

Retail For Sale

Freestanding Building



PRICE REDUCED!

131 Marlene Drive
Nicholasville, Jessamine County, KY, 40356

For More Information:

Paul Ray Smith, Jr, Executive Vice President
+1 859.422.4401 • prsmith@naiisaac.com

Al Isaac, President
+1 859.422.4400 • alisaac@naiisaac.com

NAI Isaac

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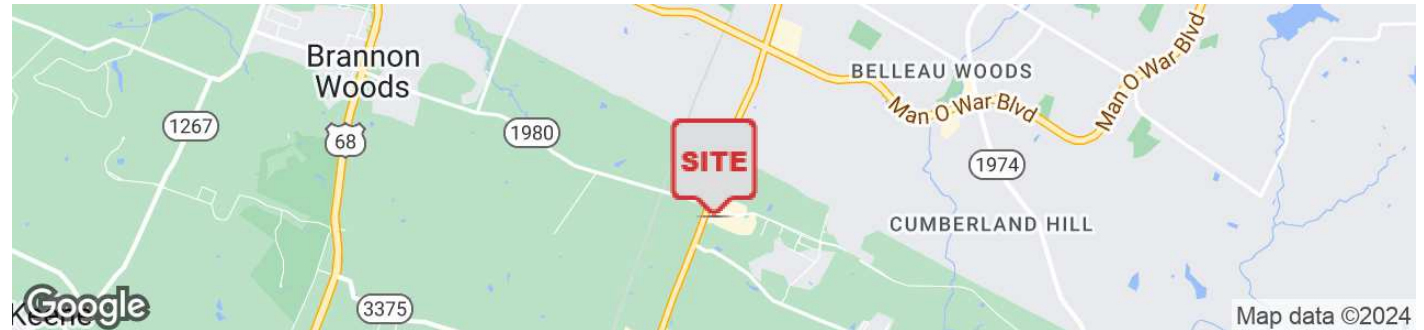
Executive Summary



Property Details

Sale Price	\$3,490,000 REDUCED!
Lot Size	2.4 Acres
Building Size	+/-30,667 SF
Year Built	2007
Zoning	B-2, Highway Business District
Cross Streets	East Brannon Road & Nicholasville Road

Location Map



Demographics

	1 Mile	3 Miles	5 Miles
Total Households:	784	23,797	61,004
Total Population:	2,196	57,340	145,453
Average HH Income:	\$105,531	\$86,023	\$87,929
Median HH Income:	\$85,424	\$64,554	\$62,393



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Property Description

PROPERTY OVERVIEW

NAI Isaac is pleased to present a +/-30,667 SF freestanding building (+/-20,667 SF footprint with a +/-10,000 SF mezzanine) with parking on +/-2.4 acres for sale within the Brannon Crossing development. Brannon Crossing is on Highway US 27 just one mile south of Man O' War Boulevard, the 100+ acre development is strategically located on Lexington's and Nicholasville's busiest roadway. This development attracts customers from Lexington, Nicholasville, and surrounding counties as a destination for dining, shopping and entertainment. Major draws for the center include one of the largest Kroger supermarkets in Kentucky, Hobby Lobby, PetSmart, HomeGoods, Marshalls and numerous successful restaurants and retailers.

Nicholasville offers an outstanding location bordering the southern Lexington/Fayette County line. Nicholasville Road south of Lexington to the Nicholasville CBD is a cost effective location for businesses that want to service and be close to south Lexington customers. Commercial development along this section of Nicholasville Road includes highway oriented retail businesses, restaurants, light industrial parks, auto dealerships, churches, and golf courses. Brannon Crossing is the retail development on Nicholasville Road located closest to Fayette County. Recent road construction extends East Brannon Road to Tates Creek Road which will increase easy access to Brannon Crossing for more areas of south Lexington.



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Complete Highlights

PROPERTY HIGHLIGHTS

- Great opportunity available in Brannon Crossing!
- +/-30,667 SF freestanding building on +/-2.4 acres for sale
- First floor (+/-20,667 SF) primarily consists of open retail space, two rear offices and restrooms
- Second floor includes a +/-10,000 SF mezzanine (offices, restrooms and warehouse)
- Built in 2007
- 68 on-site parking spaces
- Excellent visibility in front of Brannon Crossing
- Adjacent to Bob Evans and Kroger
- Sale Price: \$4,250,000 REDUCED TO \$3,490,000



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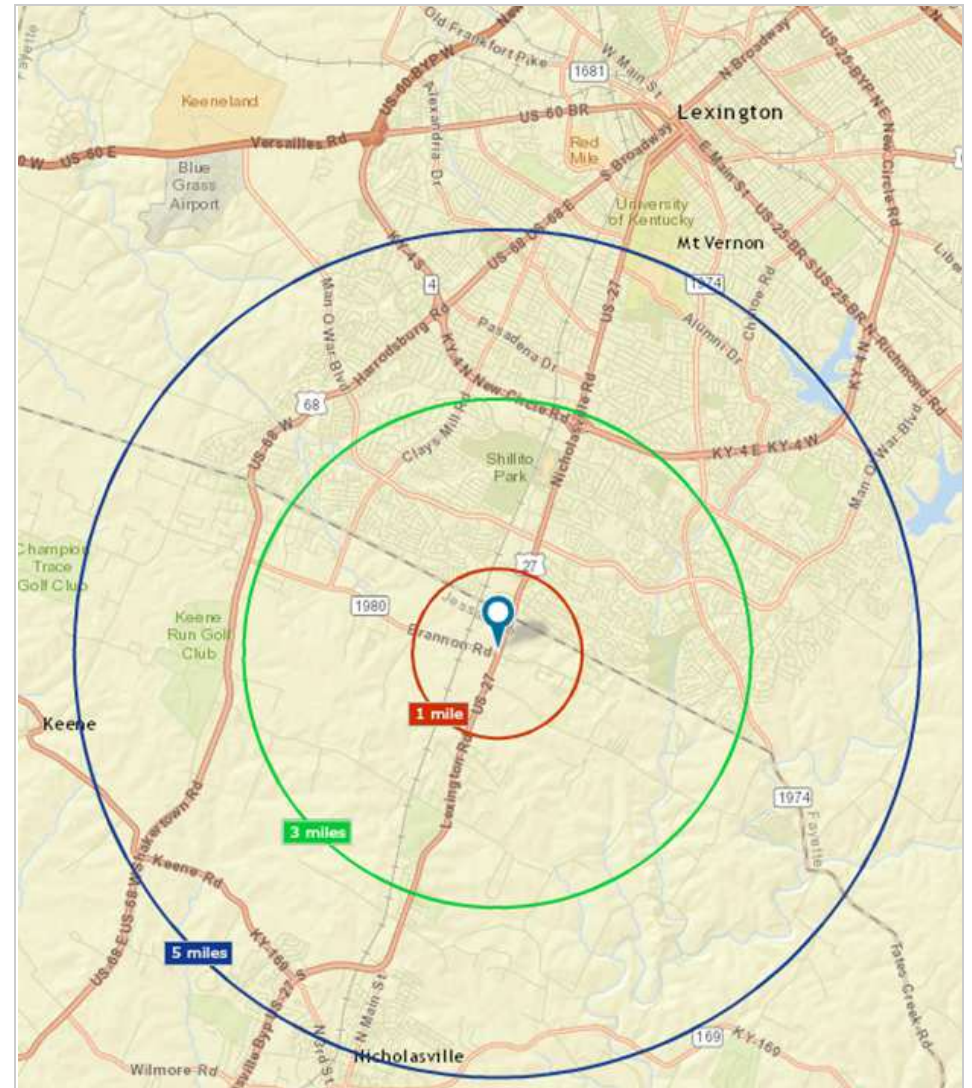
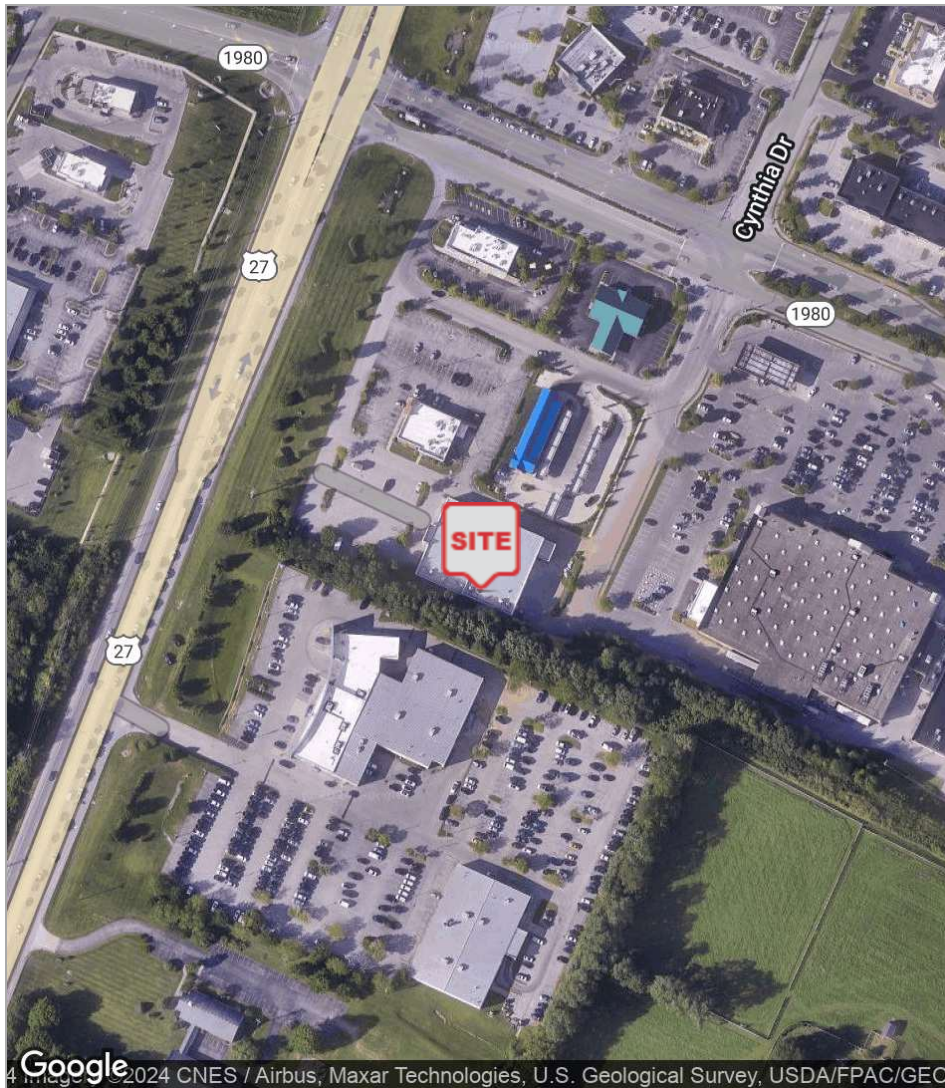
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Location Maps



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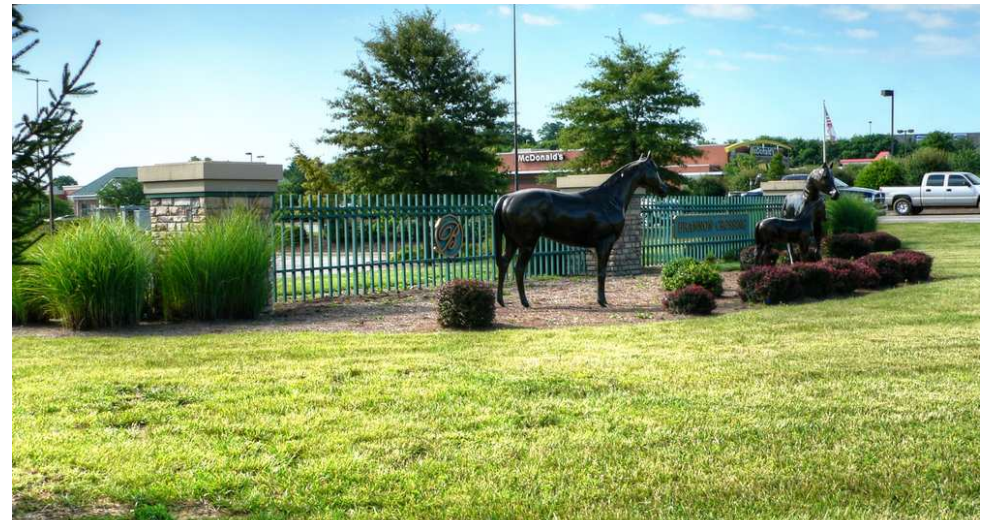


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Additional Photos



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Retailer Map



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Aerial Map



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Aerial Map



Google

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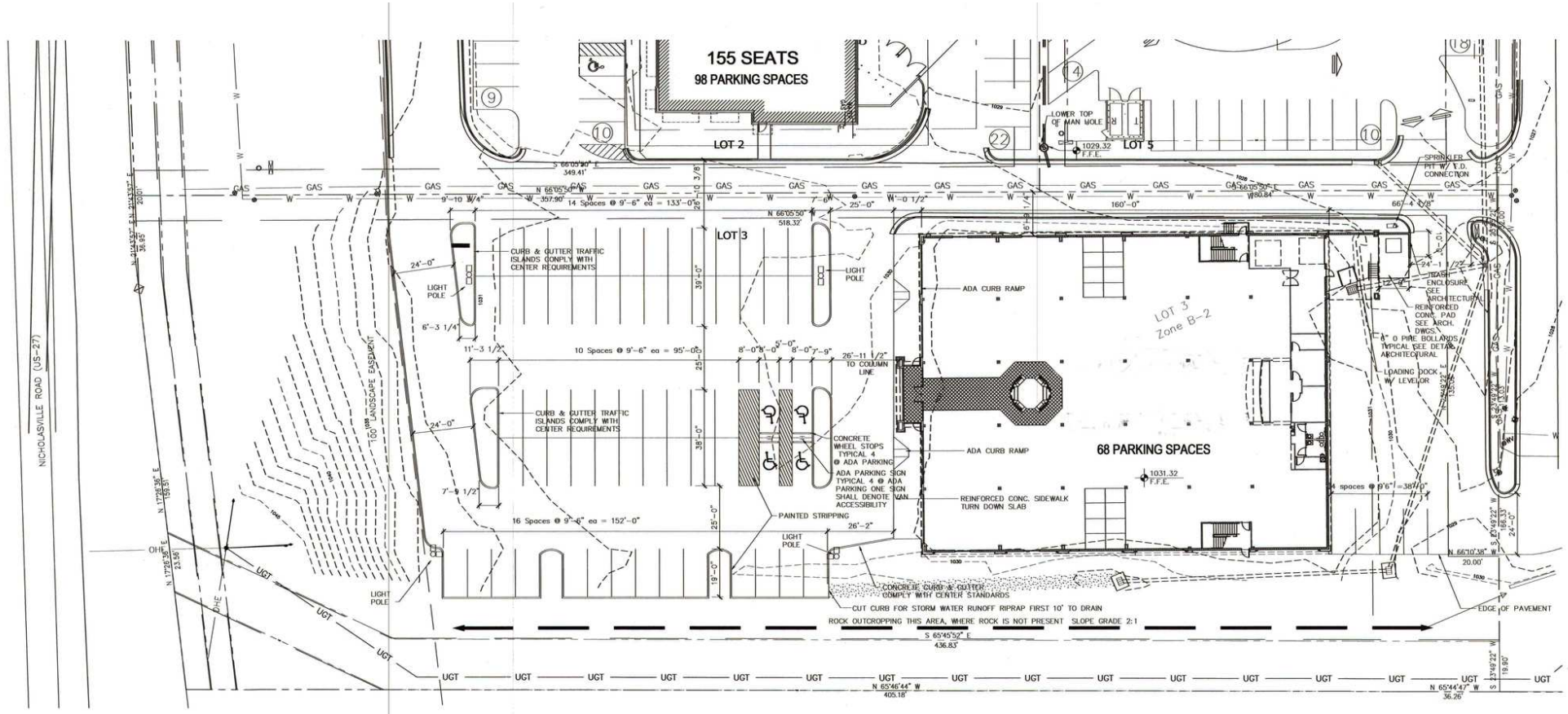


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Site Plan



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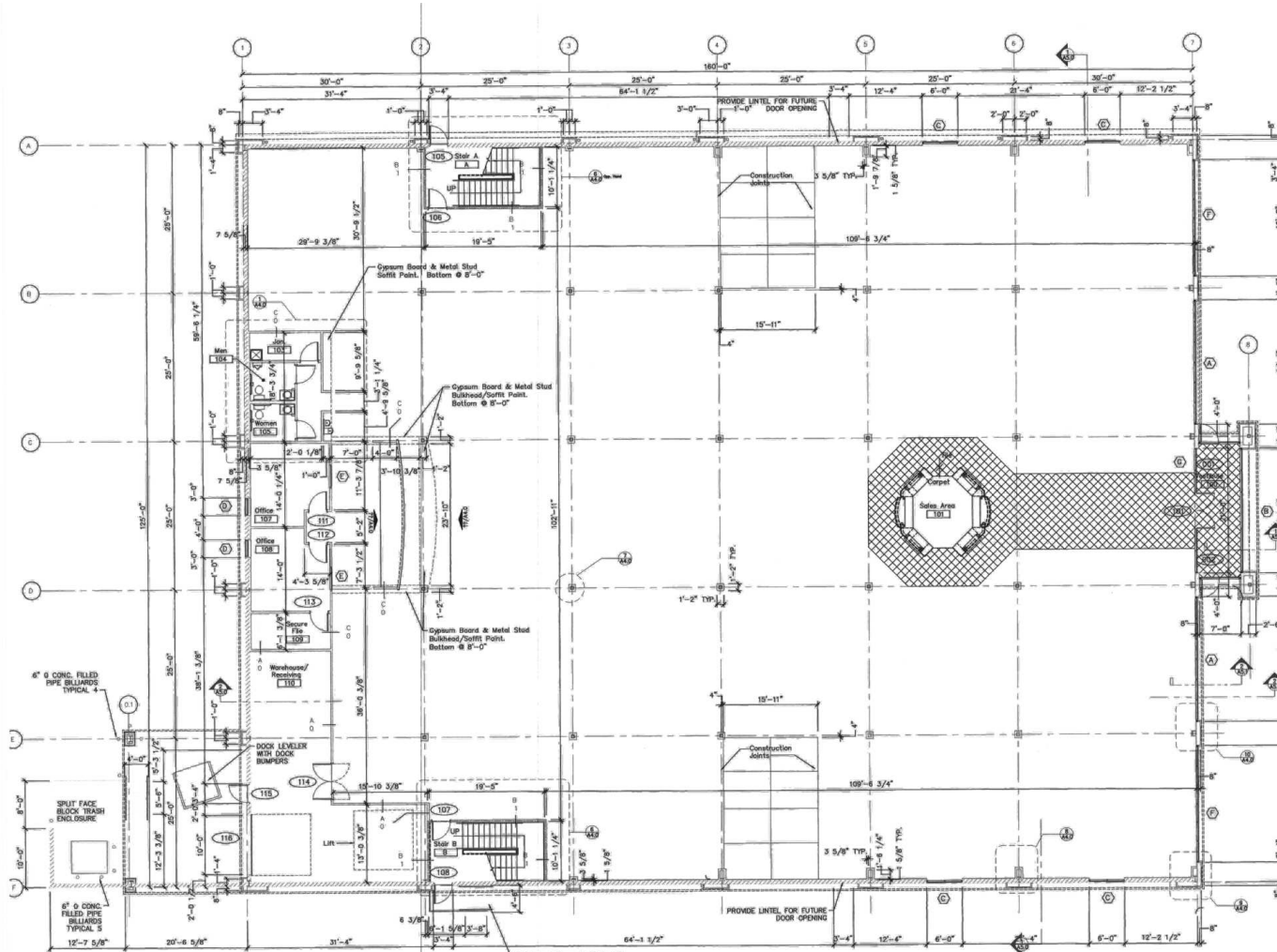
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Floor Plans



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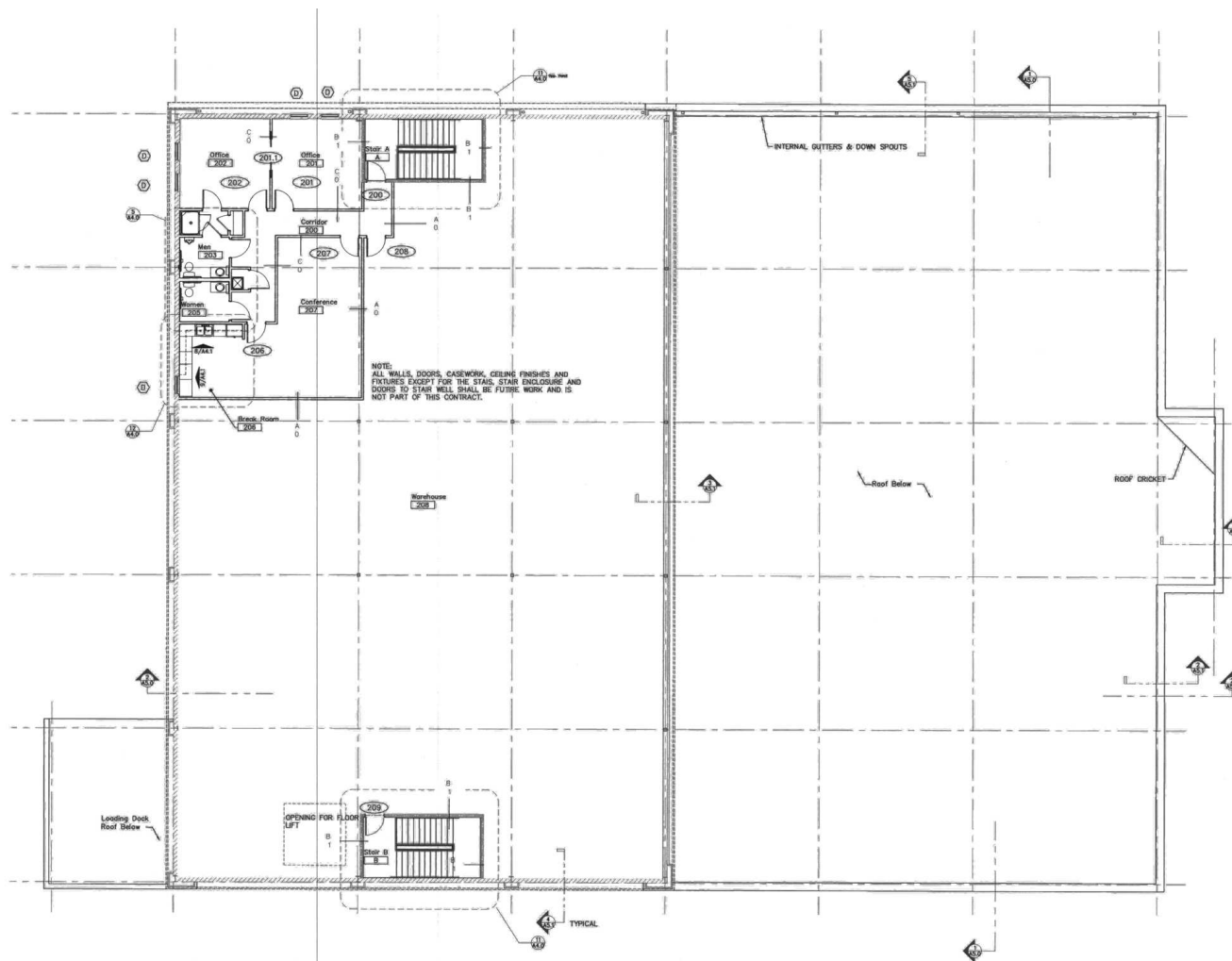
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Floor Plans



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Demographics Map

Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	2,196	57,340	145,453
MEDIAN AGE	34.6	34.6	36.3
MEDIAN AGE (MALE)	33.8	33.2	34.8
MEDIAN AGE (FEMALE)	35.0	35.9	37.5
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	784	23,797	61,004
# OF PERSONS PER HH	2.7	2.5	2.4
AVERAGE HH INCOME	\$105,531	\$86,023	\$87,929
AVERAGE HOUSE VALUE	\$236,077	\$219,014	\$235,062
Race	1 Mile	3 Miles	5 Miles
% WHITE	84.8%	68.7%	80.7%
% BLACK	3.9%	6.4%	6.6%
% ASIAN	7.7%	3.7%	3.4%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.0%	0.3%	0.2%
% OTHER	1.0%	0.6%	0.8%
Ethnicity	1 Mile	3 Miles	5 Miles
% HISPANIC	1.9%	3.2%	3.1%

