

For Sale-Value Add

# Retail Center

23,400 SF | \$1,395,000



## Orchard Center

900 North Main Street  
Nicholasville, Kentucky 40356

### Property Highlights

- Value-Add Investment Opportunity
- +/-23,400 sf shopping center located just off North Main Street
- Area retailers include Walmart, Tractor Supply, Wendy's, McDonald's, Culver's and more
- Great access and visibility
- Ample parking
- Sale Price: \$1,395,000

### Property Description

NAI Isaac is pleased to present a value-add investment opportunity at Orchard Center, a +/-23,400 SF shopping center located just off North Main Street in Nicholasville. The center is near Walmart Supercenter, Tractor Supply, Wendy's, McDonald's, Culver's and more. Great access and visibility. Adjacent to Dollar General and Harbor Freight.

### OFFERING SUMMARY

Sale Price	\$1,395,000 (\$59 PSF)
Center Size	23,400 SF
Lot Size	2.35 AC

### DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	9,024	\$60,966
3 Miles	30,319	\$68,385
5 Miles	40,061	\$78,420

For more information

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# Financial Overview

The tenancy of Orchard Center is made up of 3 tenants and +/-12,800 SF vacancy. Value may be added by leasing the +/- 12,800 SF vacancies. An attractive Nicholasville commercial property with very reasonable rent structure should allow Orchard Center to continue to be an outstanding investment for the new owner.

## Financial Overview

<b>Gross Operating Income</b>	<b>\$85,145.04</b>	
<b>Projected Expenses</b>		
Property Taxes		\$14,894.52
Insurance		\$ 4,482.72
Common Area Maintenance		\$33,105.49
<b>Total Projected Expenses</b>		<b>\$52,482.73</b>
<b>Net Operating Income</b>	<b>\$32,662.31</b>	

## Overview

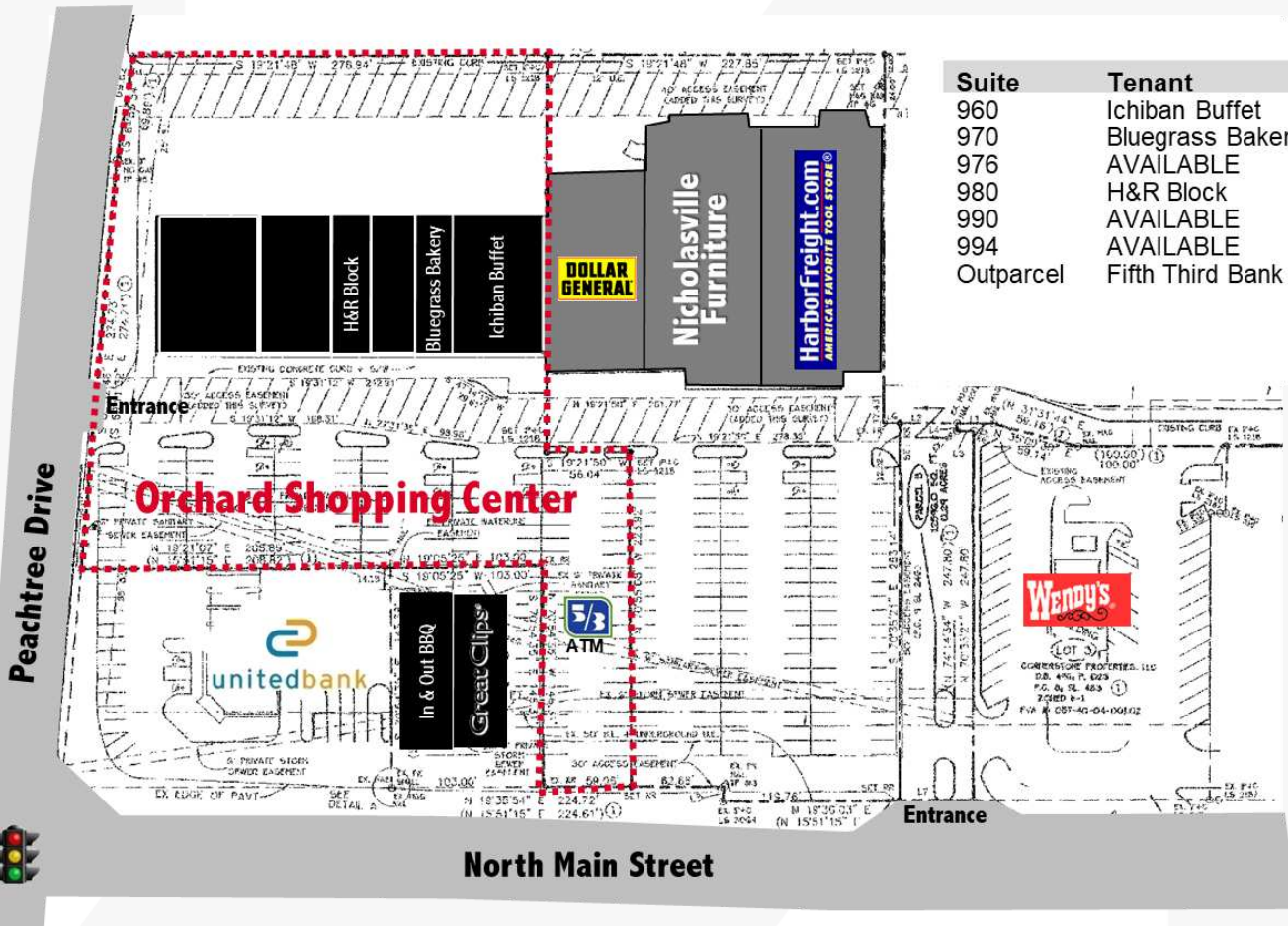
Total Sq Ft: 23,400  
Occupancy: 45%

Sale Price: \$1,395,000





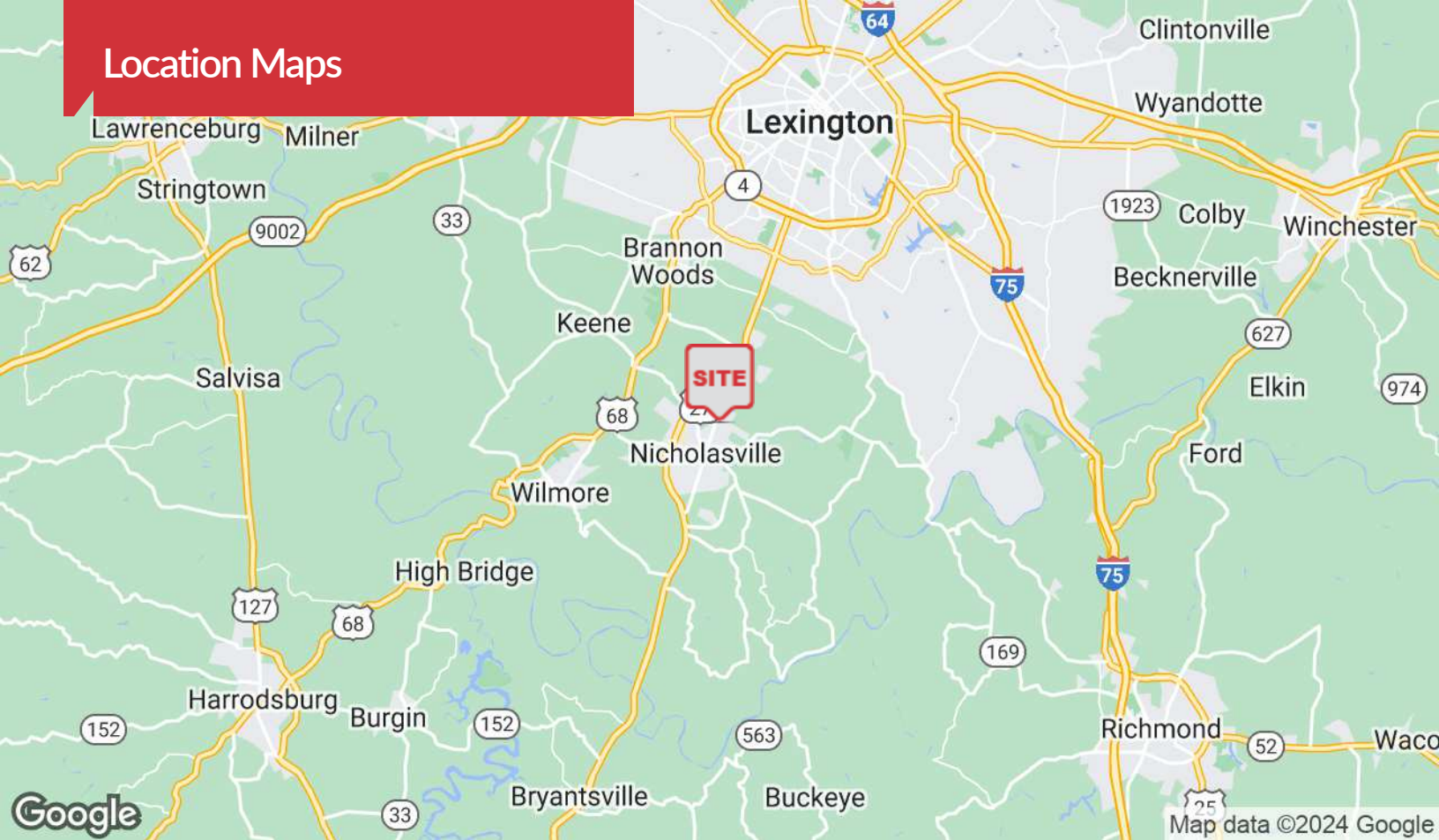
# Site Plan



Suite	Tenant	Size (sf)
960	Ichiban Buffet	6,100
970	Bluegrass Bakery	2,250
976	AVAILABLE	3,000
980	H&R Block	2,250
990	AVAILABLE	4,500
994	AVAILABLE	5,300
Outparcel	Fifth Third Bank ATM	

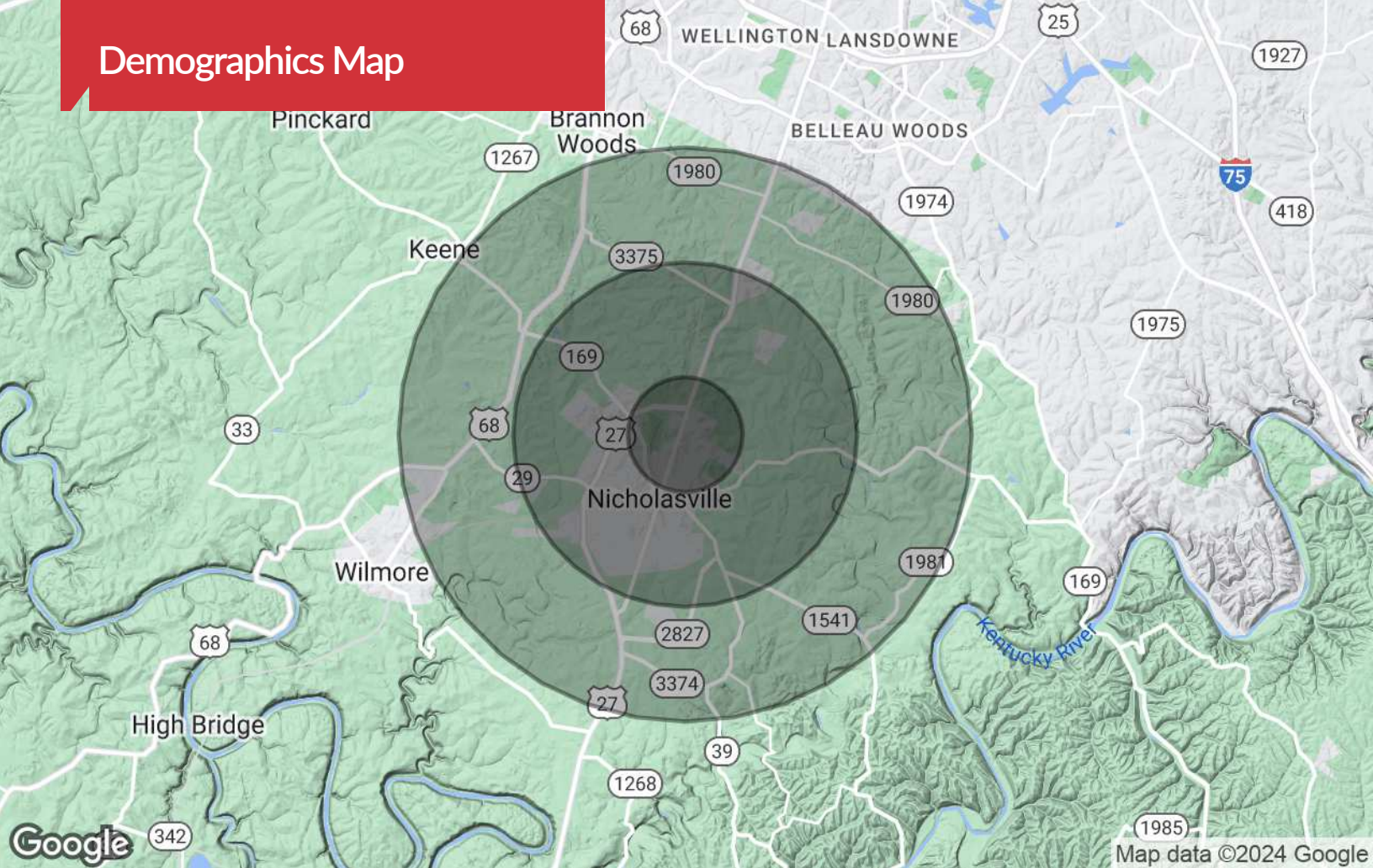


# Location Maps





# Demographics Map



## Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	9,024	30,319	40,061
MEDIAN AGE	33.2	34.5	34.5
MEDIAN AGE (MALE)	31.4	32.3	32.7
MEDIAN AGE (FEMALE)	35.0	36.7	36.3

## Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,415	11,387	14,721
# OF PERSONS PER HH	2.8	2.6	2.6
AVERAGE HH INCOME	\$60,966	\$68,385	\$78,420
AVERAGE HOUSE VALUE	\$163,838	\$165,055	\$211,500

## Race

	1 Mile	3 Miles	5 Miles
% WHITE	96.0%	95.6%	94.9%
% BLACK	3.5%	3.5%	3.9%
% ASIAN	0.3%	0.3%	0.5%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.3%	0.2%	0.3%
% OTHER	0.0%	0.3%	0.4%

## Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	0.8%	3.2%	3.6%

\* Demographic data derived from 2020 ACS - US Census