

**ONLINE ONLY AUCTION**  
**Bidding Ends: Sun. 12/11 • 6PM**

# Berea, KY Restaurant With DRIVE-THRU

**1300 WALNUT MEADOW ROAD**  
Berea, KY 40403

**AUCTIONEER:**

**JIM HALFHILL, JR.**  
C: 859.221.9373  
halfhillauctions@gmail.com

**LISTING AGENT:**

**NEAL METCALFE**  
O: 859.306.0614  
neal.metcalfe@svn.com



# PROPERTY SUMMARY



<b>SALE PRICE</b>	<b>\$509,000</b>
<b>LEASE RATE</b>	<b>\$18.25 SF/YR</b>

## PROPERTY OVERVIEW

SVN Stone Commercial is pleased to present this 2,200 sf former restaurant space that is conveniently located just off I-75 @ Exit 77 in Berea, KY. The property sits on approx. 0.56 acres.

Restaurant FF&E set up with counter and more. This area of Berea offers new retail and restaurant development opportunities as well as hotel development over the past several years. A New Tractor Supply and Dollar General, as well as many medical and professional office spaces along with several hotel/motel flags are here at this exit.

Housing density nearby has increased the traffic count and this property sits directly on Hwy 595 or Walnut Meadow Drive with a shared ingress and egress with the C- store.

Contact SVN Stone Commercial Real Estate Senior Advisor, Neal Metcalfe for details or schedule a showing-859-312-8069 or neal.metcalfe@svn.com

## OFFERING SUMMARY

<b>BUILDING SIZE:</b>	2,200 SF
<b>PRICE / SF:</b>	\$231.36
<b>ZONING:</b>	B 3

**AUCTION INFORMATION:** This property to be sold at ONLINE ONLY auction beginning on Wed., December 7, 2022 at 12 Noon with bids ENDING on Sunday, December 11, 2022 beginning at 6:00 PM with a 3-minute soft close. PRE-AUCTION OFFERS ARE ENCOURAGED under the same auction terms and conditions. Terms & Conditions are as follows: As Is/Non-Contingent/10% earnest money deposit/30 day settlement/10% buyer's premium added to all bids-offers/Sold subject to Seller confirmation/Seller has 24-hours from conclusion of the auction to accept or decline the high bid. Principal Auctioneers: Jim Halfhill, Jr. · 859-221-9373 or Kristin Halfhill-Larimore · 859-333-1855.

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**HALFHILL AUCTION GROUP**



## COMPLETE HIGHLIGHTS



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## LOCATION INFORMATION

<b>BUILDING NAME</b>	Restaurant With DRIVE THRU
<b>STREET ADDRESS</b>	1300 Walnut Meadow Road
<b>CITY, STATE, ZIP</b>	Berea, KY 40403
<b>COUNTY</b>	Madison
<b>MARKET</b>	Berea
<b>CROSS-STREETS</b>	Walnut Meadow aka Hwy 595 at I-75

## BUILDING INFORMATION

<b>CEILING HEIGHT</b>	10 ft
<b>AVERAGE FLOOR SIZE</b>	2,200 SF
<b>YEAR BUILT</b>	2007
<b>YEAR LAST RENOVATED</b>	2015

## PROPERTY HIGHLIGHTS

- Former Fast Food Restaurant on I-75
- Active EXIT with Multiple retail sites with Tractor Supply and Dollar General in place
- All FF&E still on site in the restaurant for next user
- 0.56 acre Calico Site Development at Exit 77 off I-75 in Berea

ADDITIONAL PHOTOS

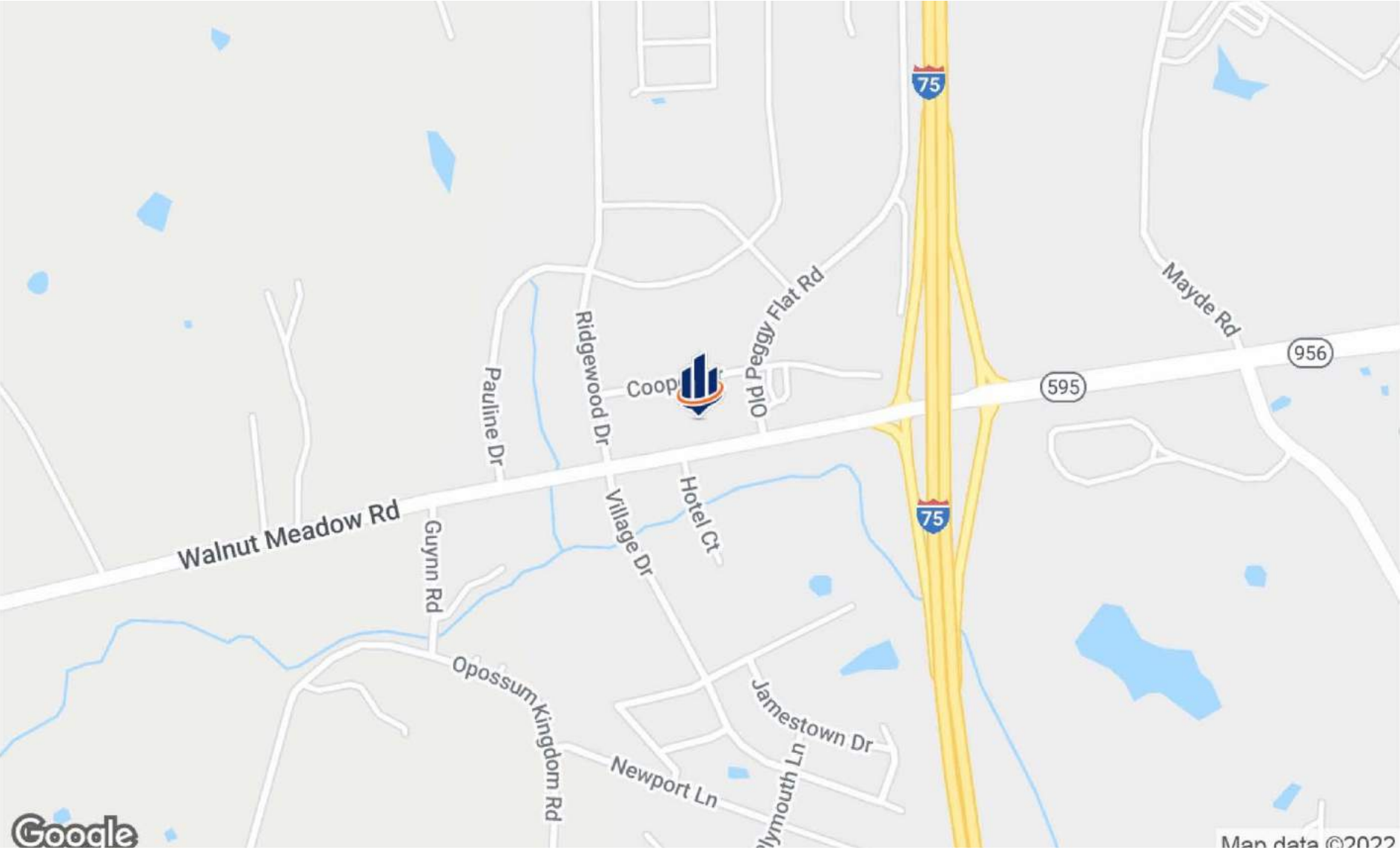


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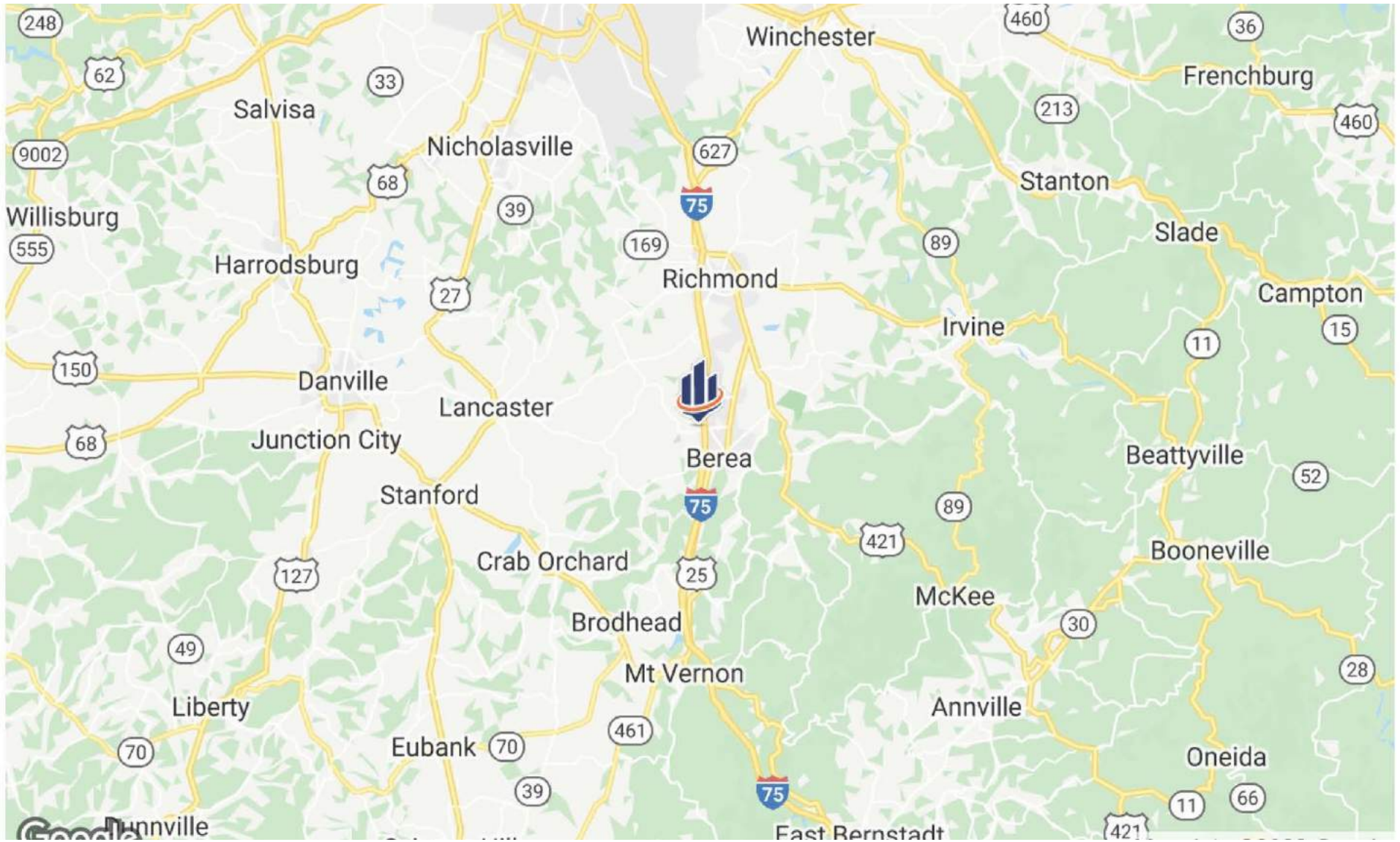
**LOCATION MAP**



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## REGIONAL MAP



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# DEMOGRAPHICS MAP & REPORT

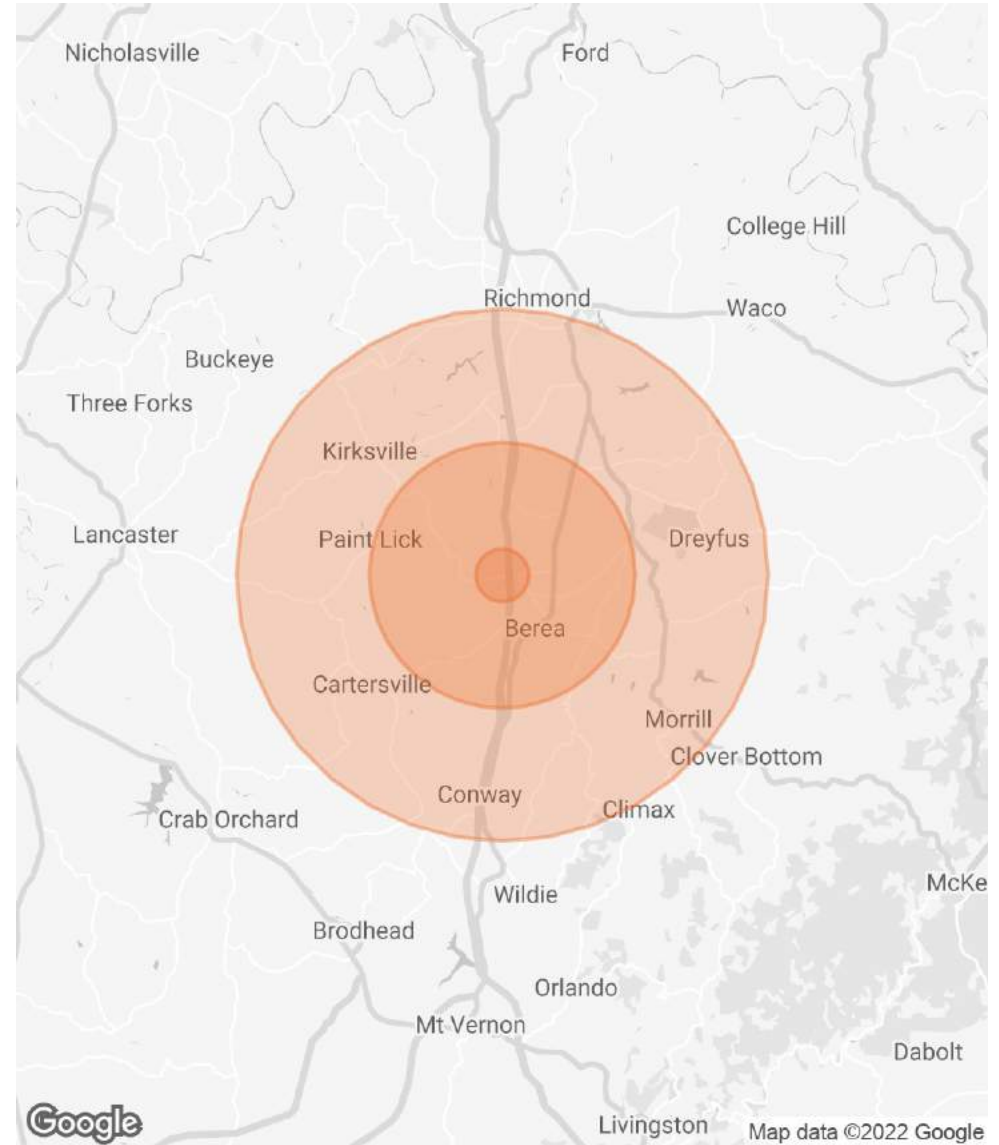
## POPULATION

	1 MILE	5 MILES	10 MILES
<b>TOTAL POPULATION</b>	725	21,938	53,721
<b>AVERAGE AGE</b>	35.1	31.8	32.7
<b>AVERAGE AGE (MALE)</b>	32.0	30.9	32.2
<b>AVERAGE AGE (FEMALE)</b>	37.8	32.5	32.9

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
<b>TOTAL HOUSEHOLDS</b>	283	7,914	19,113
<b># OF PERSONS PER HH</b>	2.6	2.8	2.8
<b>AVERAGE HH INCOME</b>	\$55,470	\$53,091	\$52,965
<b>AVERAGE HOUSE VALUE</b>	\$182,052	\$172,075	\$149,594

\* Demographic data derived from 2010 US Census



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## DISCLAIMER

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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