


# FOR SALE

RETAIL SITE WITH VALUE ADD POTENTIAL



## 104 N. BRADFORD LN.

GEORGETOWN, KY 40324

 BLOCK+LOT

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# 01: EXECUTIVE SUMMARY

104 N. BRADFORD LANE



## PROPERTY DESCRIPTION

- Excellent Opportunity as is with 996 SF retail/restaurant building in place with drive thru
- Can be redeveloped for various retail uses
- Value add potential
- Central Georgetown Location inside McClelland Circle
- Surrounded by tremendous office and retail activity
- Near Kroger Marketplace, Parkview Medical Plaza, Aldi, and downtown Georgetown

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## PROPERTY HIGHLIGHTS

- Ideal 1-acre site
- Flexible commercial zoning (B-2)
- Drive thru



**996 SF**  
**1.07 AC**



**\$950,000**



**ZONED**  
**B-2**

# 02: PROPERTY OVERVIEW

ADDITIONAL PHOTOS  
104 N. BRADFORD LANE



# 03: LOCATION INSIGHTS

104 N. BRADFORD LANE

## AREA DEMOGRAPHICS

### TOTAL POPULATION

1 MILE: 10,616  
3 MILE: 37,862  
5 MILE: 45,715



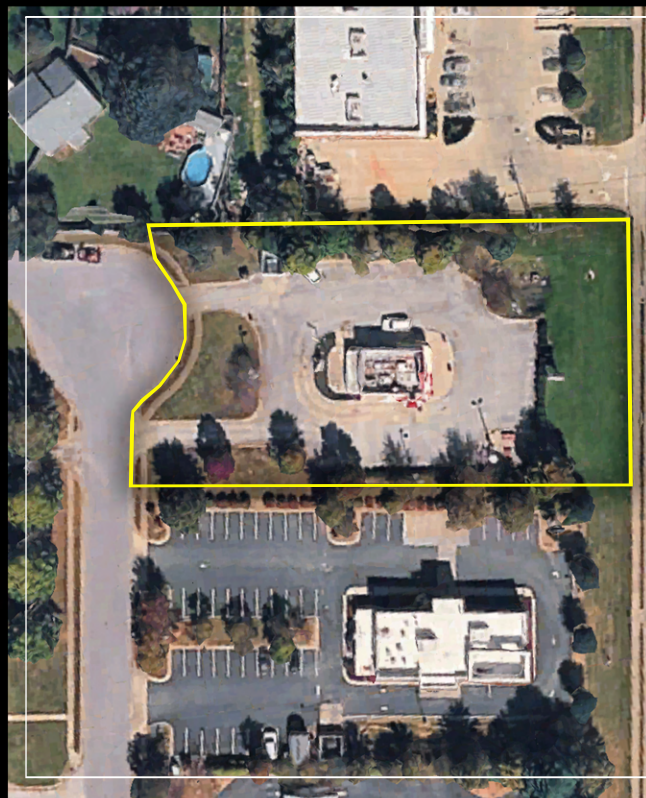
### AVERAGE HOUSEHOLD INCOME

1 MILE: \$81,086  
3 MILE: \$93,828  
5 MILE: \$101,949



### NUMBER OF HOUSEHOLDS

1 MILE: 4,145  
3 MILE: 14,812  
5 MILE: 17,679



# 03: LOCATION INSIGHTS

SITE MAP  
104 N. BRADFORD LANE



# 03: LOCATION INSIGHTS

AERIAL  
104 N. BRADFORD LANE



# 03: LOCATION INSIGHTS

AERIAL  
104 N. BRADFORD LANE

