

2.3 Acres | Available



Sherwood Lakes Drive

Boone County, KY 41042

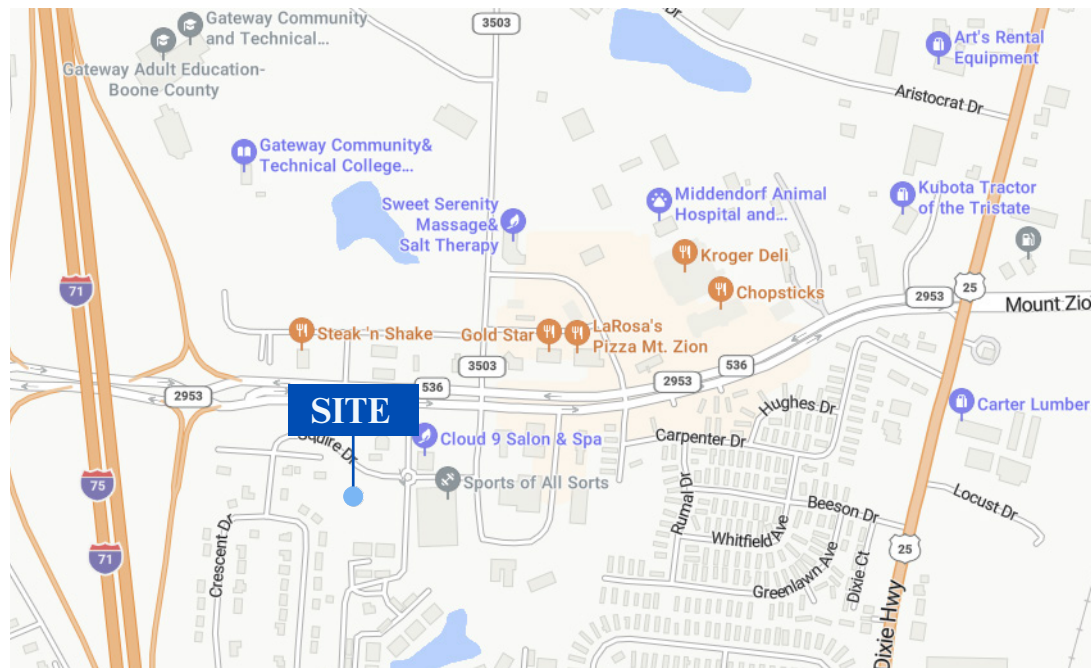


In The Area:



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Highlights

- High-traffic corridor with over 30,000+ VPD along Mt. Zion Rd
- Surrounded by daily needs and new QSRs
- Positioned within Florence's growth boundary and utility service area
- Close highway proximity



Sherwood Lakes Drive - Boone County, KY

	1 Mile	3 Mile	5 Mile
2025 Population	6,489	57,189	136,229
2025 Avg. HHI	\$79,578	\$103,234	\$110,912
2025 Homes	2,451	22,660	53,756

The site zoned C-3 lies in the unincorporated portion of Boone County, near the intersection of Interstate 71/75 (I-71/75) and Kentucky Route 536 (Mt. Zion Road), with convenient access to major commercial arteries and growing fast-food/retail clusters.

Market Drivers

- The Double Diamond interchange at I-71/75 & KY-536 (Mt. Zion) has been fully re-engineered to reduce congestion and improve flow while increasing local drive-by exposure.
- The property benefits from direct access via Sherwood Lakes Drive and proximity to signalized intersections, enabling strong ingress/egress potential.
- Mt. Zion and U.S. 42 corridors have experienced sustained residential expansion, adding rooftops that increase daily traffic and long-term service demand.

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