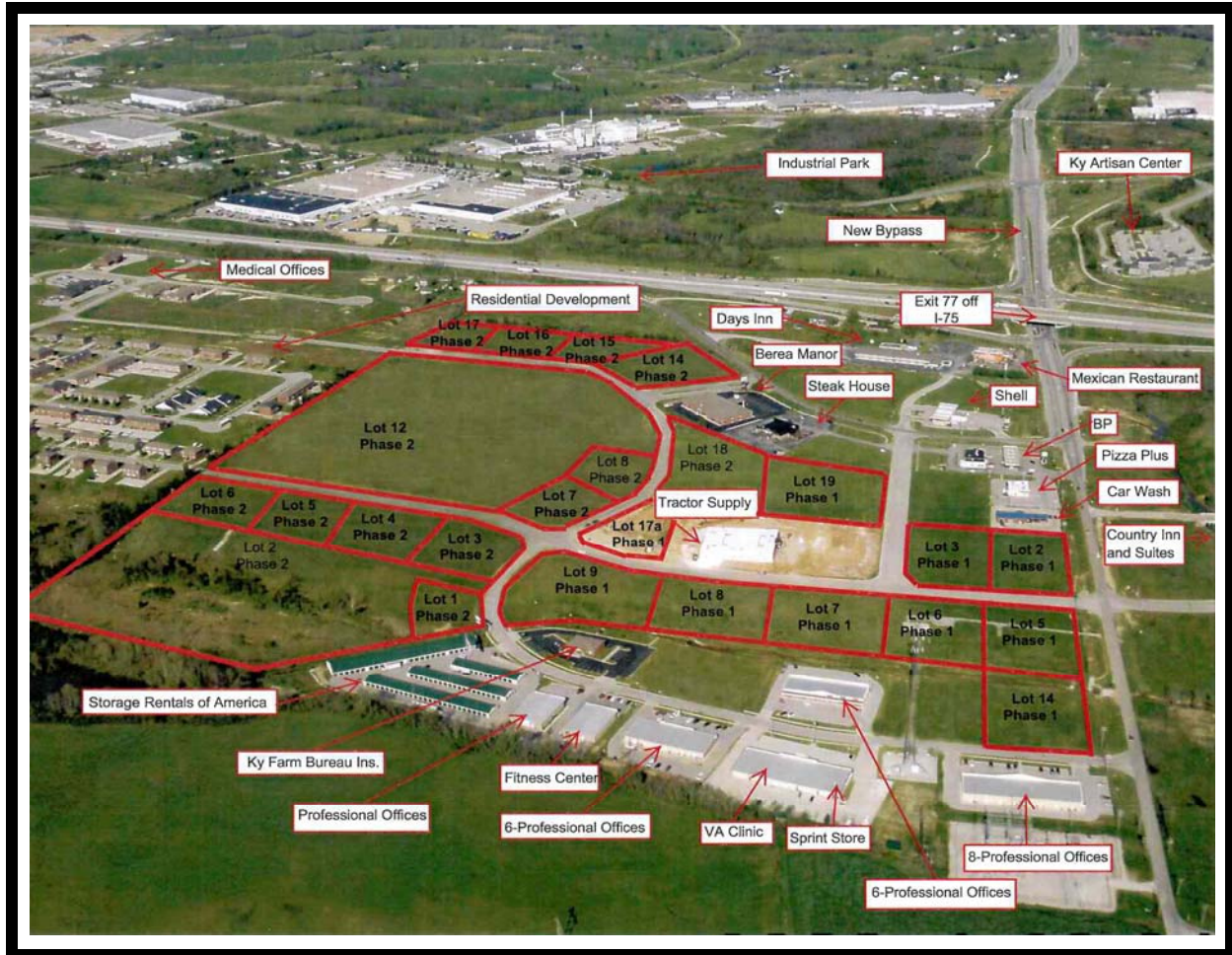


# Interstate Commercial

Exit 77 on I-75

Berea, KY



**859-986-0175**

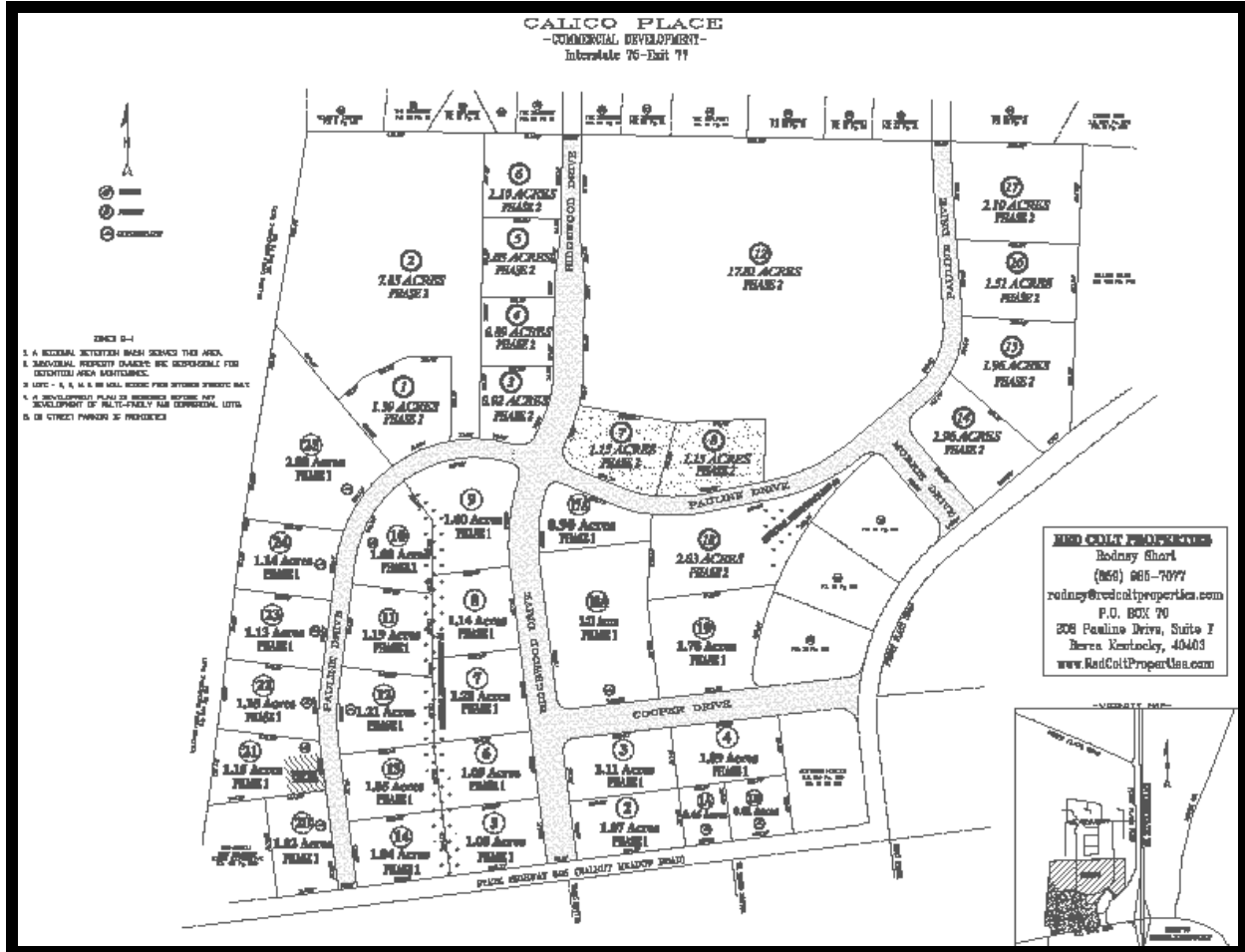
Contact: Rodney Short  
Office: 859-985-7077  
Cell: 859-544-7077  
Fax: 859-985-0867  
Email: [Rodney@redcoltproperties.com](mailto:Rodney@redcoltproperties.com)  
Address: P.O. Box 70  
208 Pauline Dr. Suite F  
Berea, KY 40403

# Calico Place

—Commercial Development—

Berea, KY

Interstate 75 - Exit 77



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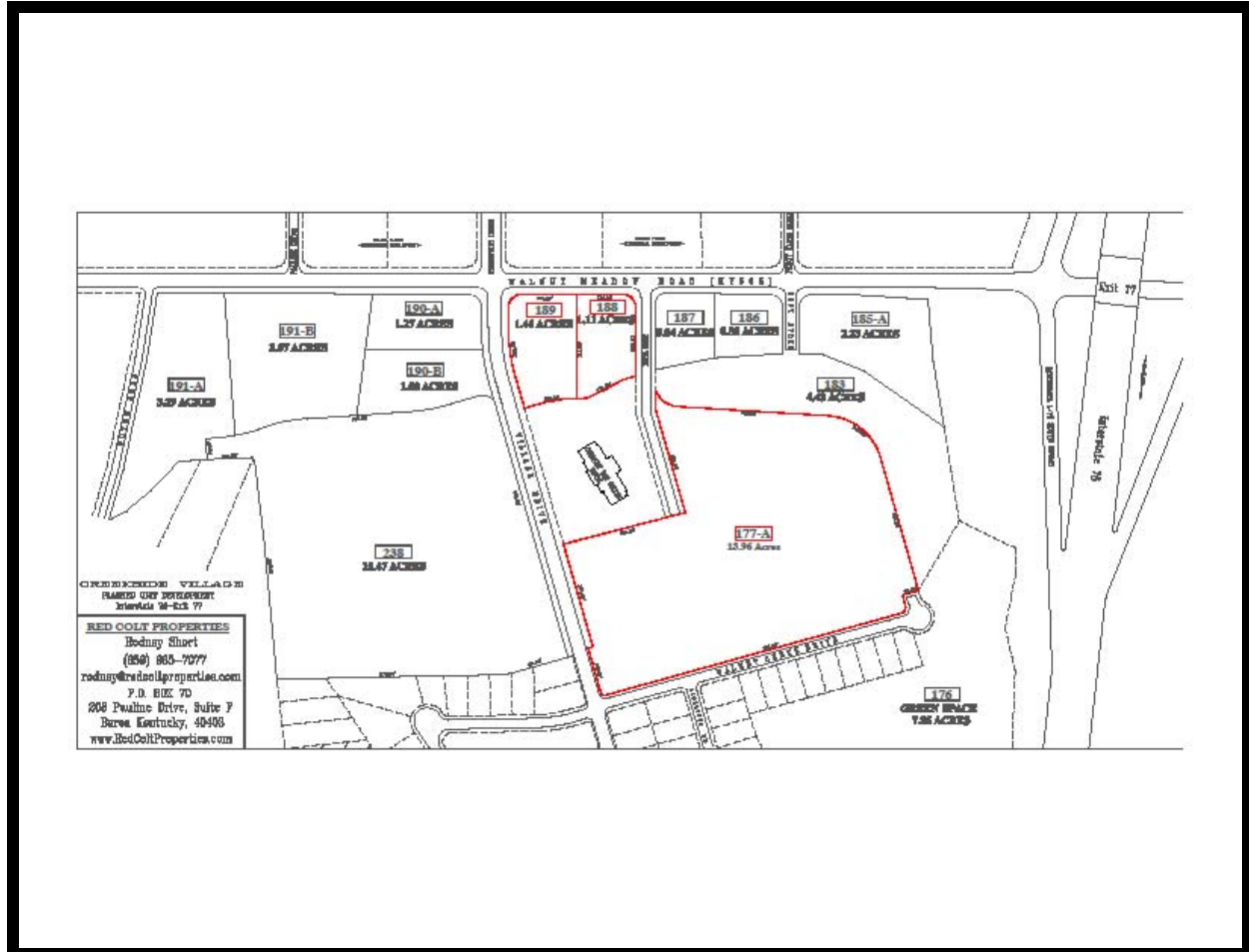
859-986-0175

# Creekside Village

—Commercial Development—

Berea, KY

Interstate 75 - Exit 77



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# *Creekside Village*

—Commercial Development—

Berea, KY

Interstate 75 - Exit 77



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# Interstate Commercial

Exit 77 on I-75

Berea, KY

## Availability Prices

### Calico Place

### Creekside Village

#### Phase 1

| Lot # | Acreage | Price      |
|-------|---------|------------|
| 2     | 1.07    | \$ 400,000 |
| 3     | 1.11    | \$ 350,000 |
| 5     | 1.08    | \$ 350,000 |
| 6     | 1.09    | \$ 325,000 |
| 7     | 1.28    | \$ 300,000 |
| 8     | 1.14    | \$ 275,000 |
| 9     | 1.60    | \$ 300,000 |
| 14    | 1.04    | \$ 300,000 |
| 17 A  | .90     | \$ 225,000 |
| 19    | 1.78    | \$ 400,000 |

| Lot # | Acreage | Price        |
|-------|---------|--------------|
| 177-A | 13.96   | \$ 1,200,000 |
| 188   | 1.11    | \$ 225,000   |
| 189   | 1.41    | \$ 225,000   |

Lots are for Sale or Lease  
Developer will build and lease to qualified tenants



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# Interstate Commercial

Exit 77 on I-75  
Berea, KY

## Community Information

### **Location:**

Berea is located 30 miles south of Lexington, Kentucky on Interstate 75. Berea is the fastest growing city in the Bluegrass Region and the second fastest in Kentucky. We are within 600 miles of 54% of the population of the United States, making it easy to connect to markets and suppliers. An average of over 42,810 cars per day pass through Berea on Interstate 75.

### **Population:**

Berea has a population of over 13,000 and has a retail market area of ten counties with a population of over 300,000.

### **Industry:**

Berea has a strong and solid business climate, an energetic and productive work force, plentiful industrial land and an excellent transportation system. These combine to insure Berea's Industrial and Residential growth. The city has two public industrial parks with over 500 acres zoned for industrial use.

### **Economic Development:**

Berea has recently hired an Economic Development Director to pursue growth opportunities in retail, office, and industrial development. Berea has a very active and productive Chamber of Commerce. Berea and the surrounding counties are underserved in many retail areas including Grocers, General Merchandise, Clothing, Shoe Stores, Specialty Stores, Restaurants, and Entertainment.

### **Major Employers:**

Hitachi, Novelis Corporation, Nacco, KI USA, Kentucky Steel, Bluegrass Wire Technologies, Light House Home Products, Motor Wheel, PPG Industries, Bluegrass Army Depot, Berea College, Madison County Schools, Berea Community Schools, City of Berea.

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we make no guarantee or warranty of the property.



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# Interstate Commercial

## Exit 77 on I-75 Berea, KY

### Development Details For Sale-Lease-Build to Suit

#### **Location:**

Located on Highway 595, at the beginning of the new Berea By-pass, which was designed to divert traffic from coming through town and into to the Industrial Park, Retail/Office Developments, and I-75. Exit 77 is at the center of the fastest growing residential area in Berea with approximately 500 residential units being built over the last ten years. Additionally it is within one mile of the Berea Industrial Park which employees over 4,000 people and the new Kentucky Artisan Center, built to replace the rest areas that were north of Berea and to display and sell Kentucky Arts and Crafts.

#### **Amenities:**

- Zoned B-4 Interstate Business (Retail, Office, Restaurants, Banks, Hotels)
- High visibility from I-75 (42,810 cars per day)
- Regional Detention Area
- 3 phase Electric, Natural Gas, Water, Sewer, Phone, and Cable
- Highway 595 to be widened and turning lanes added as needed

#### **Availability**

Lots Ranging from .89 acres to 13.96 acres.  
Lots can be subdivided or combined to meet any need  
Lots are for sale or for lease  
Developer will build & lease to qualified tenants

The information contained herein has been obtained sources believed reliable. While we do not doubt its accuracy, We make no guarantee or warranty of the property



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