

0 Campbellsville Hwy  
LEBANON, KY 40033  
MARKETING PRESENTATION



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WILSON REAL ESTATE  
SERVICES





DISCOVER A PRIME VACANT LOT  
ON THE BUSTLING  
CAMPBELLSVILLE HWY.



# OVERVIEW

**Exceptional 3.42-acre commercial opportunity located just off Campbellsville Rd. in Lebanon, KY! This prime parcel offers excellent visibility and easy access from one of Marion County's main traffic corridors. The site provides flexible building potential. Located near Walmart Supercenter, Marion County Veterans Memorial Park, and Lebanon's growing business district, this area draws consistent local and regional traffic. With strong demographics, convenient access to US-68 and KY-55, and a community investing in continued growth, this property offers tremendous potential for your next development. Acreage and zoning to be verified by buyer.**





# LIST REPORTS



2435 CAMPBELLSVILLE HWY, LEBANON, KY 40033

## AREA REPORT



### CONVENIENT

This home is in a **convenient** area. Some daily errands in this location **require a car** and most major services are within **3 miles**.



GAS



ATM



GYM



PHARMACY



MEDICAL



0.4  
MILES

1.1  
MILES

1.2  
MILES

1.8  
MILES

2.1  
MILES



CLEANERS



COFFEE



GROCERIES

9.9  
MILES

7.1  
MILES

3.5  
MILES

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**DISCLAIMER:** The information in this report is from third-party sources and its accuracy cannot be guaranteed.



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## OUTDOOR REPORT



### THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

### POPULAR



GOLF COURSE  
ROSEWOOD GOLF & COUNTRY  
CLUB

3.2  
MILES

1

GOLF  
COURSE



WITHIN  
10 MILES

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SCHOOL  
REPORT



## SCHOOLS IN YOUR AREA

The assigned schools are **average** for the area. There is also **1** private school within **5** miles.



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(SCHOOLZ) School data is provided by 407000 Data Solutions and agent selection. It is intended for reference only. Contact the school or district directly to verify enrollment eligibility.

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FOOD  
REPORT



## NEIGHBORHOOD EATS

This home is located near **4** moderately priced restaurants and has an **average** variety of cuisines.



GOOD EATS  
BY CATEGORY

INTERNATIONAL	2
ASIAN	1
AMERICAN	1

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# Listed By



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