



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
Previously: \$3,450,000* \$2,450,000*	4,500 sq. ft
PARKING	DAILY TRAFFIC
25+ Spaces	10,000+

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GREEN ZONED
REALTY

Medical Cannabis Dispensary Licensing Regions

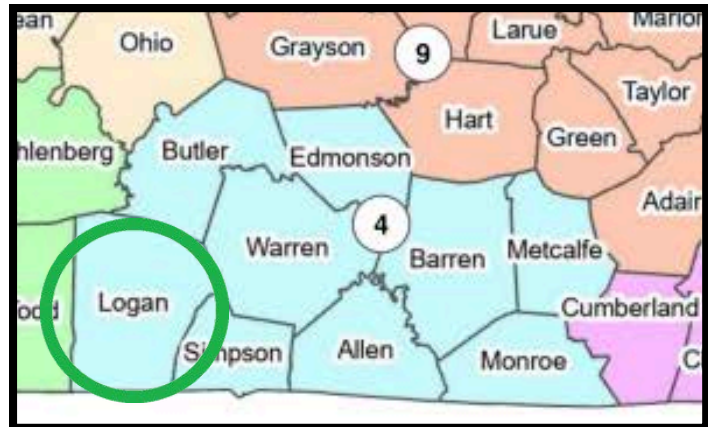


Region 1 (Bluegrass): Anderson, Bourbon, Boyle, Clark, Fayette, Franklin, Garrard, Harrison, Jessamine, Madison, Mercer, Scott, and Woodford Total Population: 773,805 Households: 338,225 17 Years and Under: 170,170 18 Years and Older: 603,635	Region 2 (Kentuckiana): Bullitt, Henry, Jefferson, Oldham, 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 (Pennyrite): 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, Harlan, Knox, Laurel, Lincoln, McCreary, Pulaski, Rockcastle, Russell, Wayne, and Whitley 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): Caldwell, Christian, Hopkins, Lyon, Muhlenberg, Todd, and Trigg 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

2/2/2024

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 LOGAN COUNTY, GUARANTEEING AN UNMATCHED COMPETITIVE ADVANTAGE AND A UNIQUELY EXCLUSIVE BUSINESS OPPORTUNITY.



INTERIOR VIEW



EXTERIOR (REAR) VIEW



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AERIAL VIEW



STREET VIEW



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RETAILER + TRAFFIC COUNT MAP

