



PROPERTY HIGHLIGHTS

Marine Dealership

Clements Marine is a Bentley pontoon dealership. Lakes within this district include Rough River Lake (5100 acres), Nolin Lake (5795 acres) and Barren River Lake (10,100 acres).

Customer Base & Storage

Our customer base is as expansive as our market area, now reaching into the 3rd generation for some. Current numbers as of March 2026:

- 780+ customers for whom we provide services, including:
 - Storage options including enclosed and covered sheds and open area
 - Put in and pull out in the Spring and Fall
 - Cleaning and winterizing
 - Repair Services
 - Shrink Wrapping
- Storage units are typically ~99% full from Oct through April.
- Storage units are ~ 90% full from May through September as we rent open units by the month.

Land & Improvements

Acreage: Clements Marine covers ~ 7.8+/- contiguous acres.

Improvements:

- Clements Marine facility: Retail Store & Offices with ample parking surrounding the store. New storefront building circa 2013.
- Attached storage buildings that provide ample space for parts/materials.
- HUGE Shop with multiple well-outfitted workstations: 5400 sq ft (60' x 90')
- Storage Units: ~520 units with a combination of open and closed units.
- Lifts available for larger and smaller boats.
- Additional space for trailers and wrapped boat storage through the winter.