

For Lease

Newtown Plaza, Buildings 3 & 4



1010-1012 Granite Drive
Bardstown, Nelson County, Kentucky, 40004

For More Information:

Jamie Adams, CCIM, Vice President
+1 859.422.4413 • jadams@naiisaac.com

J.L. Cannady, CCIM, Vice President
+1 859.422.4410 • jlcannady@naiisaac.com



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500
Lexington, KY 40503
+1 859 224 2000
naiisaac.com



For Lease
Newtown Plaza
Investment
Opportunity

Executive Summary



Property Details

Building 3	Up To 3,850 SF
Lot 4	Up To 6,750 SF Build-To-Suit
Rental Rate	\$10.00 PSF NNN

Location Map



Demographics

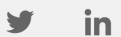
Total Households:
Total Population:
Average HH Income:
Median HH Income:

	3 Miles	5 Miles	10 Miles
Total Households:	7,150	9,856	15,582
Total Population:	17,849	25,105	40,386
Average HH Income:	\$55,441	\$58,792	\$62,877
Median HH Income:	\$43,023	\$46,712	\$50,151



Commercial Real Estate Services, Worldwide.

771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel
naiisaac.com



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS. PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

For Lease
Newtown Plaza
Investment
Opportunity

Complete Highlights

PROPERTY HIGHLIGHTS

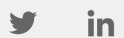
- Newtown Plaza is a recently constructed retail center located at the intersection of Hwy 245/John Rowan Boulevard & Granite Drive
- Adjacent to the Kentucky Owl Park Distillery, a \$150 million lakeside complex to include a distillery, visitors center, cooperage, rickhouses, bottling center, restaurant and convention center
- NEW Peddlers Mall has opened their 18th location of the family owned and operated "flea-tique" chain store
- Great access and visibility from Highway 245/John Rowan Boulevard recently improved with Highway 245 expansion
- Great tenant mix including Bluegrass Cellular, Edward Jones, Transamerica, State Farm, Bardstown Paint & Design, JP Mortgage Company and more
- Located at the intersection of Hwy 245/John Rowan Boulevard & Granite Drive with close proximity to downtown and Blue Grass Parkway
- Buffalo Wings & Rings is located within the center (separately owned parcel) and a new Colton's Steakhouse was recently completed on an adjacent lot (separately owned parcel)
- Bardstown, Nelson County Kentucky is located in the heart of central Kentucky, Bardstown is a short 30 minute drive to Elizabethtown, a 35 minute drive to Louisville and a 60 minute drive to Lexington
- Bardstown, is the county seat of Nelson County, which includes several other communities including the incorporated cities of Bloomfield and New Haven
- Rental Rate: \$10.00 PSF NNN



Commercial Real Estate Services, Worldwide.

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS. PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel
naiisaac.com



Stoli vodka group plans to build \$150 million distillery in Bardstown; Adjacent to Newtown Plaza

Stoli vodka group plans to build \$150 million distillery in Bardstown

nelsoncountygazette.com

NC GAZETTE / WBRT RADIO
STAFF REPORT

Thursday, Sept. 28, 2017 — The Kentucky Economic Development Finance Authority has approved incentives for a \$150 million distillery project for the Bardstown area proposed by a subsidiary of the same company that owns Stolichaya Vodka.



According to documents released Thursday, Strigiformes LLC plans a distillery, rickhouses, visitor center and other facilities required for the production of bourbon.

The tax incentives approved total \$2 million. The distillery project is expected to create 77 new jobs over the next 10 years at an average salary of \$25 per hour.

Strigiformes' projected investment in the new Bardstown distillery will be substantial: \$2.75 million for land, \$115.6 million for buildings and improvements, \$26.4 million for equipment and \$5 for start-up costs.

Strigiformes' parent company, SPI Group, purchased the Kentucky Owl Bourbon brand in January, which is the company's first entry in the American bourbon market. It is expected the new Bardstown distillery will be used to create the super-premium bourbon. The word "strigiformes" is the scientific classification for one of the families of owls.

ABOUT KENTUCKY OWL. The Kentucky Owl Bourbon brand was revived by Dixon Dedman, the great-great-grandson of Charles Mortimer Dedman, the pharmacist who founded the brand in 1879.

Kentucky Owl — known as "The Wise Man's Bourbon" was distilled by the family until Prohibition. In 2014, Dixon Dedman decided to try his hand at reviving the brand. He spent six years, hand-selecting from the best bourbons and testing various processes to finally create a Kentucky bourbon good enough to continue his great-great-grandfather's legacy.



For Lease
Newtown Plaza
Investment
Opportunity

Additional Photos

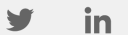


NAIisaac

Commercial Real Estate Services, Worldwide.

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS. PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel
naiisaac.com



For Lease
Newtown Plaza
Investment
Opportunity

Additional Photos



NEW Adjacent Peddlers Mall (by others)



Adjacent Colton's Steakhouse (by others)



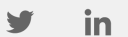
AVAILABLE LOT 4 - UP TO +/-6,750 SF BUILD-TO-SUIT



Commercial Real Estate Services, Worldwide.

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS. PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel
naiisaac.com



For Lease
Newtown Plaza
Investment
Opportunity

Aerial Photographs



Commercial Real Estate Services, Worldwide.

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel
naiisaac.com



For Lease
Newtown Plaza
Investment
Opportunity

Aerial Photographs



Commercial Real Estate Services, Worldwide.

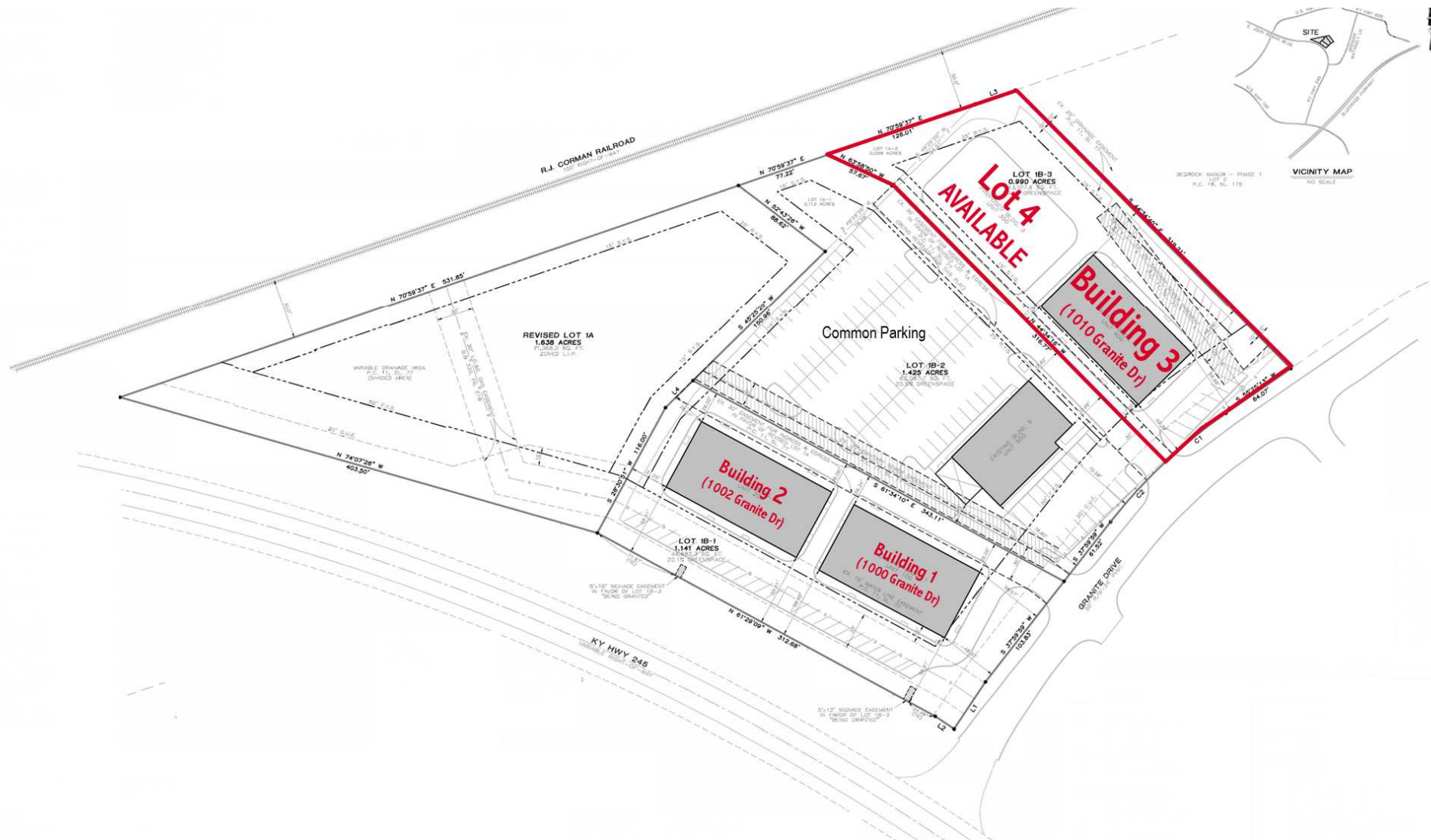
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel
naiisaac.com



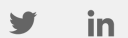
For Lease
Newtown Plaza
Investment
Opportunity

Site Plan



Commercial Real Estate Services, Worldwide.

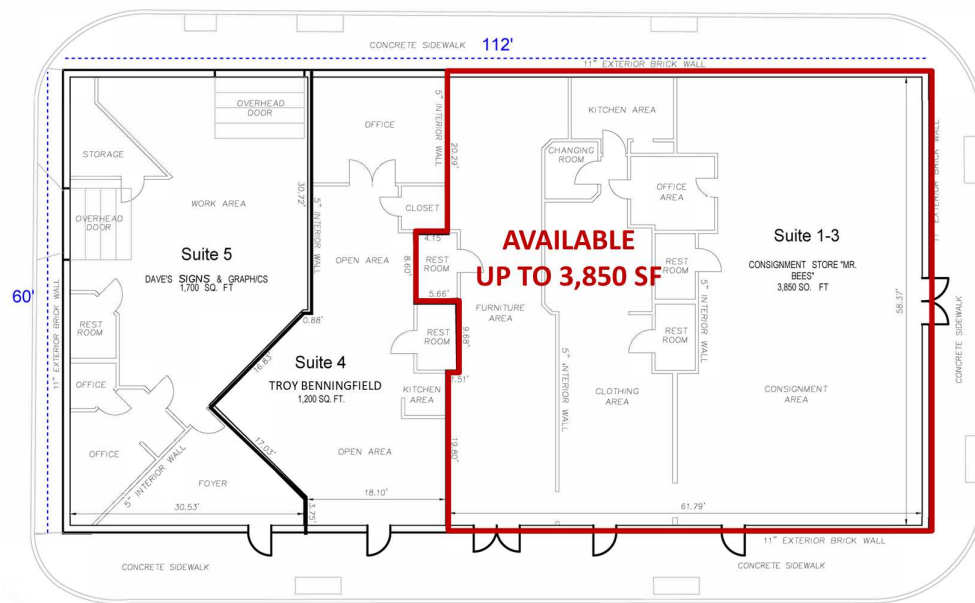
771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel
naiisaac.com



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS. PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

For Lease
Newtown Plaza
Investment
Opportunity

Available Spaces



SUITE

SIZE

LEASE RATE

AVAILABILITY

LEASE
TYPE

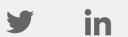
NNN's estimated to be \$2.80 PSF



Commercial Real Estate Services, Worldwide.

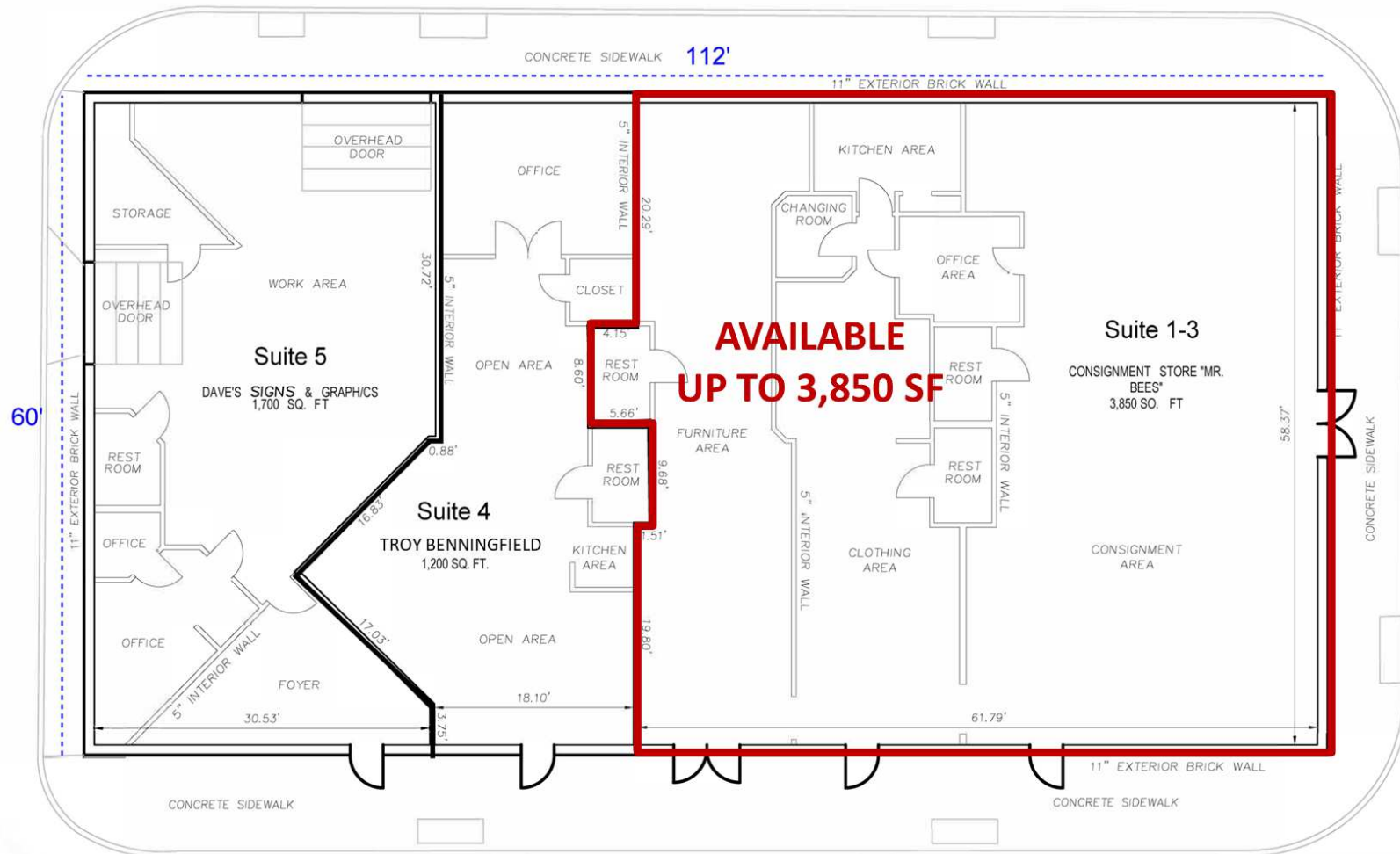
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel
naiisaac.com



For Lease
Newtown Plaza
Investment
Opportunity

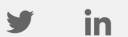
Floor Plans



Commercial Real Estate Services, Worldwide.

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS. PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel
naiisaac.com



For Lease
Newtown Plaza
Investment
Opportunity

Demographics Map

Demographic Profile	3 Miles	5 Miles	10 Miles
TOTAL HOUSEHOLDS	7,150	9,856	15,582
TOTAL POPULATION	17,849	25,105	40,386
AVERAGE HH INCOME	\$55,441	\$58,792	\$62,877
MEDIAN HH INCOME	\$43,023	\$46,712	\$45,600

