



# BUILD TO SUIT

2598 Cumberland Falls Hwy, Corbin, KY 40701



Derrick Plunkett 859.620.5830



**PROPERTY DESCRIPTION**

Introducing a prime Built to Suit Leasing opportunity at this distinguished property on Cumberland Falls Hwy in Corbin, KY. Boasting a strategic location with excellent visibility and accessibility, the property offers an ideal setting for businesses to establish a presence in this dynamic area. With future versatile spaces, modern amenities, and well-maintained surroundings, this property will provide a professional and adaptable environment for a range of business operations. Featuring ample parking, customizable floor plans, and a welcoming ambiance, this property will present an attractive opportunity for organizations seeking to elevate their presence and productivity in this thriving business locale. Seize the chance to position your business for success in this exceptional property.

**OFFERING SUMMARY**

Lease Rate:	Negotiable
Available SF:	2,000 - 10,000 SF
Lot Size:	2.94 Acres
Building Size:	10,000 SF

<b>DEMOGRAPHICS</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	14	51	245
Total Population	39	137	639
Average HH Income	\$67,188	\$72,058	\$76,872

**PROPERTY HIGHLIGHTS**

- Strategic location on Cumberland Falls Hwy
- Retail , Office, Restaurant, or Medical Office capabilities
- Excellent visibility and accessibility
- Versatile spaces and modern amenities

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**DERRICK PLUNKETT**  
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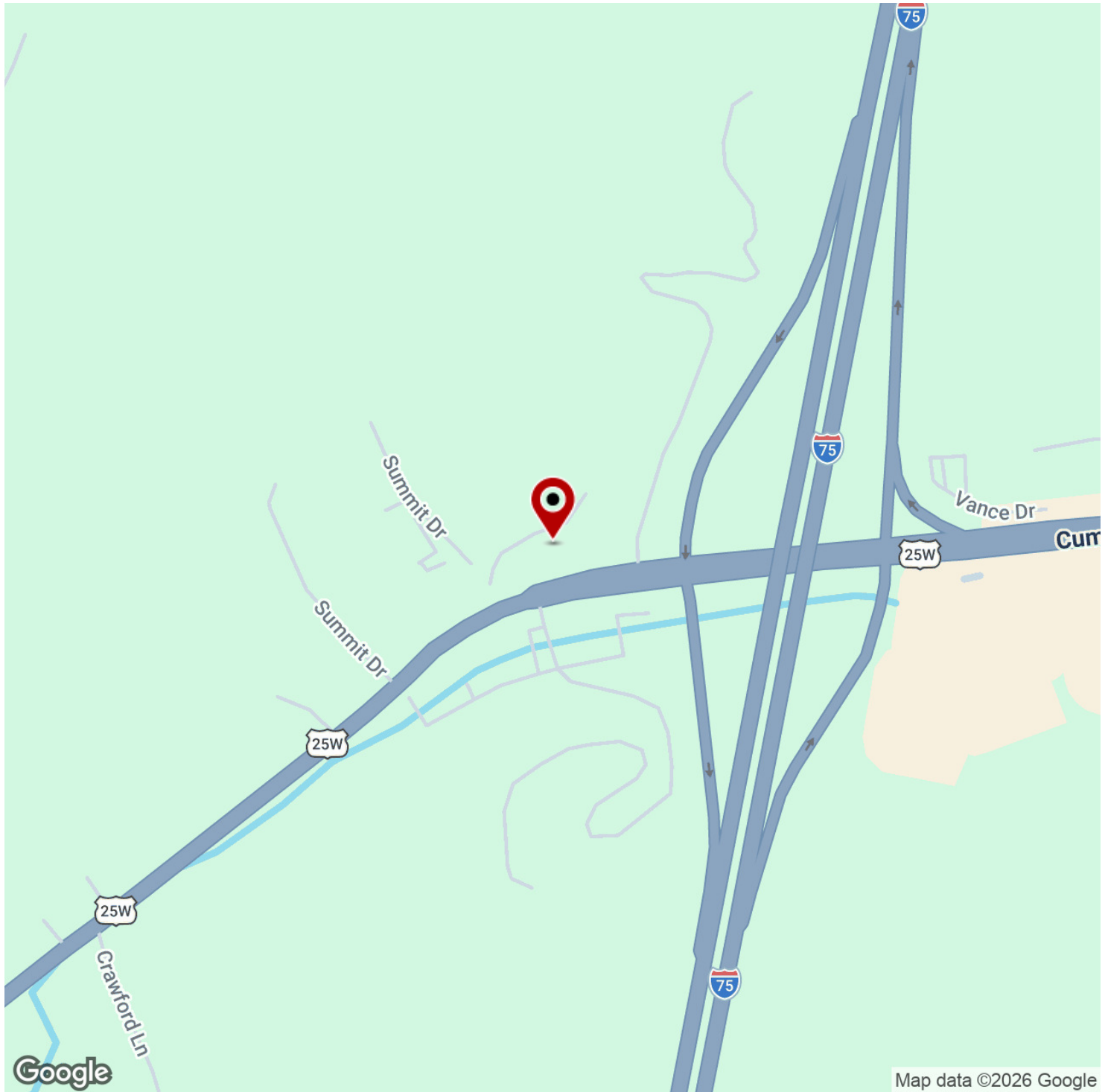
**KW COMMERCIAL**  
 7210 Turfway Road  
 Florence, KY 41042

**RETAIL FOR LEASE**



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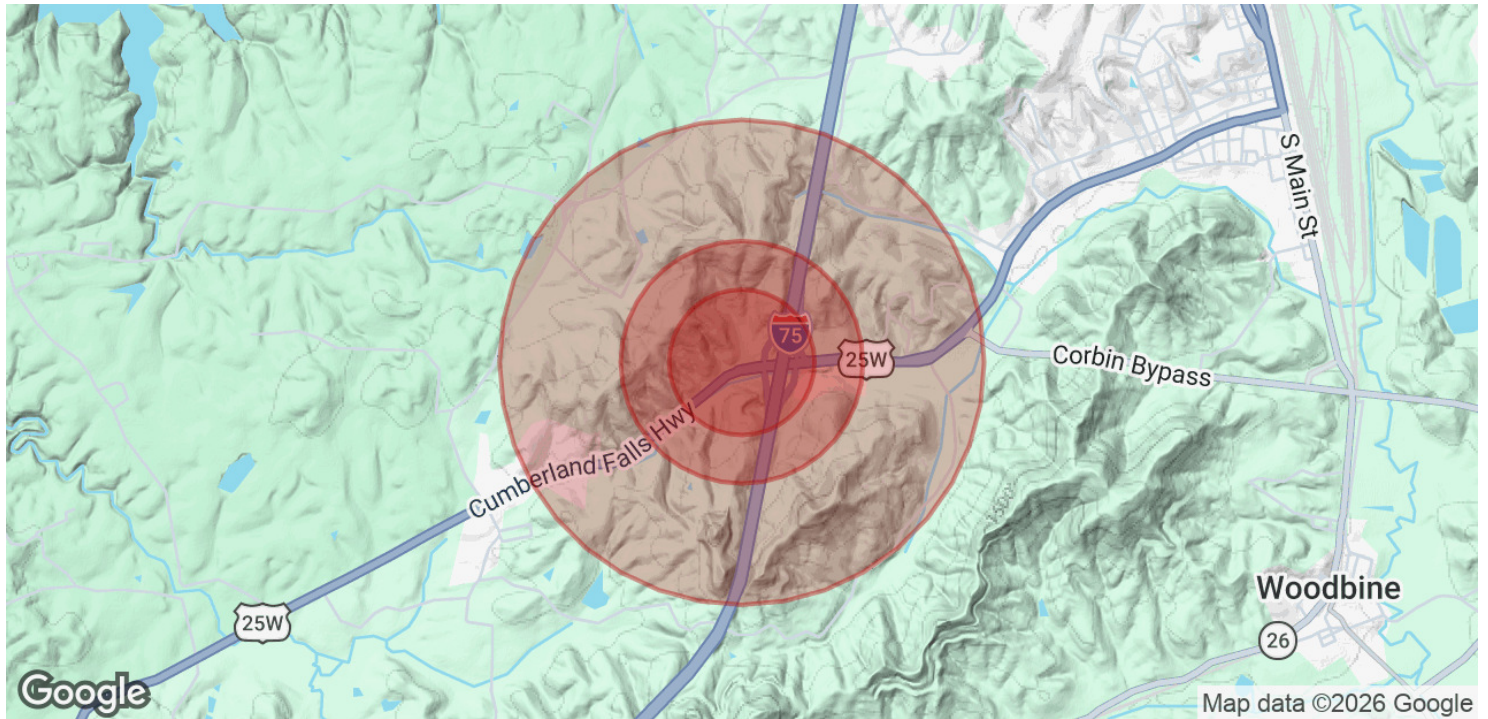
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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	39	137	639
Average Age	43	42	41
Average Age (Male)	41	41	41
Average Age (Female)	44	43	42

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	14	51	245
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$67,188	\$72,058	\$76,872
Average House Value	\$201,773	\$216,073	\$229,626

*Demographics data derived from AlphaMap*

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