



BUYER INFO PACK

CLEMENTS MARINE
14059 Falls of Rough Rd.
Falls of Rough, KY 40119



Proudly brought to you by:



CATHERINE CORBETT
REALTOR® / BROKER



GRI, RSPS, SRES, PSA/CMA, LKYR, RENE

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EXECUTIVE SUMMARY

In 2014 we were privileged to acquire a deeply rooted family business that continues to serve the community of Rough River Lake well over **60** years later! Carefully tendered and skillfully grown by its current owners, that business and marine service shop has grown into a well-organized business. Today they offer new pontoon sales, marine services, and a retail store **with over 500 storage options**, serving over **780** customers. There is much to be proud of!

Services Offered:

- Bentley Pontoons Sales
- Suzuki Marine Engine Sales
- Used Boat Sales
- Pontoon Rentals
- Boat Launches & Pulls
- Secure Boat Storage
- Maintenance & Repairs
- Boat Cleaning & Detailing
- Shrink-wrapping

Now the owners find themselves at a crossroads. It's time for new owners to enjoy this little slice of heaven called Rough River Lake. A lake that hosts over 2 million visitors per year according to government reports.

Our goal with this information packet is for you to discover if this opportunity is right for YOU!

Clements Marine 



04

OFFERED AT \$5,250,000

PROPERTY HIGHLIGHTS

Marine Dealership

Clements Marine is a Bentley pontoon dealership. Lakes within this district include Rough River Lake (5100 acres), Nolin Lake (5795 acres) and Barren River Lake (10,100 acres).

Customer Base & Storage

Our customer base is as expansive as our market area, now reaching into the 3rd generation for some. Current numbers as of March 2026:

- 780+ customers for whom we provide services, including:
 - Storage options including enclosed and covered sheds and open area
 - Put in and pull out in the Spring and Fall
 - Cleaning and winterizing
 - Repair Services
 - Shrink Wrapping
- Storage units are typically ~99% full from Oct through April.
- Storage units are ~ 90% full from May through September as we rent open units by the month.

Land & Improvements

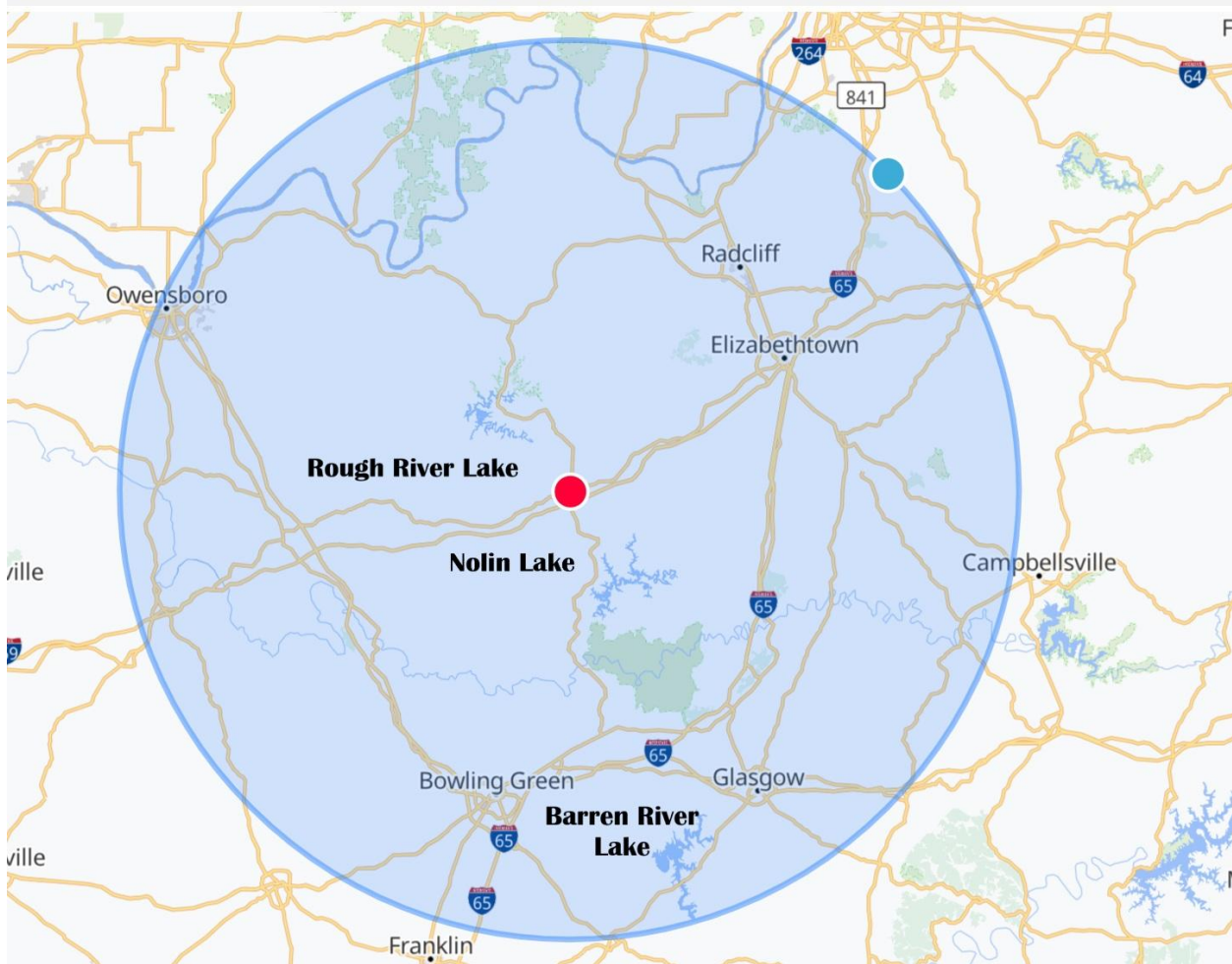
Acreage: Clements Marine covers ~ 7.8+/- contiguous acres.

Improvements:

- Clements Marine facility: Retail Store & Offices with ample parking surrounding the store. New storefront building circa 2013.
- Attached storage buildings that provide ample space for parts/materials.
- HUGE Shop with multiple well-outfitted workstations: 5400 sq ft (60' x 90')
- Storage Units: ~520 units with a combination of open and closed units.
- Lifts available for larger and smaller boats.
- Additional space for trailers and wrapped boat storage through the winter.

05

LAKES IN THE AREA *50 MILE ZONE*



Here's a side-by-side comparison of **Nolin Lake**, **Barren River Lake**, and **Rough River Lake**—three popular reservoirs in Kentucky:

| Lake Name | Summer Pool Size | Shoreline Length | Max Depth | Counties Covered | Notable Features |
|--------------------------|------------------|------------------|-----------|-------------------------------|---|
| Nolin Lake | ~5,795 acres | ~172 miles | ~60 feet | Edmonson, Grayson, Hart | Peaceful atmosphere, 3 marinas, 25 ramps ¹ |
| Barren River Lake | ~10,100 acres | ~141 miles | ~50 feet | Allen, Barren, Monroe | Largest of the three, resort park, festivals ¹ |
| Rough River Lake | ~5,100 acres | ~220 miles | ~65 feet | Breckinridge, Hardin, Grayson | Longest shoreline, state resort park ¹ |

EXHIBIT

1

STORAGE FACILITY



520+ rental options in locations close to Rough River State Dock & Marina.

Grayson County facility includes retail store, shop and storage. Lift stations and 60x90 shed with multiple work stations.

Breckinridge County location provides additional storage sheds added recently.


Our storage facilities are **monitored 24/7** for maximum security. If you need assistance accessing your unit, our team is happy to help safely get your boat or RV in and out.

Conveniently located near the **State Park ramp**, our storage facilities allow easy access to launch your boat. Storage customers also enjoy **discounted non-ethanol fuel**, making your time on the water hassle-free.

Our storage customers receive **priority service** for maintenance and repairs, ensuring your boat is ready when you are.

Whether you need secure, convenient, or premium storage, Clements Marine provides peace of mind and professional, customer-focused service for your boat or RV.




 **Daily Traffic Counts**

Street: **Falls of Rough Road**

Cross: **Bend Rd**

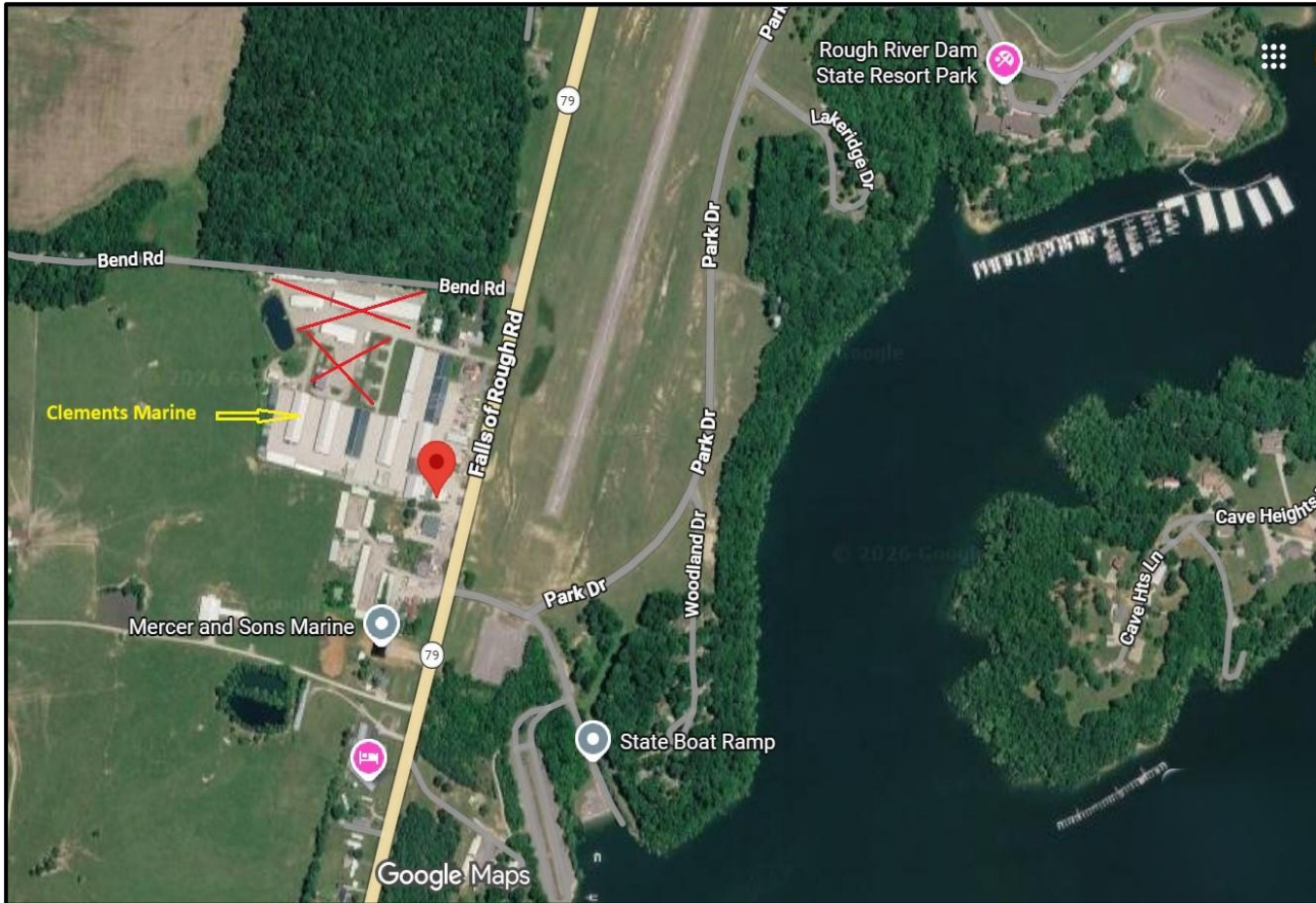
Cross Direction: **0.12 miles S**

2025  **2,944***

EXHIBIT

2

PARK-SIDE LOCATION AERIAL VIEW

**Rough River Dam State Resort Park features include:**

- State Boat Ramp
- State Dock & Marina
- Resort Park with 17 Cabins & 40 Hotel Rooms
- Grayson's Landing dining room overlooking the lake
- Conference center that easily accommodates a large crowd
- Gift Shop, pool, and activity centers!
- Private air strip

Two million visitors

Rough River Lake, KY, sees an average of **over two million visitors each year**. This figure reflects the lake's popularity for outdoor activities such as camping, fishing, and boating. cloudfront.net



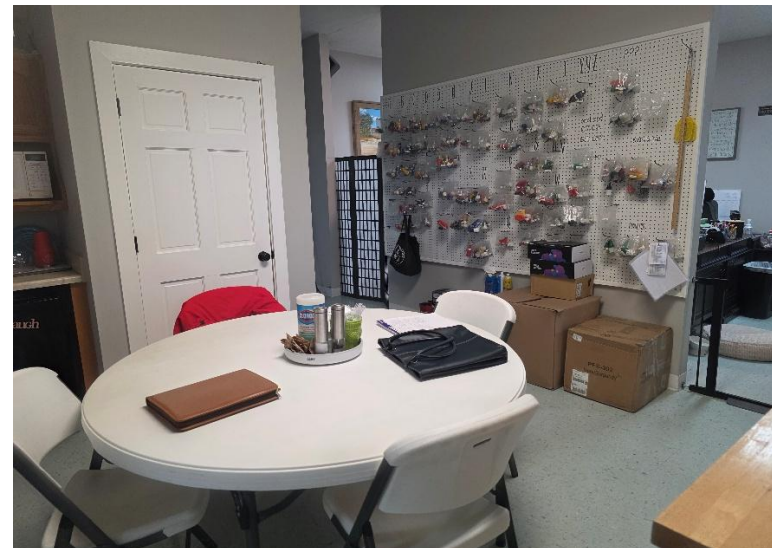
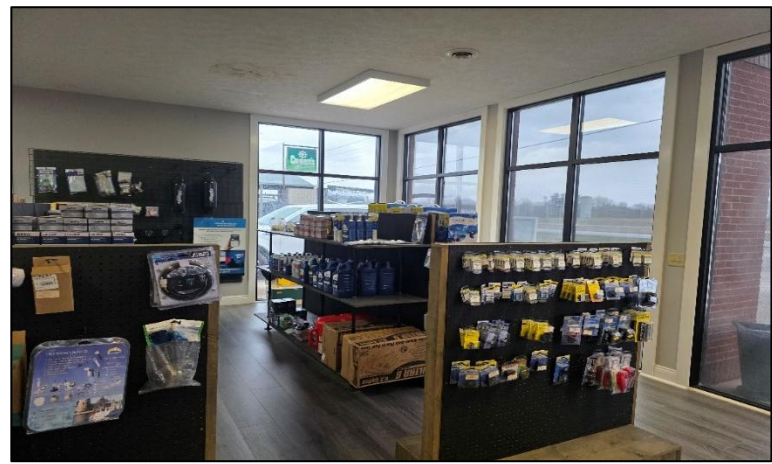
EXHIBIT

3 - A

RETAIL SERVICE CENTER

WELL ORGANIZED SERVICE COUNTER WITH CUSTOM-BUILT SOFTWARE MANAGEMENT SYSTEM. SMALL RETAIL CENTER WITH OFTEN-REQUESTED SUPPLIES. MULTIPLE OFFICES TO ACCOMMODATE FOR STAFF AND OWNERS. SMALL CONFERENCE AREA AND BATHROOM.

AMPLE SPACE TO STAY ORGANIZED AND READY!



EXHIBIT

3 - B

SHOPS & SERVICE BAYS



Attached Storage Shop



60 x 90 Detached Shop

Multiple Sliding Doors



Tall Overhead Door



Multiple Workstations



E X H I B I T

4

FINANCIAL INFORMATION

The following is available upon request and with a signed Non-Disclosure/ Confidentiality Agreement:

- Income & Expense Reports for 2023-2024-2025
- Company Sales Reports for 2023-2024-2025
- Tax Returns for 2023-2024-2025
- Breakdown of services provided
- Storage unit count by size & # units
- Property Parcel #s Included in the sale
- Private after-hours tour of the property

