



RETAIL PROPERTY FOR LEASE IN GLASGOW, KY

KENTUCKY MEDICAL CANNABIS DISPENSARY

100 SHANE DR, GLASGOW, KY 42141

OVERVIEW

***Price includes state license and property zoned to allow cannabis use by right + long term lease of \$6,700/Month NNN**

Positioned strategically at 100 Shane Drive in Glasgow, Kentucky, this property is perfectly primed for a thriving cannabis dispensary. Anchored by a high-traffic corridor along NL Rogers Wells Boulevard, this location boasts exceptional visibility, capturing daily traffic counts averaging 16,600 vehicles per day along with ample parking. Surrounding this prime commercial site are nationally recognized retailers such as Walgreens, Dollar General, Captain D's, Burger King, Taco Bell, and White Castle, which collectively generate continuous consumer activity and ensure robust retail synergy.

Within a 5-mile radius, the area supports an impressive population of over 32,000 residents, providing a substantial and steadily growing customer base. With strong local demographics, high visibility, and immediate proximity to major national brands, 100 Shane Drive offers an unmatched opportunity to capitalize on Kentucky's expanding cannabis market.

HIGHLIGHTS

- **High Visibility & Traffic:** Excellent exposure with daily traffic counts averaging 16,600 vehicles along South L. Rogers Wells Boulevard.
- **National Retail Synergy:** Immediate proximity to major national brands including Walgreens, Dollar General, Burger King, Taco Bell, Captain D's, and White Castle, driving consistent customer activity.
- **Strong Local Demographics:** Robust customer base with over 32,000 residents within a 5-mile radius.
- **Prime Cannabis Opportunity:** Strategic location perfectly positioned to capitalize on Kentucky's emerging cannabis market.

SALE PRICE	BUILDING SIZE
Previously: \$3,450,000* \$2,950,000*	2,873 sq. ft
5-MILE POP.	DAILY TRAFFIC
32,000+	16,000+

📞 248-453-6202
✉ SALES@GREENZONEDREALTY.COM
🌐 WWW.GREENZONEDREALTY.COM
📍 100 W BIG BEAVER RD. SUITE 200, TROY, MI 48084



EXISTING BUILDING



3D RENDERING



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GREEN ZONED
REALTY

Medical Cannabis Dispensary Licensing Regions



Region 1 (Bluegrass): Anderson, Bourbon, Boyle, Clark, Fayette, Franklin, Garrard, Harrison, Jessamine, Madison, Mercer, Scott, and Woodford Total Population: 773,805 Households: 338,225 17 Years and Under: 170,170 18 Years and Older: 603,635	Region 2 (Kentuckiana): Bullitt, Henry, Jefferson, Oldham, Shelby, Spencer, and Trimble Total Population: 1,024,500 Households: 449,327 17 Years and Under: 227,694 18 Years and Older: 796,806	Region 3 (Northeast): Bath, Boyd, Carter, Elliott, Fleming, Greenup, Lewis, Mason, Menifee, Montgomery, Morgan, Nicholas, Robertson, and Rowan Total Population: 258,581 Households: 115,449 17 Years and Under: 57,412 18 Years and Older: 201,169	Region 4 (South Central): Allen, Barren, Butler, Edmonson, Logan, Metcalfe, Monroe, Simpson, and Warren Total Population: 298,662 Households: 131,688 17 Years and Under: 69,029 18 Years and Older: 228,394
Region 5 (Cumberland): Bell, Casey, Clinton, Cumberland, Harlan, Knox, Laurel, Lincoln, McCreary, Pulaski, Rockcastle, Russell, Wayne, and Whitley Total Population: 371,308 Households: 172,525 17 Years and Under: 84,878 18 Years and Older: 286,430	Region 6 (Mountain): Breathitt, Clay, Estill, Floyd, Jackson, Johnson, Knott, Lawrence, Lee, Leslie, Letcher, Magoffin, Martin, Owsley, Perry, Pike, Powell, and Wolfe Total Population: 323,611 Households: 151,257 17 Years and Under: 69,802 18 Years and Older: 253,809	Region 7 (Pennyrile): Caldwell, Christian, Hopkins, Lyon, Muhlenberg, Todd, and Trigg Total Population: 196,732 Households: 87,090 17 Years and Under: 46,302 18 Years and Older: 150,430	Region 8 (West Kentucky) Ballard, Calloway, Carlisle, Crittenden, Fulton, Graves, Hickman, Livingston, McCracken, and Marshall Total Population: 214,754 Households: 102,961 17 Years and Under: 45,863 18 Years and Older: 168,891
Region 9 (Lincoln Trail): Blair, Breckinridge, Grayson, Green, Hancock, Hart, Harlan, Knox, Laurel, Lincoln, Madison, Mercer, and Washington Total Population: 356,091 Households: 156,212 17 Years and Under: 84,202 18 Years and Older: 271,889	Region 10 (Northern Kentucky): Boone, Bracken, Campbell, Carroll, Gallatin, Grant, Kenton, Owen, and Pendleton Total Population: 476,871 Households: 199,276 17 Years and Under: 115,168 18 Years and Older: 361,703	Region 11 (Green River): Daviess, Hancock, Henderson, McLean, Ohio, Union, and Webster Total Population: 216,809 Households: 93,692 17 Years and Under: 51,416 18 Years and Older: 165,393	These regions are for the purposes of dispensary licensing only and do not impact where a cardholder may purchase medical cannabis products. Learn more at kymedcan.ky.gov

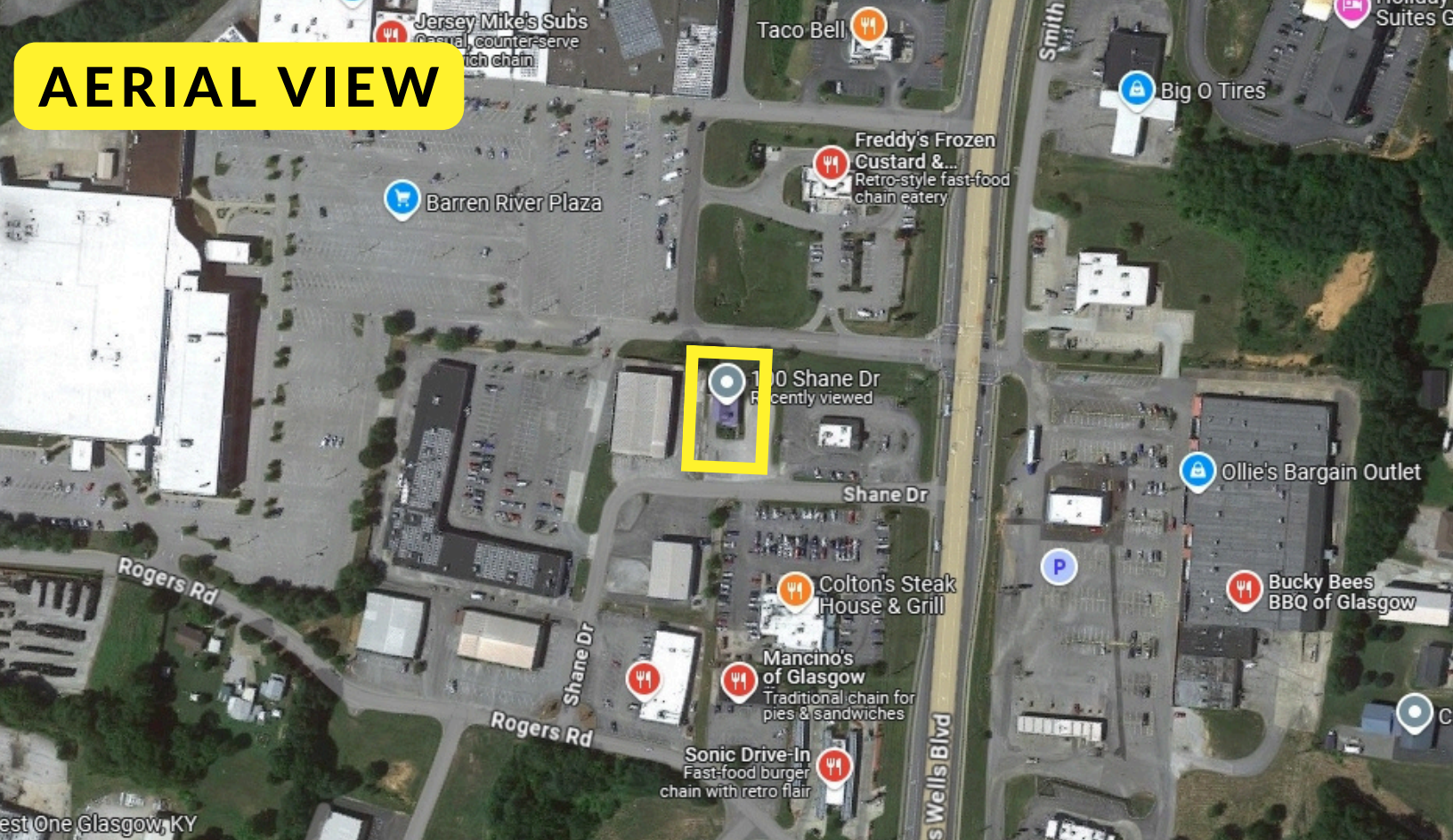
v2.2023

ONLY 48 LICENSES WILL BE AVAILABLE IN THE ENTIRE STATE

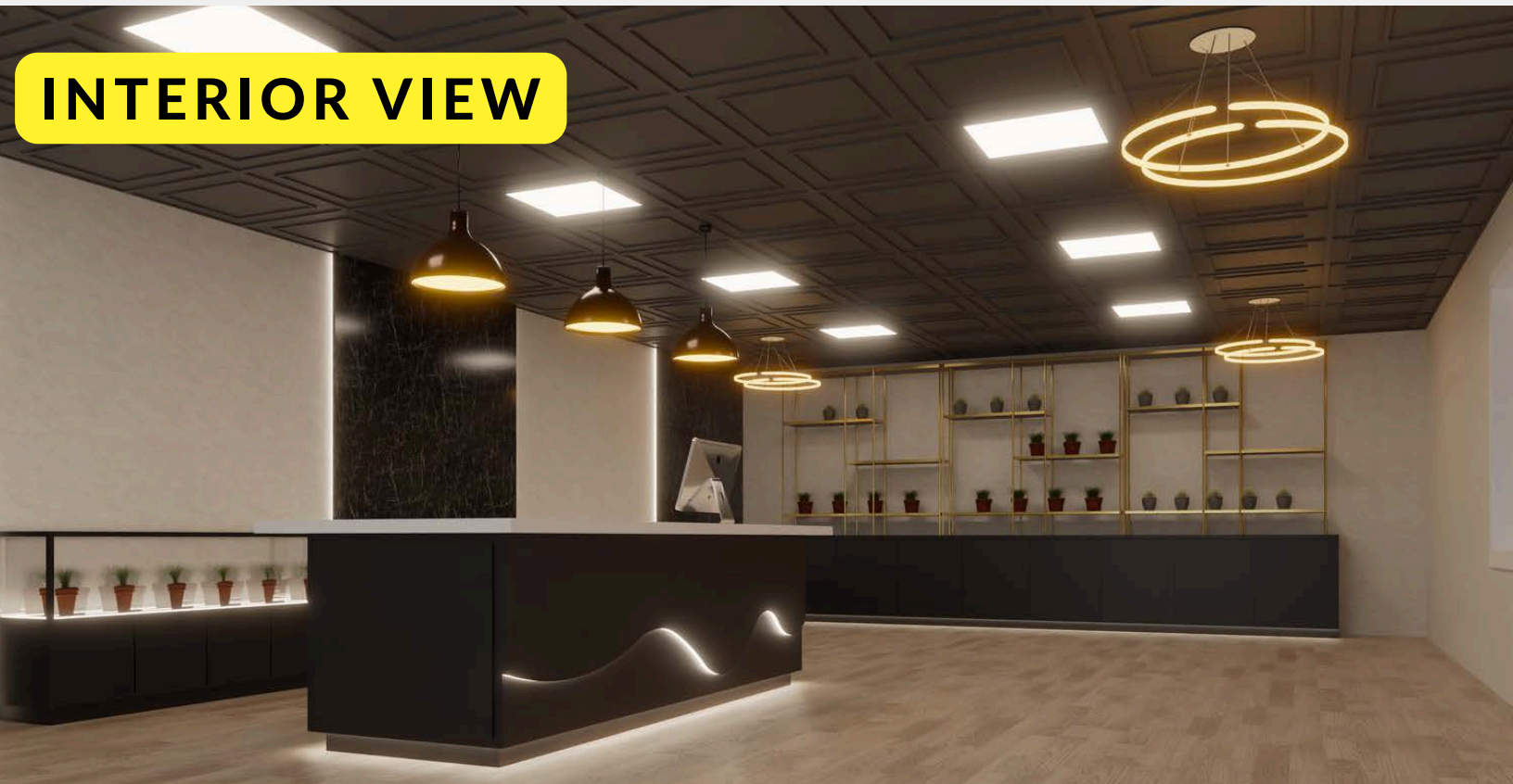
- LIMITED STATEWIDE AVAILABILITY:** ONLY 48 CANNABIS DISPENSARY LICENSES WILL BE AVAILABLE THROUGHOUT KENTUCKY, UNDERSCORING THE RARITY AND EXCLUSIVITY OF THIS OPPORTUNITY.
- COMPETITIVE REGIONAL ADVANTAGE:** ONLY 4 LICENSES HAVE BEEN ISSUED IN THE SOUTH-CENTRAL REGION (REGION 4), ENSURING MINIMAL COMPETITION AND SUBSTANTIAL MARKET CAPTURE POTENTIAL.
- ZERO LOCAL COMPETITION:** THIS LOCATION IS POSITIONED AS THE ONLY DISPENSARY AVAILABLE IN BARREN COUNTY, GUARANTEEING AN UNMATCHED COMPETITIVE ADVANTAGE AND A UNIQUELY EXCLUSIVE BUSINESS OPPORTUNITY.



AERIAL VIEW



INTERIOR VIEW



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RETAILER + TRAFFIC COUNT MAP

