



120 CARR LANE

Richmond, KY | Available for lease



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WHITE  OAK
COMMERCIAL REAL ESTATE

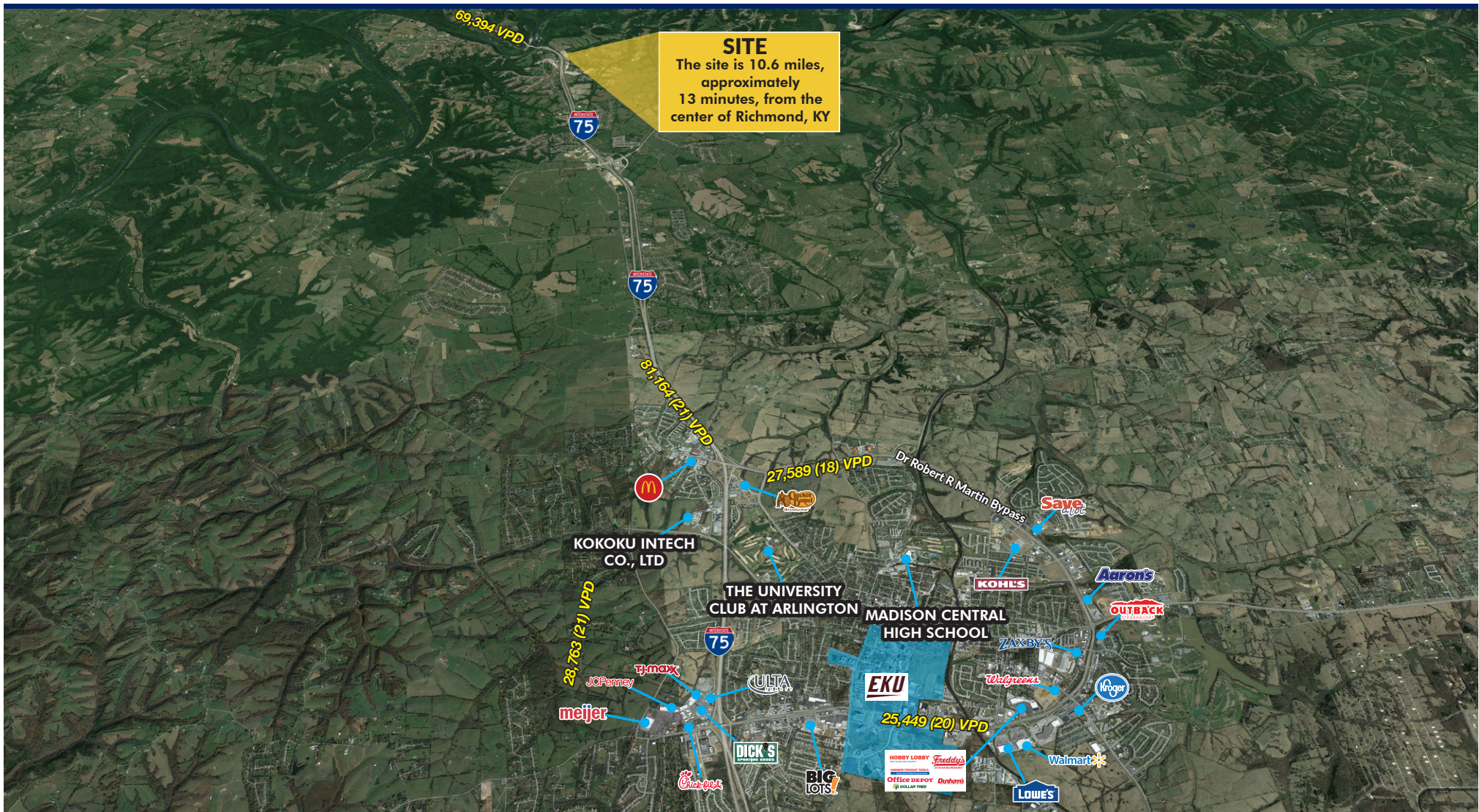


White Oak Commercial Real Estate is pleased to present this high traffic ground lease opportunity in Madison County. This 8.78 AC site has over 1,000 feet of frontage on the northbound side of I-75 (69,394 VPD per Placer Analytics). Zoned UC4-IC, the property hosts a variety of potential land uses including highway commercial and industrial operations. The site sits just 18 miles from downtown Lexington and 10 miles from downtown Richmond.

Property Highlights

- 8.78 acres
- Zoned UC4-IC
- 1,000+ feet of I-75 frontage
- Excellent location between Lexington and Richmond
- Easy access
- 110' Pylon Sign for maximum exposure and visibility
- \$20,000/month ground lease
- \$5,000/month/acre for reduced portion of the property
- Potential for short- or long-term ground storage.
- Ideal location for trucking/distribution, manufacturing/industrial, or interstate commercial businesses.





POPULATION

1 MILE	3 MILES	5 MILES
843	3,903	6,026



MEDIAN HH INCOME

1 MILE	3 MILES	5 MILES
\$10,449.23	\$27,194.30	\$23,658.48



TOTAL HOUSEHOLDS

1 MILE	3 MILES	5 MILES
2,071	3,598	6,811



EMPLOYMENT

1 MILE	3 MILES	5 MILES
380	1,769	2,763

