

# For lease

2427 South KY 53, LaGrange, Kentucky 40031 1.004 SF retail land



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## Property specifications and demographics

### **Specifications**

- 1.004 acres
- 175' x 250'
- Zoned C-1
- One +3 phase electrical service
- 1" medium pressure gas main
- 12" water main
- 8" sewer main nearby
- South KY 53 visibility
- Near I-71 Exit 22
- Near I-71 Exit 21



Not to scale

#### Location



### Demographics (based on 2023 statistics)

Total population			Total households			
2-miles <b>9,789</b>	5-miles <b>29,102</b>	10-miles <b>61,982</b>	2-mil		10-miles <b>20,904</b>	
Average ho	Average household income			Median age		
2-miles <b>\$86,792</b>	5-miles <b>\$110,611</b>	10-miles <b>\$127,635</b>	2-mile <b>37.4</b>	es 5-miles <b>39.8</b>	10-miles <b>41.4</b>	
Total dayt	Total daytime employees			Total consumer spending		
2-miles <b>2,356</b>	5-miles <b>10,510</b>	10-miles <b>18,229</b>	2-mile <b>\$82,2</b>	5-miles <b>5-5,109 \$251,939,5</b>	10-miles 60 \$665,573,892	

