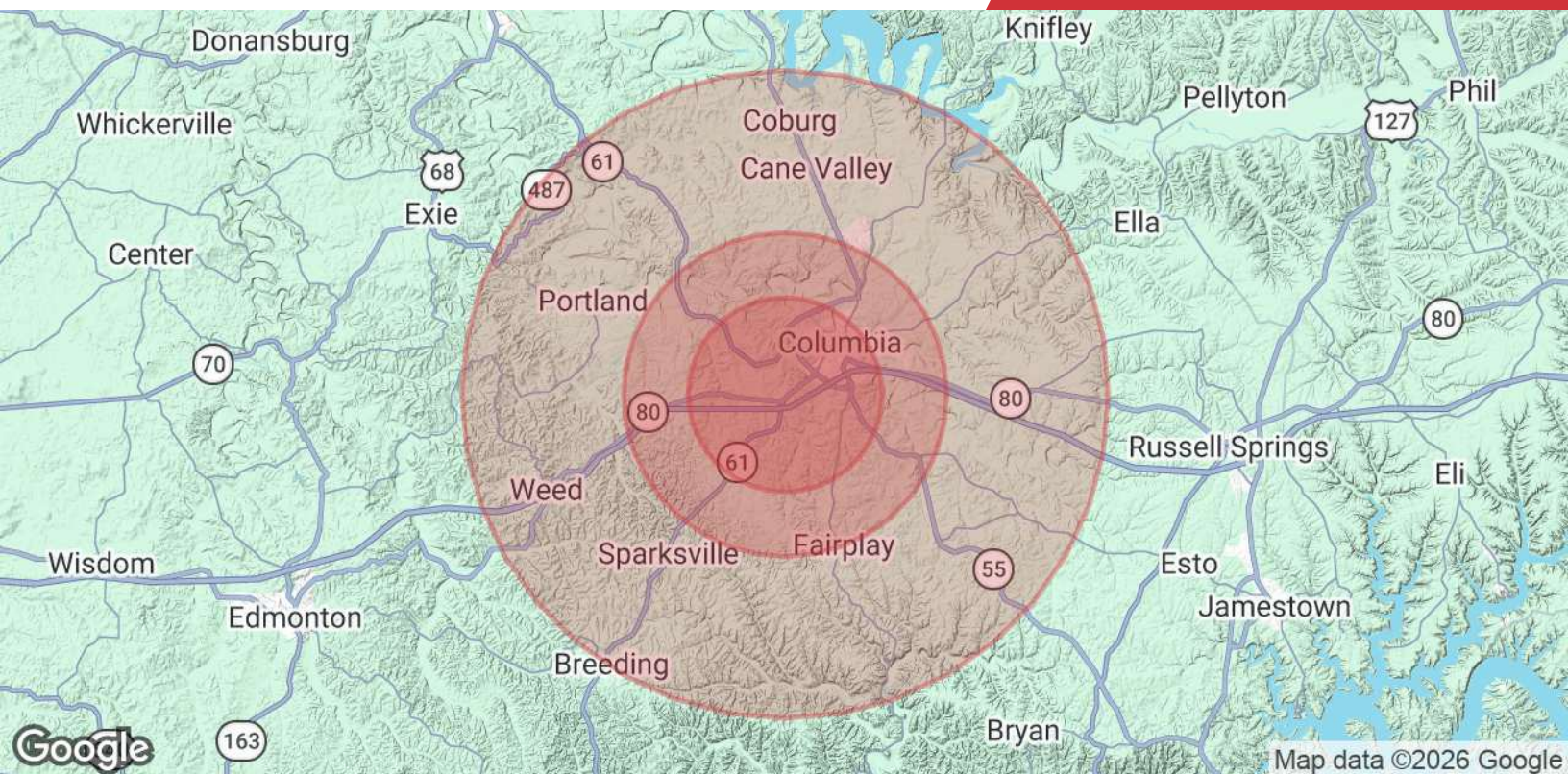
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Population

	3 Miles	5 Miles	10 Miles
Total Population	6,009	8,617	16,105
Average Age	39	40	41
Average Age (Male)	37	38	40
Average Age (Female)	41	41	42

Households & Income

	3 Miles	5 Miles	10 Miles
Total Households	2,159	3,240	6,298
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$71,954	\$72,369	\$69,332
Average House Value	\$205,137	\$206,361	\$196,690

Demographics data derived from 2024 STDB