



REAL ESTATE

*For Lease*

*Former Dollar General Building*

6668 New Shepherdsville Rd, Cocks Creek, KY 40013

**JOE ANTHONY, ESQ.**

Co-Founder & CEO

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Co-Founder & CFO

C: 814-525-2057



## FORMER DOLLAR GENERAL

**ADDRESS:**

6668 New Shepherdsville Rd,  
Coxs Creek, KY 40013

**7,985 SF Building + 5,000 sf possible expansion**

**HIGHLIGHTS:**

Former Dollar General Store

High Volume Sales - \$1.5 million annually

7,985 SF Building

+ 5,000 sf possible expansion area

Additional parking area available

13,000 cars per day traffic counts

Available Immediately

Rent negotiable

Build to suit

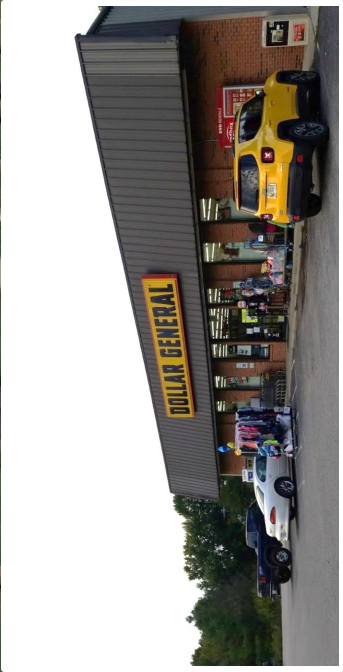
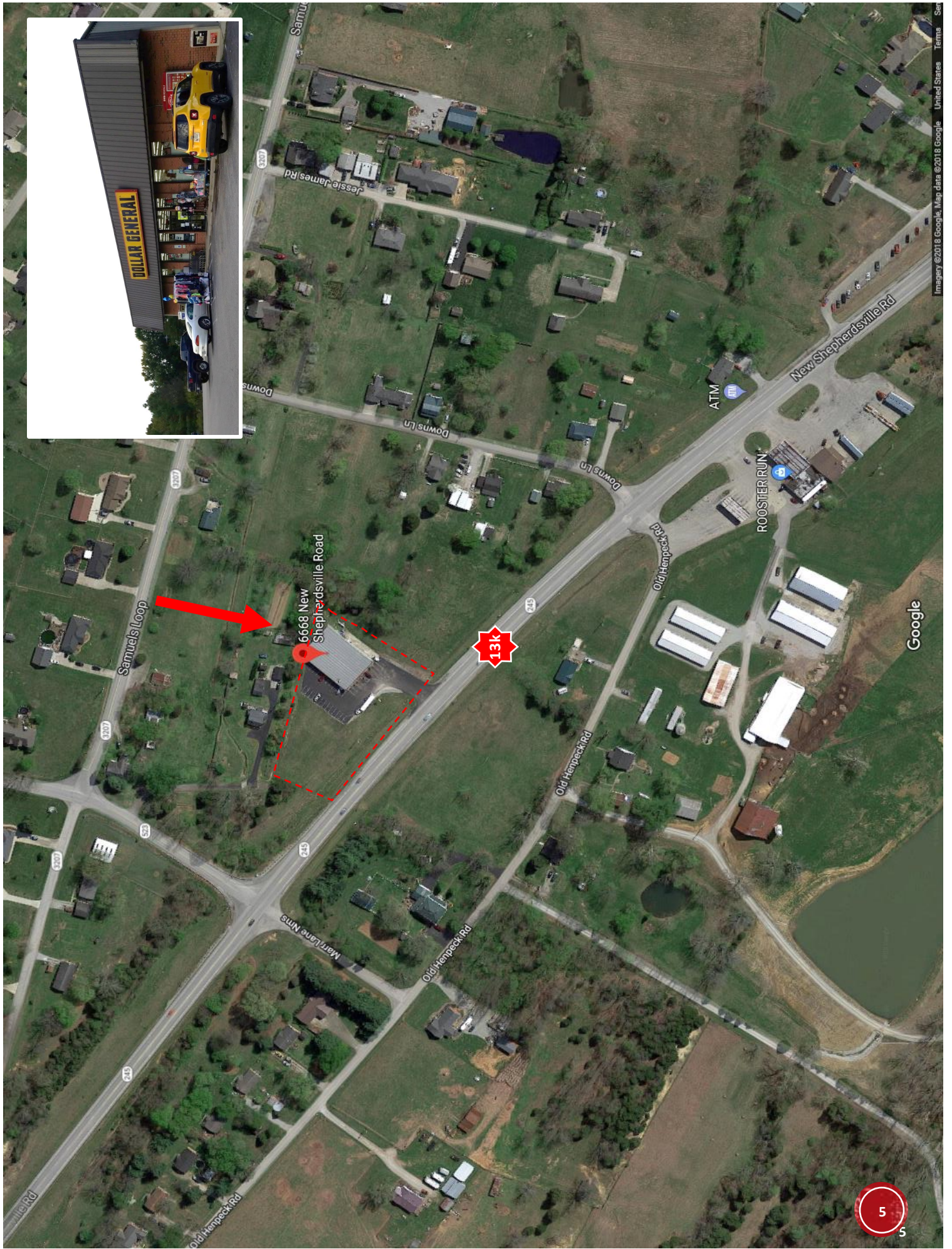
Directly located on the Bourbon Trail, 8 miles from Jim Beam Distillery

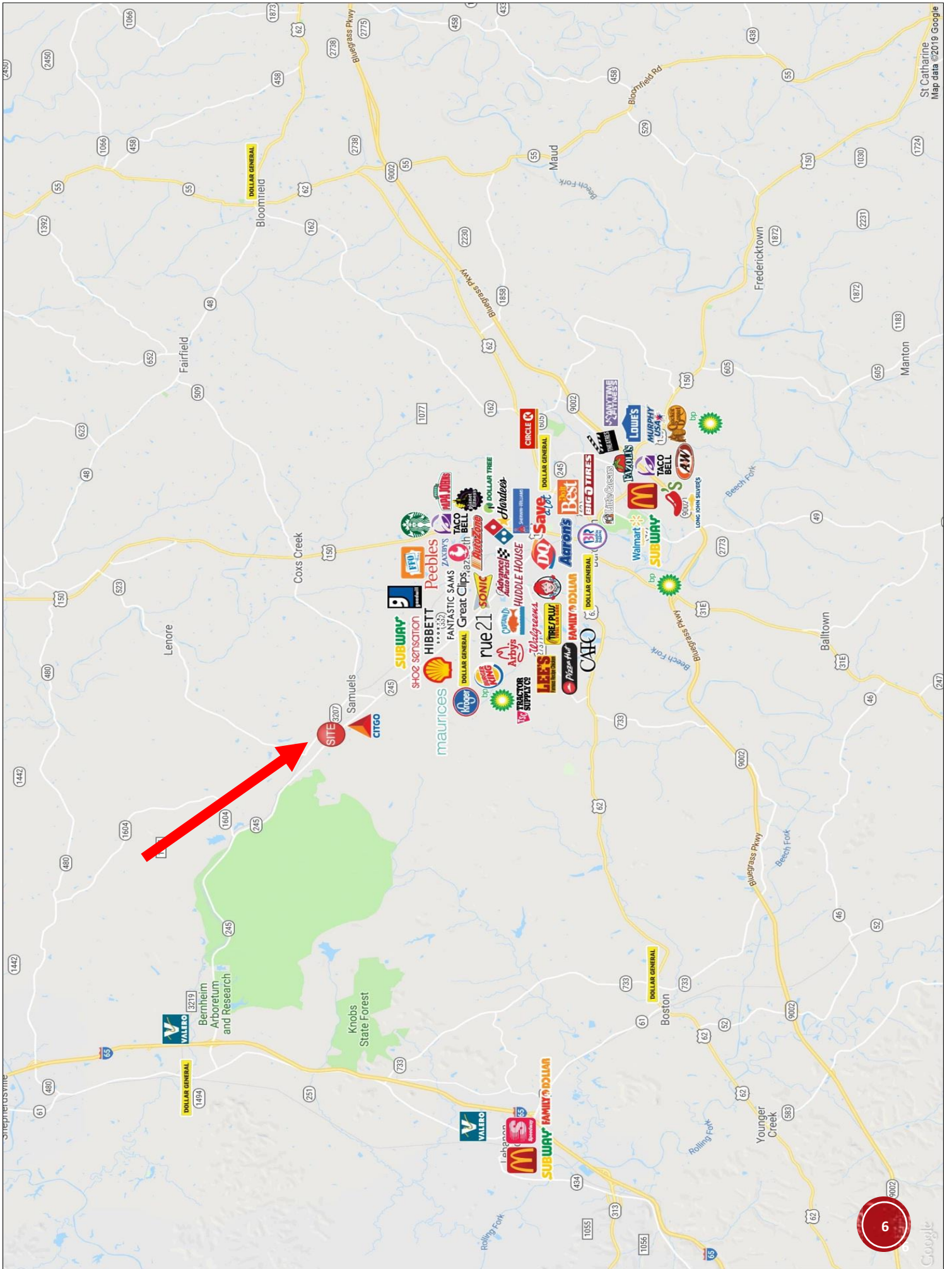
High Household Income within 5 miles: \$101,985











# DOLLAR GENERAL SALES

Year	Month	Total Sales
2017	June	\$158,755
2017	July	\$124,375
2017	Aug	\$120,262
2017	Sept	\$147,231
2017	Oct	\$120,820
2017	Nov	\$124,912
2017	Dec	\$158,021
2018	Jan	\$108,376
2018	Feb	\$111,494
2018	Mar	\$148,767
2018	Apr	\$116,760
2018	May	\$130,276
<b>TOTAL</b>		<b>\$1,570,049</b>

# DEMOGRAPHICS

6668 New Shepherdsville Rd Coxs Creek, KY 40013		1 miradius	5 miradius	10 miradius	20 miradius
<b>POPULATION</b>	2020 Estimated Population	2,186	8,483	46,149	291,982
	2025 Projected Population	2,251	8,748	48,195	295,454
	2010 Census Population	1,670	7,452	42,137	271,022
	2000 Census Population	1,371	6,276	34,459	223,819
	Projected Annual Growth 2020 to 2025	0.6%	0.6%	0.9%	0.2%
	Historical Annual Growth 2000 to 2020	3.0%	1.8%	1.7%	1.5%
2020 Median Age	39.4	41.1	39.8	39.1	
<b>HOUSEHOLDS</b>	2020 Estimated Households	824	3,217	18,046	114,420
	2025 Projected Households	851	3,338	18,997	118,142
	2010 Census Households	608	2,749	16,119	104,065
	2000 Census Households	453	2,130	12,676	83,448
	Projected Annual Growth 2020 to 2025	0.7%	0.8%	1.1%	0.7%
	Historical Annual Growth 2000 to 2020	4.1%	2.6%	2.1%	1.9%
<b>RACE AND ETHNICITY</b>	2020 Estimated White	90.1%	93.2%	91.0%	86.7%
	2020 Estimated Black or African American	4.9%	3.3%	5.1%	7.3%
	2020 Estimated Asian or Pacific Islander	1.4%	0.8%	0.7%	1.5%
	2020 Estimated American Indian or Native Alaskan	0.1%	0.1%	0.2%	0.3%
	2020 Estimated Other Races	3.4%	2.5%	2.9%	4.1%
	2020 Estimated Hispanic	3.6%	2.5%	2.3%	5.1%
<b>INCOME</b>	2020 Estimated Average Household Income	\$123,961	\$101,985	\$93,461	\$80,960
	2020 Estimated Median Household Income	\$71,190	\$68,775	\$69,772	\$69,583
	2020 Estimated Per Capita Income	\$46,939	\$38,779	\$36,630	\$31,773
<b>EDUCATION (AGE 25+)</b>	2020 Estimated Elementary (Grade Level 0 to 8)	7.7%	5.3%	3.2%	2.9%
	2020 Estimated Some High School (Grade Level 9 to 11)	5.3%	6.5%	6.6%	6.7%
	2020 Estimated High School Graduate	35.6%	36.9%	37.5%	36.4%
	2020 Estimated Some College	18.9%	21.0%	22.8%	22.5%
	2020 Estimated Associates Degree Only	10.5%	10.1%	11.2%	10.1%
	2020 Estimated Bachelors Degree Only	9.3%	9.8%	10.8%	13.4%
	2020 Estimated Graduate Degree	12.7%	10.4%	8.0%	8.0%
<b>BUSINESS</b>	2020 Estimated Total Businesses	23	94	1,347	6,859
	2020 Estimated Total Employees	106	923	17,252	75,065
	2020 Estimated Employee Population per Business	4.6	9.8	12.8	10.9
	2020 Estimated Residential Population per Business	94.7	90.4	34.3	42.6



# BOURBON TRAIL TOURISM

Site is directly on the Bourbon Trail, 8 miles from the Jim Beam Distillery

Jim Beam is the world's #1 Kentucky Bourbon, and one of the most popular stops on the trail

29 distilleries on the route

Over 2.5 million visitors from all 50 states and 25 countries in the last five years

One of the leading educational and tourism attractions in the US

Bourbon is an \$8.6 billion signature industry in Kentucky, generating 20,100 jobs with an annual payroll of \$1 billion



# KENTUCKY Bourbon TRAIL



**Miles Between Distilleries**

	Angel's Envy	Bardstown Bourbon Company	Bulleit Frontier Whiskey Experience	Four Reas	Heaven Hill Bourbon Heritage Center	Jim Beam	Lux Row	Maker's Mark	Michler's Fort Nelson	O.Z. Tyler	Rabbit Hole Distillery	Town Branch	Woodford Reserve
Angel's Envy	—	48	5	48	47	47	5	48	47	47	47	47	47
Bardstown Bourbon Company	48	—	5	64	45	29	46	62	6	11	13	13	13
Bulleit Frontier Whiskey Experience	5	48	—	0	44	29	46	62	6	11	13	13	13
Four Reas	47	5	0	—	44	29	46	62	6	11	13	13	13
Heaven Hill Distilleries	47	5	44	45	—	28	53	27	54	59	108	57	24
Jim Beam	47	5	44	44	28	—	18	4	18	44	124	43	60
Lux Row	47	5	44	44	28	18	—	18	35	28	27	121	28
Maker's Mark	47	5	44	44	28	18	18	—	15	43	43	127	43
Michler's Fort Nelson Distillery	47	5	44	44	28	18	15	43	—	59	58	124	58
O.Z. Tyler	47	5	44	44	28	18	15	43	59	—	109	2	78
Rabbit Hole Distillery	47	5	44	44	28	18	15	43	59	109	—	112	102
Town Branch Distillery	47	5	44	44	28	18	15	43	59	109	112	—	108
Wild Turkey Distillery	47	5	44	44	28	18	15	43	59	109	102	108	—
Woodford Reserve Distillery	47	5	44	44	28	18	15	43	59	109	102	108	108

*Approved by the Commissioner of Kentucky Transportation. Cabinet of the reproduction of a portion of the Kentucky Official Highway map should be as on way be counted for promotion of any product advertised herein.*

- 1 Angel's Envy**  
500 E. Main Street  
Louisville, KY 40202  
502.810.6300  
angelsenvy.com
- 2 Bardstown Bourbon Company**  
1500 Parkway Drive  
Bardstown, KY 40004  
502.223.4789  
bardstownbourbon.com
- 3 Bulleit Frontier Whiskey Experience**  
3860 Fitzgerald Road  
Louisville, KY 40216  
502.810.3800  
bulleitexperience.com
- 4 Evan Williams Bourbon Experience**  
528 West Main Street  
Louisville, KY 40002  
502.272.6222  
evanwilliamsbourbonexperience.com
- 5 Four Reas Distillery**  
1724 Bowls Mill Road  
Louisville, KY 40242  
502.933.2855
- 6 Heaven Hill Bourbon Heritage Center**  
1311 Gilley Run Road  
Bardstown, KY 40004  
502.337.1000  
bourbonheritagecenter.com
- 7 Jim Beam**  
American Stillhouses  
639 Murray Hill Road  
Louisville, KY 40110  
502.543.9377  
Urban Stillhouses  
404 S. 4th St.  
Louisville, KY 40202  
502.855.8382  
jimbeam.com
- 8 Lux Row**  
1 Lux Row  
3650 E. John Rowan Blvd  
Bardstown, KY 40004  
502.837.7420  
luxrowdistillers.com
- 9 Maker's Mark**  
3350 Burks Spring Road  
Loretto, KY 40087  
270.865.2089  
makersmark.com
- 10 Michler's Fort Nelson**  
801 West Main Street  
Louisville, KY 40202  
502.389-4290  
michlers.com
- 11 Old Forester**  
119 West Main Street  
Louisville, KY 40202  
502.778.2222  
oldforester.com
- 12 O.Z. Tyler**  
10 Distillery Road  
Owensboro, KY 42301  
270.240.0060  
oztylerdistillery.com
- 13 Rabbit Hole Distillery**  
711 E. Jefferson Street  
Louisville, KY 40202  
502.561.2000  
rabbitholedistillery.com
- 14 Town Branch**  
Alltech Lexington Brewing & Distilling Co.  
401 Cross Street  
Lexington, KY 40508  
853.255.2337  
townbranchbourbon.com
- 15 Wild Turkey**  
1417 Versailles Road  
Lawrenceburg, KY 40342  
502.839.2182  
wildturkeybourbon.com
- 16 Woodford Reserve**  
7865 McCracken Pike  
Versailles, KY 40383  
853.979.1812  
woodfordreserve.com



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