



Cornerstone Commercial Realty, Inc. 8000 Maryland Avenue, Suite 1120 St. Louis, MO 63105

www.ccr-stl.com



For Sale \rightarrow

SEC OF S. DIXIE HWY & LINCOLN PKWY

Elizabethtown, KY 42701

CONTACT US

Jason Morgan 314.560.8114 | jm@ccr-stl.com Brian Brockman | License #: 204982 513.898.1551 | bor@bangrealty.com

The information contained herein has been obtained from the owner of the property or from other sources. The brokers do not guarantee the accuracy of the information. Sellers and brokers make no representation as to the environmental or other condition of the property and recommend that purchaser/tenant investigate fully.





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Property Details

±2.12 Acres | For Sale: \$10.85/SF

▶ ±14.34 Acres | For Sale: \$3.20/SF

NOTE: (Approx 125,000 SF of land is encumbered with the electrical transmission line easement)

Will subdivide

▶ Zoning: C-4 General Service Commercial

Vacant land adjacent to QT Travel Center coming soon

Close proximity to I-65 and Lincoln Highway located at the first signalized intersection east of I-65

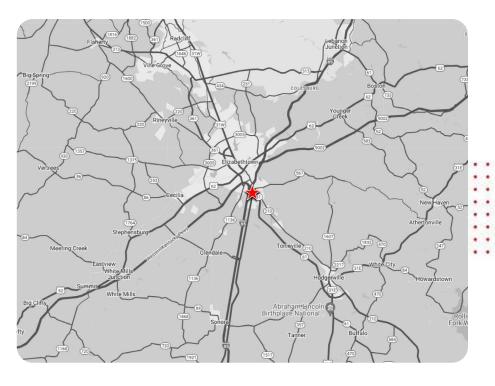
 Convenience store and motor fuels sales prohibited; Additional restrictions may apply

Shared private drive and curb cuts provided

Blue Oval SK is 7 miles south; Ford's \$5.6 Billion battery & vehicle manufacturing campus, creating 5,000 jobs

2023 Demographics

RADIUS	POPULATION	DAYTIME EMPLOYMENT	AVG HH INCOME
1 Mile	1,818	2,243	\$93,484
5 Mile	38,079	34,633	\$85,467
10 Mile	71,614	44,290	\$90,785



Traffic Counts

Lincoln Pkwy: 16,148 AADT

Dixie Hwy: 6,688 AADT

Interstate 65: 113,629 AADT

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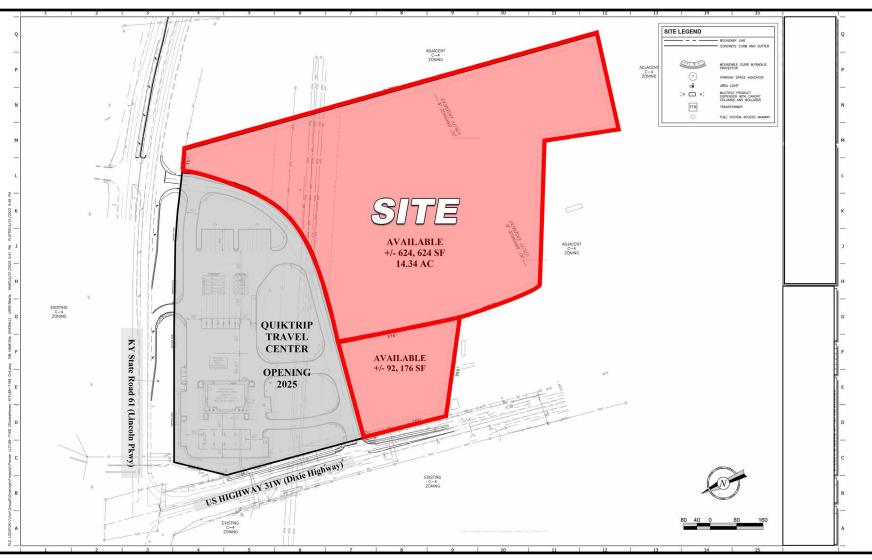
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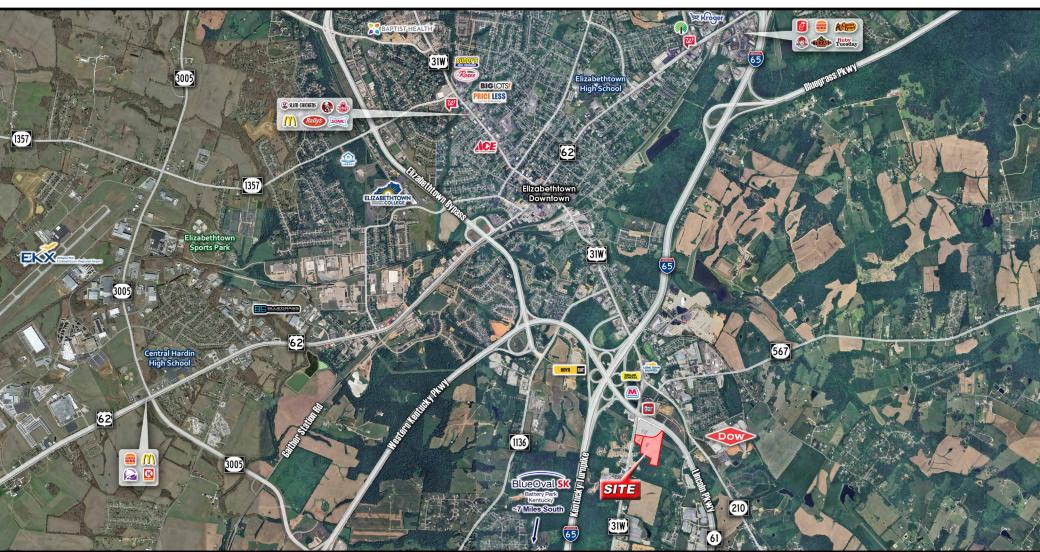
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