

RETAIL PROPERTY FOR LEASE IN RUSSELLVILLE, KY

KENTUCKY MEDICAL CANNABIS DISPENSARY-

206 THURSTON DR, RUSSELLVILLE, KY 42276

OVERVIEW

*Price includes state license and property zoned to allow cannabis use by right + long term lease of \$6,500/Month NNN

Positioned at 206 N Thurston Dr in Russellville, Kentucky, this property presents a rare opportunity for a cannabis dispensary, combining high visibility, strong traffic flow, and proximity to major national retailers. Located just off US 431, the site benefits from traffic counts exceeding 10,000 vehicles per day and offers ample on-site parking for easy customer access. It sits in close proximity to high-traffic anchors including Walmart Supercenter, McDonald's, Dairy Queen, Domino's, Walgreens, and Dollar Tree, all of which drive consistent daily consumer activity and support strong retail synergy.

What makes this opportunity truly unique is its exclusivity. With only 48 dispensary licenses available statewide, and just 4 designated for the South-Central Kentucky region, this property is positioned for significant market capture. Even more compelling, Logan County currently has no licensed dispensaries, giving this location a powerful first-mover advantage and unmatched competitive edge.

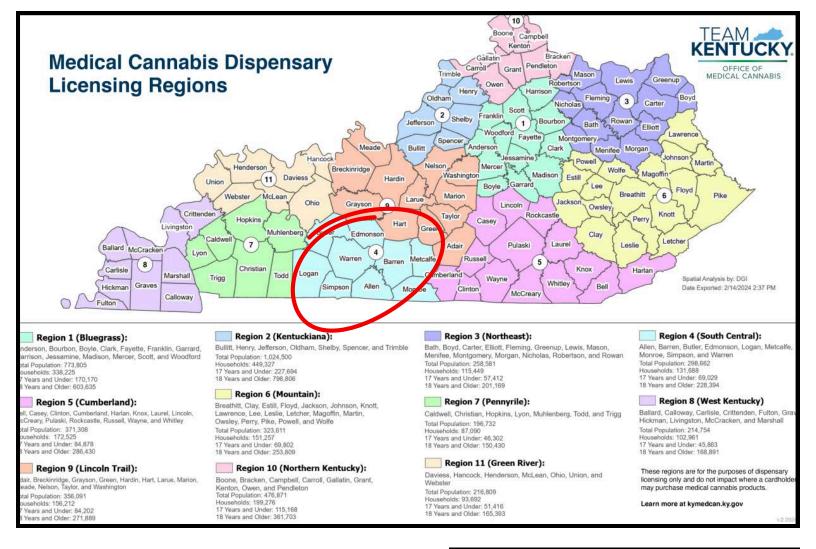
HIGHLIGHTS

- Prime Retail Adjacency: Surrounded by national brands including Walmart, McDonald's, Dairy Queen, Domino's, Walgreens, and Dollar Tree—ensuring strong consumer traffic and brand synergy.
- Exclusive Market Advantage: One of only 4 dispensary licenses in South-Central Kentucky and the only potential dispensary in Logan County, offering zero local competition.
- Strong Local Demand: Serves a population of approximately 15,000 residents within a five-mile radius, providing a stable and engaged customer base.

SALE PRICE	BUILDING SIZE
\$2,950,000*	4,500 sq. ft
PARKING	DAILY TRAFFIC
25+ Spaces	10,000+

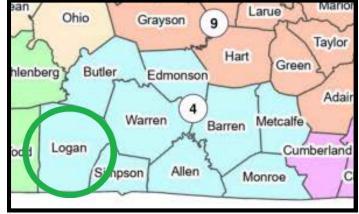
CONTACT:





ONLY 48 LICENSES WILL BE AVAILABLE IN THE ENTIRE STATE

- LIMITED STATEWIDE AVAILABILITY: ONLY 48
 CANNABIS DISPENSARY LICENSES WILL BE
 AVAILABLE THROUGHOUT KENTUCKY,
 UNDERSCORING THE RARITY AND
 EXCLUSIVITY OF THIS OPPORTUNITY.
- ZERO LOCAL COMPETITION: THIS LOCATION
 IS POSITIONED AS THE ONLY DISPENSARY
 AVAILABLE IN LOGAN COUNTY,
 GUARANTEEING AN UNMATCHED
 COMPETITIVE ADVANTAGE AND A UNIQUELY
 EXCLUSIVE BUSINESS OPPORTUNITY.







EXTERIOR (REAR) VIEW



CONTACT:







CONTACT:



RETAILER + TRAFFIC COUNT MAP



LOOKING TO FIND THE PERFECT PROPERTY?

WE'VE GOT YOU COVERED!



CONTACT:

