

RETAIL FOR SALE OR FOR LEASE



2011 MERCHANT DRIVE
RICHMOND, KY 40475



Amy Mellinger
C: 859.619.5369
O: 859.309.0099
Amy@BALRealEstate.com



Lucas Witt
C: 859.948.5646
O: 859.309.0099
Lucas@BALRealEstate.com

SF: 12,652 SF

SALE PRICE: \$1,350,000

LEASE RATE: \$12.50 PSF +NNN

PROPERTY DESCRIPTION



Block + Lot Real Estate is pleased to bring to market an investment opportunity to acquire 12,652 square feet of freestanding retail space situated on 1.62 acres. Just minutes from I-75 and located directly off the Robert B. Martin Bypass in Richmond, KY, 2003-2011 Merchant Drive is in excellent proximity to major retailers such as Kohls, Kroger, Walmart, and popular shopping and dining establishments.

Situated on 1.62 acres, this single-story retail center includes two tenants occupying 3,244 SF. The remaining vacancy of 9,408 SF includes an open floor plan, abundant storefront glass, break room and loading dock. The property is well-maintained and presents an excellent opportunity for an investor and/or end-user. Financial information provided upon request.

Property Highlights:

Total Building: 12, 652 SF

Vacancy: 9,408 SF

Lot Size: 1.62

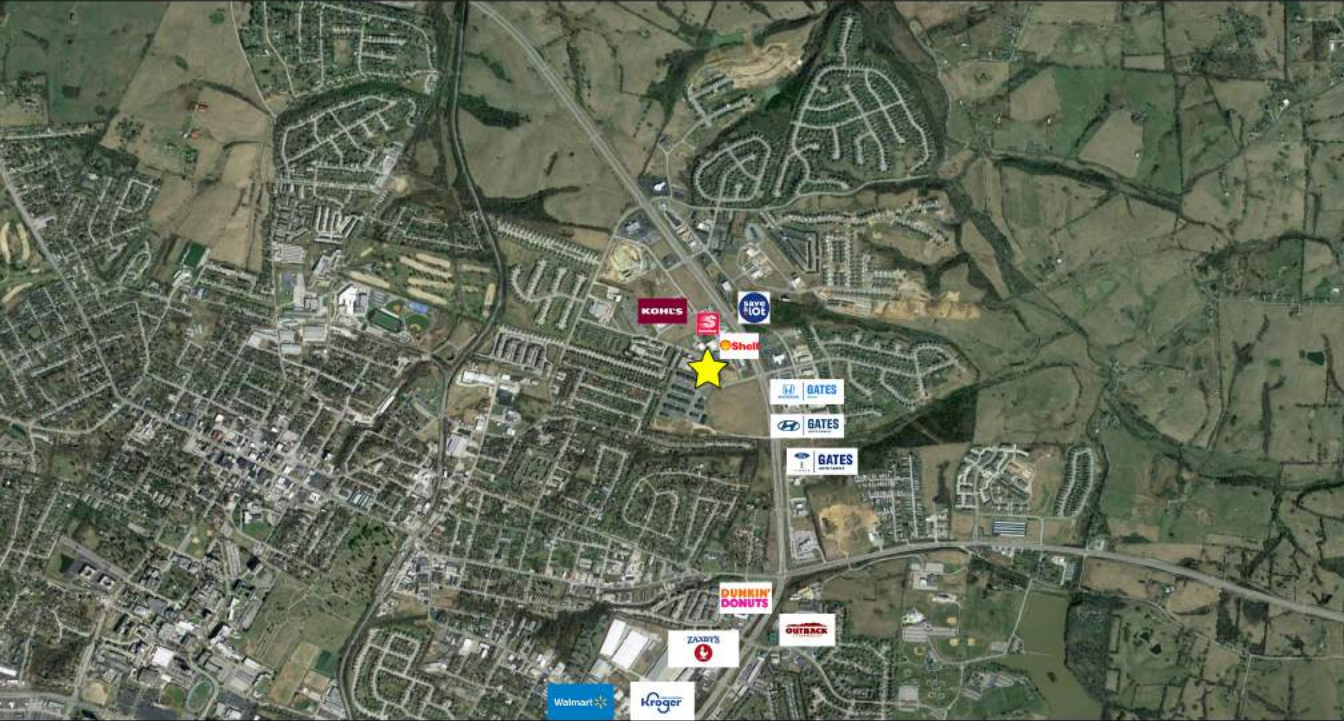
Zoned: B-3 Hwy Business

Parking: 30 spaces

Loading Dock: 1

Monument Sign: 1

LOCATION DESCRIPTION

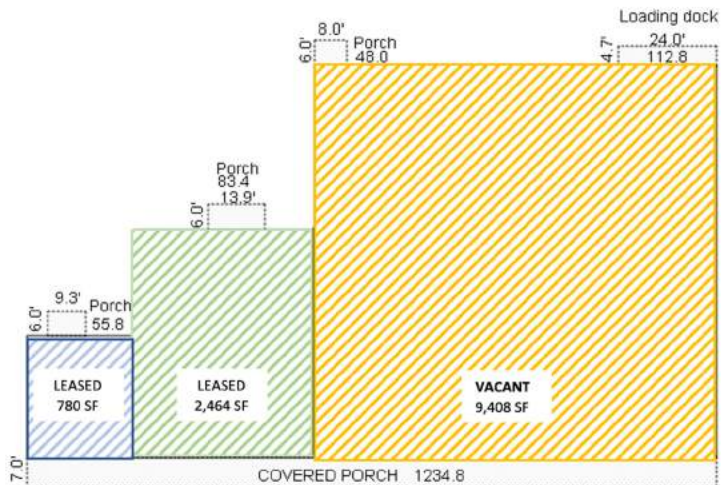





Conveniently located off of the Robert B. Martin Bypass and within minutes of I-75 via Exit 90, this property is in excellent proximity to major area businesses such as Kohl's, Kroger, Walmart, Dunkin' Donuts, Outback Steakhouse, Zaxby's and more.

FOR LEASE FLOOR PLAN



FLOOR PLAN



-  2005 Merchant Drive: Dazzling Dogs Pet Spa
-  2007 Merchant Drive: O'Dell Chiropractic Center
-  2009 & 2011 Merchant Drive: VACANT

ADDITIONAL PHOTOS

