

Mixed Use For Sale  
Georgetown Main  
Street  
114-116 E Main St



**NAI** Isaac

For More Information:

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Mixed Use For Sale

# Georgetown Main Street

## Executive Summary



### Property Details

<b>Sale Price</b>	\$525,000
<b>Building Size</b>	10,000 SF
<b>Lot Size</b>	.124 AC
<b>Zoning</b>	B-3
<b>Stories</b>	3 Plus Basement
<b>1st Floor</b>	3,200 SF - Retail/Boutique
<b>2nd Floor</b>	1,800 SF - 2 Apartments (1 BD/1 BA & 2 BD/1 BA)
<b>3rd Floor</b>	1,800 SF - Creative Loft Space (Unfinished)
<b>Basement</b>	3,200 SF - Retail/Boutique

### Location Map



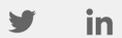
### Demographics

	3 Miles	5 Miles	10 Miles
Total Households:	13,945	15,946	32,860
Total Population:	37,340	42,782	90,864
Average HH Income:	\$79,535	\$82,296	\$84,504
Median HH Income:	\$64,321	\$65,580	\$66,940



Commercial Real Estate Services, Worldwide.

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## Property Description



2nd Floor Apartment



3rd Floor Creative Loft Space - Unfinished

### PROPERTY DESCRIPTION

NAI Isaac is pleased to present this downtown Georgetown Main Street mixed-use building available for sale. The first floor and basement are currently occupied by All That & More Boutique. The second floor includes two occupied residential apartments. A 1 bedroom/ 1 bath unit and a 2 bedroom/1 bath unit. The third floor is a partially finished, mostly open creative loft space with attractive, exposed brick and wood that would make a great residential unit or office/studio space.

### LOCATION DESCRIPTION

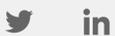
The property is located in downtown Georgetown on East Main Street directly across from the Courthouse and very close to the Main & Broadway intersection. Georgetown is the 8th fastest growing city in Kentucky with a population growth rate of 11% over a five year period. Both Georgetown and Scott County have experienced employment increases. The well-established horse industry, recent expansion to several of the local manufacturing companies, the firm commitment of the Toyota Motor Manufacturing plant, the new 125,000 sf Kroger Marketplace and new high school shows steady growth for Georgetown and Scott County.

**SALE PRICE: \$525,000**



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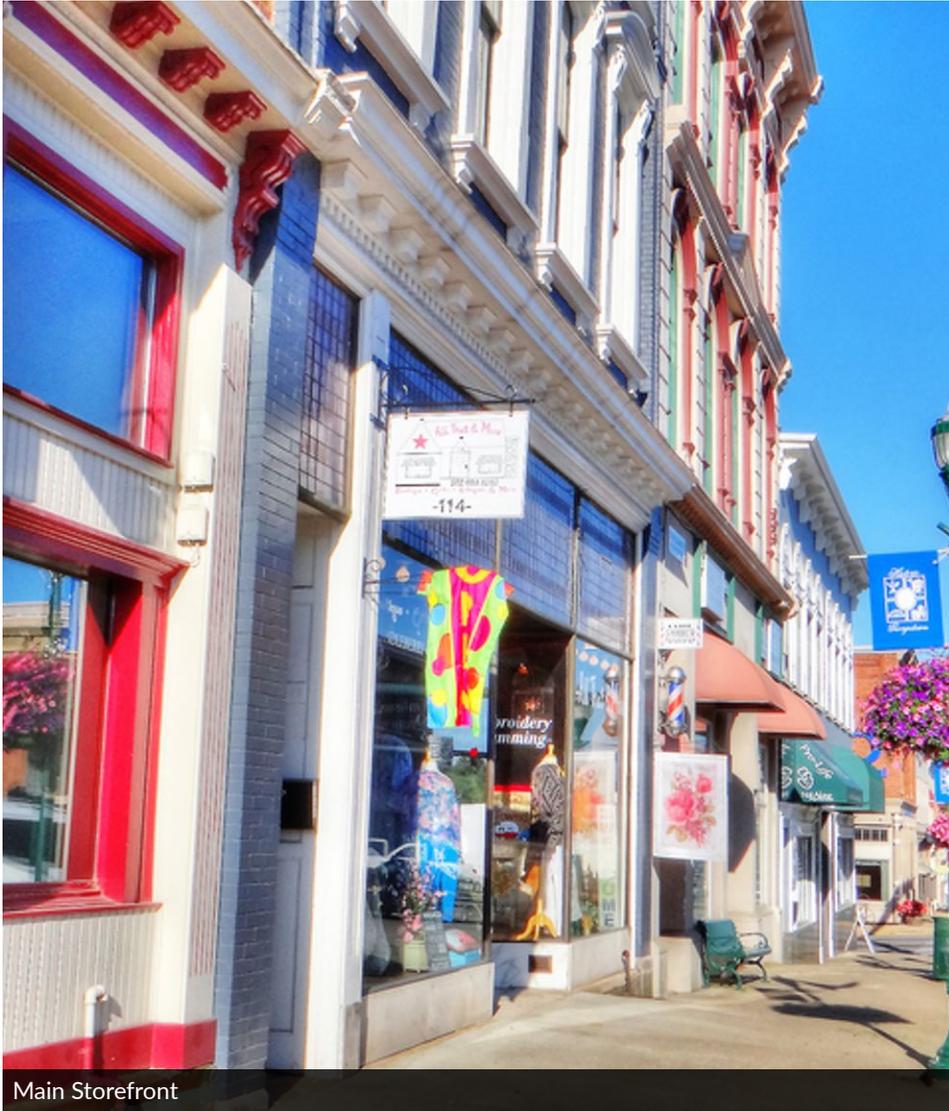


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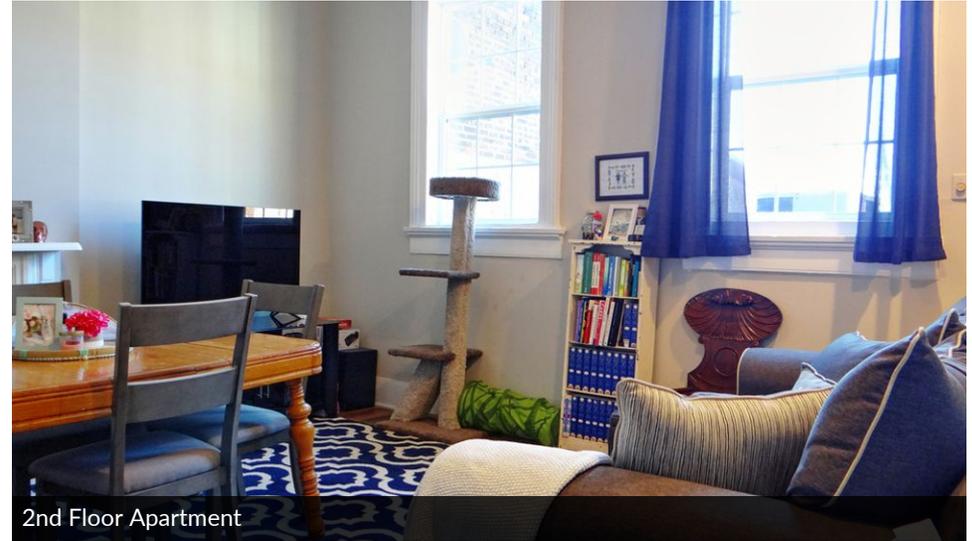
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## Additional Photos



Main Storefront



2nd Floor Apartment



1st Floor Retail - All That & More Boutique



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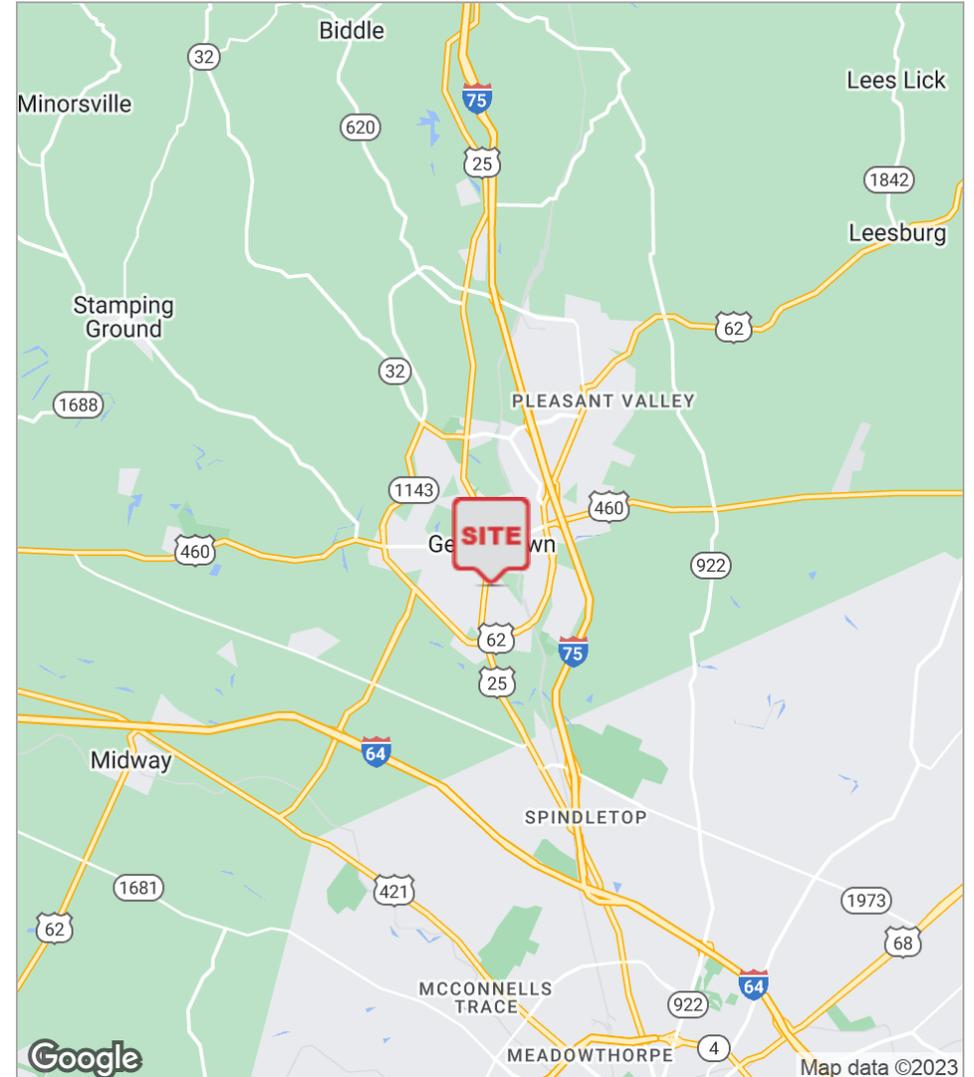
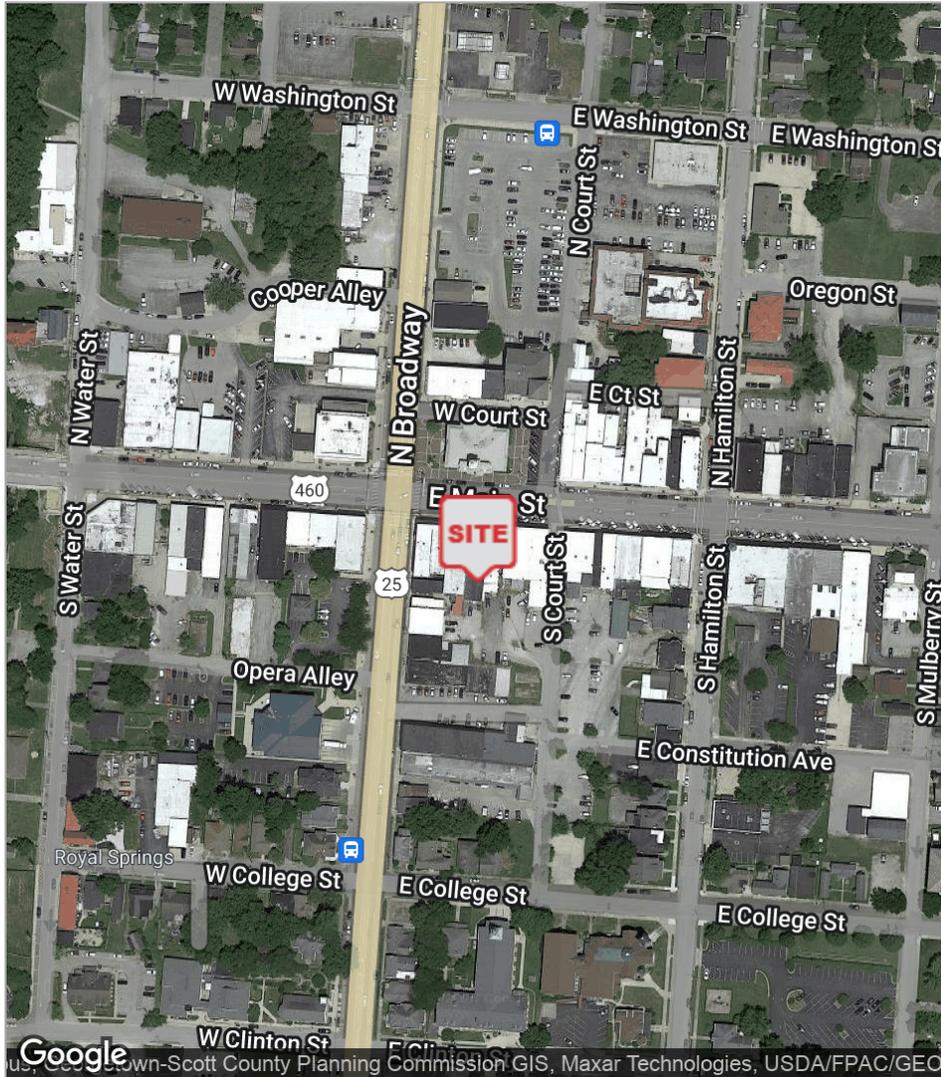
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## Location Maps



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# Aerial Photographs



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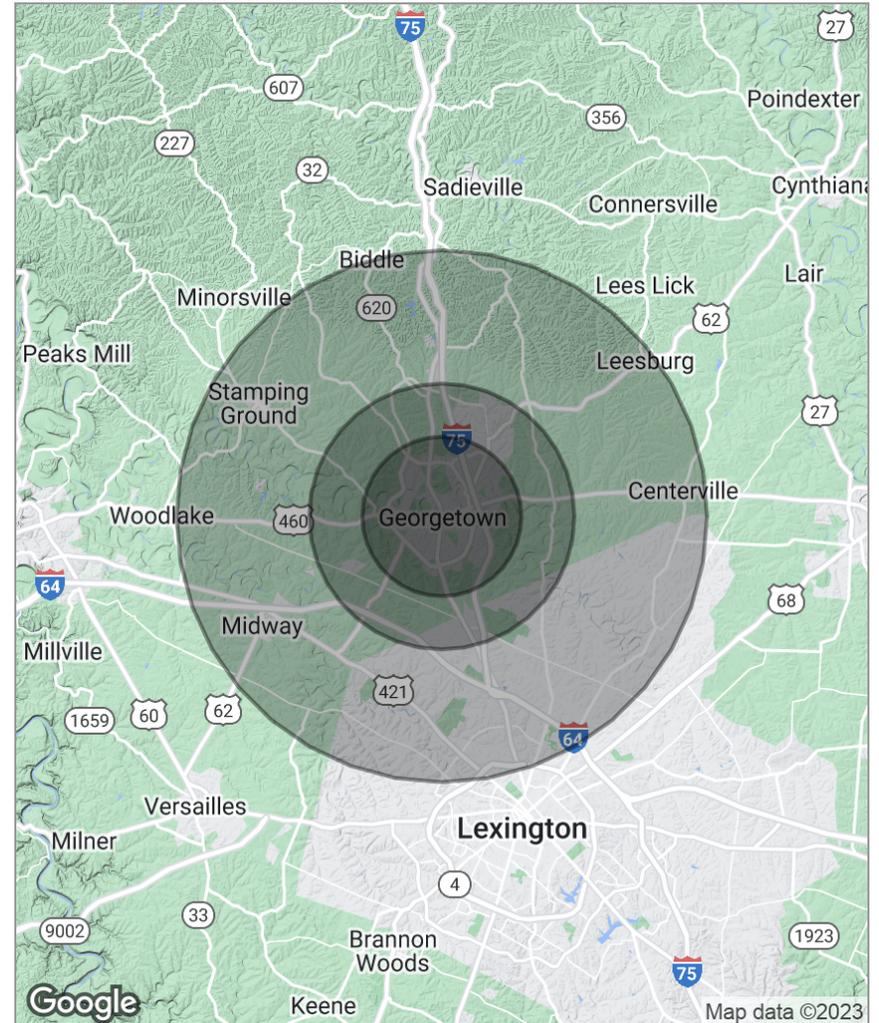
# Georgetown Main Street

## Demographic Map

Population	3 Miles	5 Miles	10 Miles
TOTAL POPULATION	37,340	42,782	90,864
MEDIAN AGE	31.3	31.1	32.2
MEDIAN AGE (MALE)	32.6	31.4	32.2
MEDIAN AGE (FEMALE)	31.1	31.9	33.1

Households & Income	3 Miles	5 Miles	10 Miles
TOTAL HOUSEHOLDS	13,945	15,946	32,860
# OF PERSONS PER HH	2.5	2.5	2.6
AVERAGE HH INCOME	\$79,535	\$82,296	\$84,504
AVERAGE HOUSE VALUE	\$159,207	\$151,498	\$167,032



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