



Mixed-Use Downtown Midway

230 N Gratz St

Midway, Kentucky 40347

Property Highlights

- ±15,886 SF commercial building on ±0.97 AC
- Three-story building with flexible commercial and office layout
- First floor consists of ±8,748 SF including ±6,767 SF commercial space, ±1,159 SF freezer and ±822 SF refrigerated space
- Second floor includes ±4,508 SF of office space
- Two hospitality suites totaling ±2,630 SF
- Existing temperature-controlled infrastructure ideal for food-related or specialty operations
- Excellent owner-user, redevelopment, or investment opportunity
- Located in the heart of historic downtown Midway
- Minutes from I-64 with convenient access to Lexington, Georgetown, Frankfort, Versailles, and Louisville
- Walkable location surrounded by restaurants, retail, and local businesses

Offering Summary

Sale Price:	\$2,195,000
Building Size:	+/-15,886 SF
Lot Size:	+/-0.97 Acres

For More Information

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Al Isaac

President

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For Sale

15,886 SF | \$2,195,000

Three-Story Building





Commercial Real Estate Services, Worldwide.

For Sale

15,886 SF | \$2,195,000

Three-Story Building

Location Information

Street Address	230 N Gratz St
City, State, Zip	Midway, KY 40347
County	Woodford County

Building Information

Building Size	15,886 SF
Number of Floors	Three
1st Floor:	+/-8,748 SF
2nd Floor:	+/-4,508 SF Office/ +/-1,124 SF Hospitality Suite
3rd Floor:	+/-1,506 SF Office/Hospitality Suite/Apartment
Drive-In Doors:	1 exterior and 2 interior (8'x8'); All with automatic openers
Dock Doors:	1 with dock plate
Office Space:	5 private offices, open space with 4 cubicles, two bathrooms, kitchen, conference room and reception area
Ceiling Heights:	11 ft
Electric:	3-phase, 480V
Kitchen:	FDA approved; 1 Freezer and 1 Refrigerated Space

Property Information

Property Type	Retail/Office/Industrial
Zoning	I-1
Lot Size	0.97 Acres
APN #	38-5022-003-00

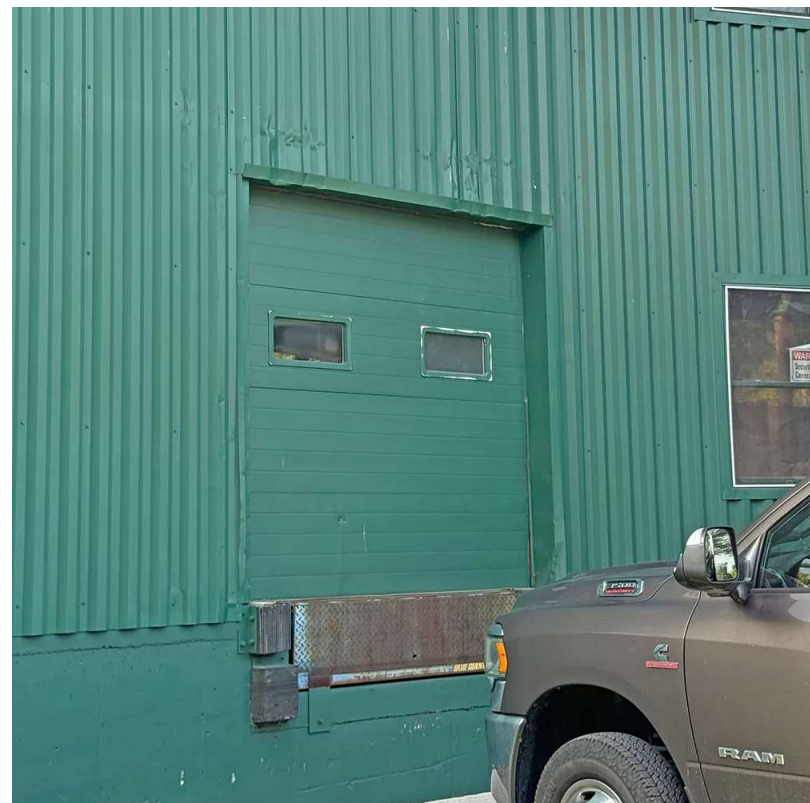
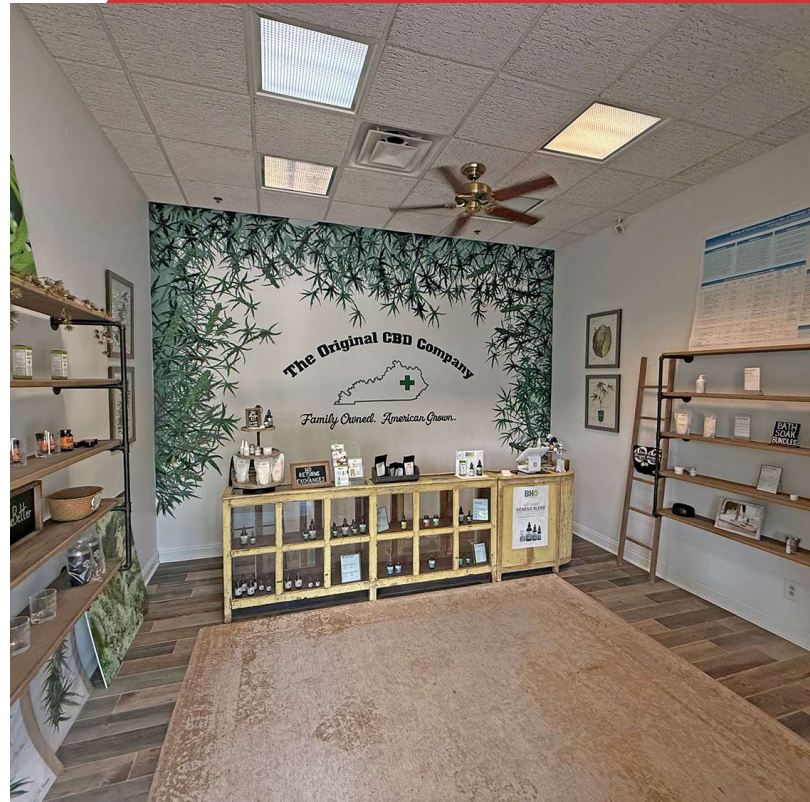
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771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel
naiisaac.com

For Sale

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Three-Story Building



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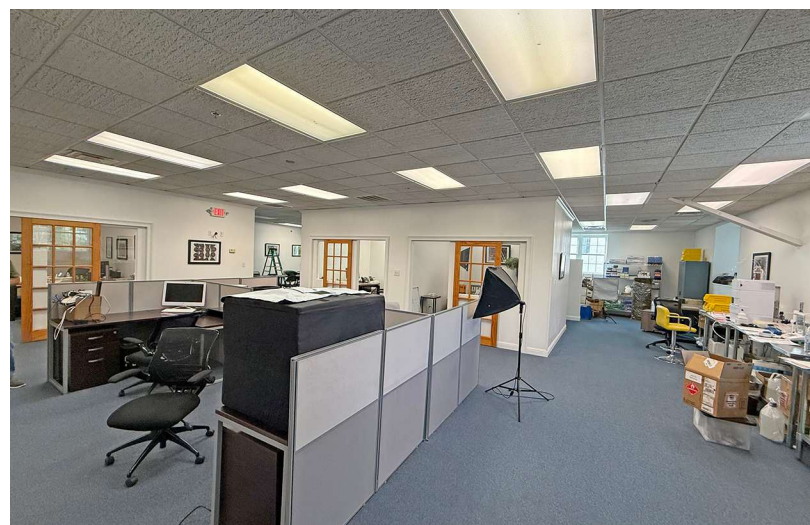
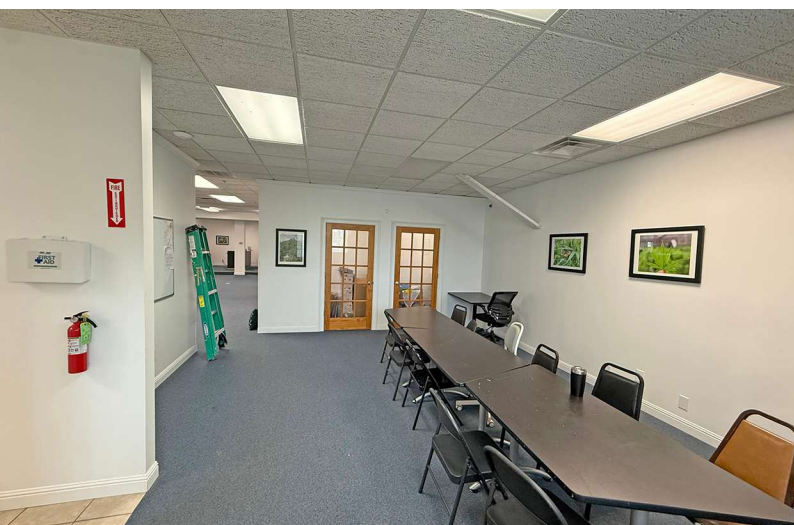


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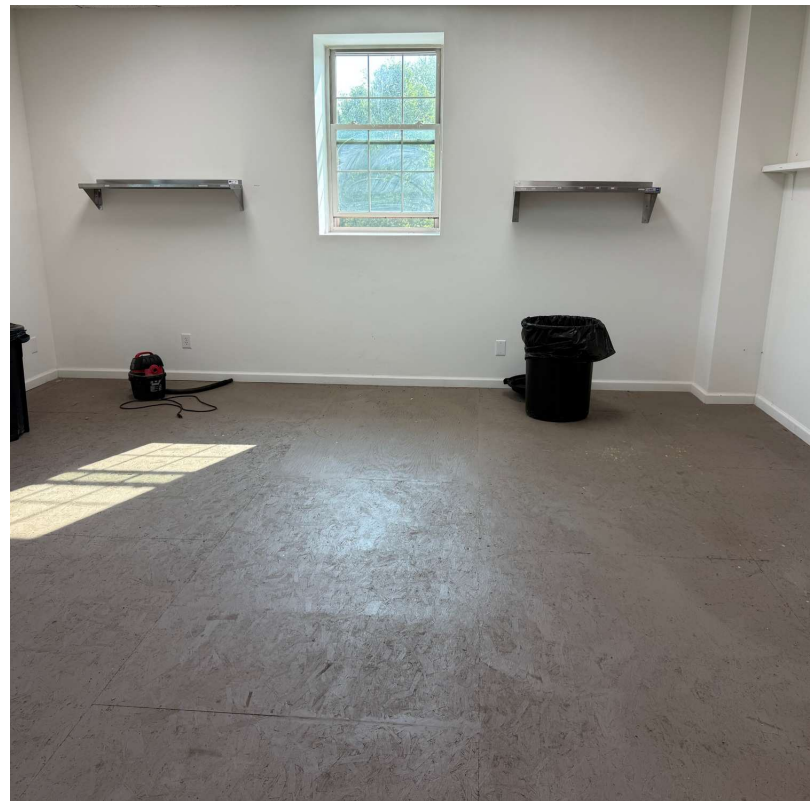


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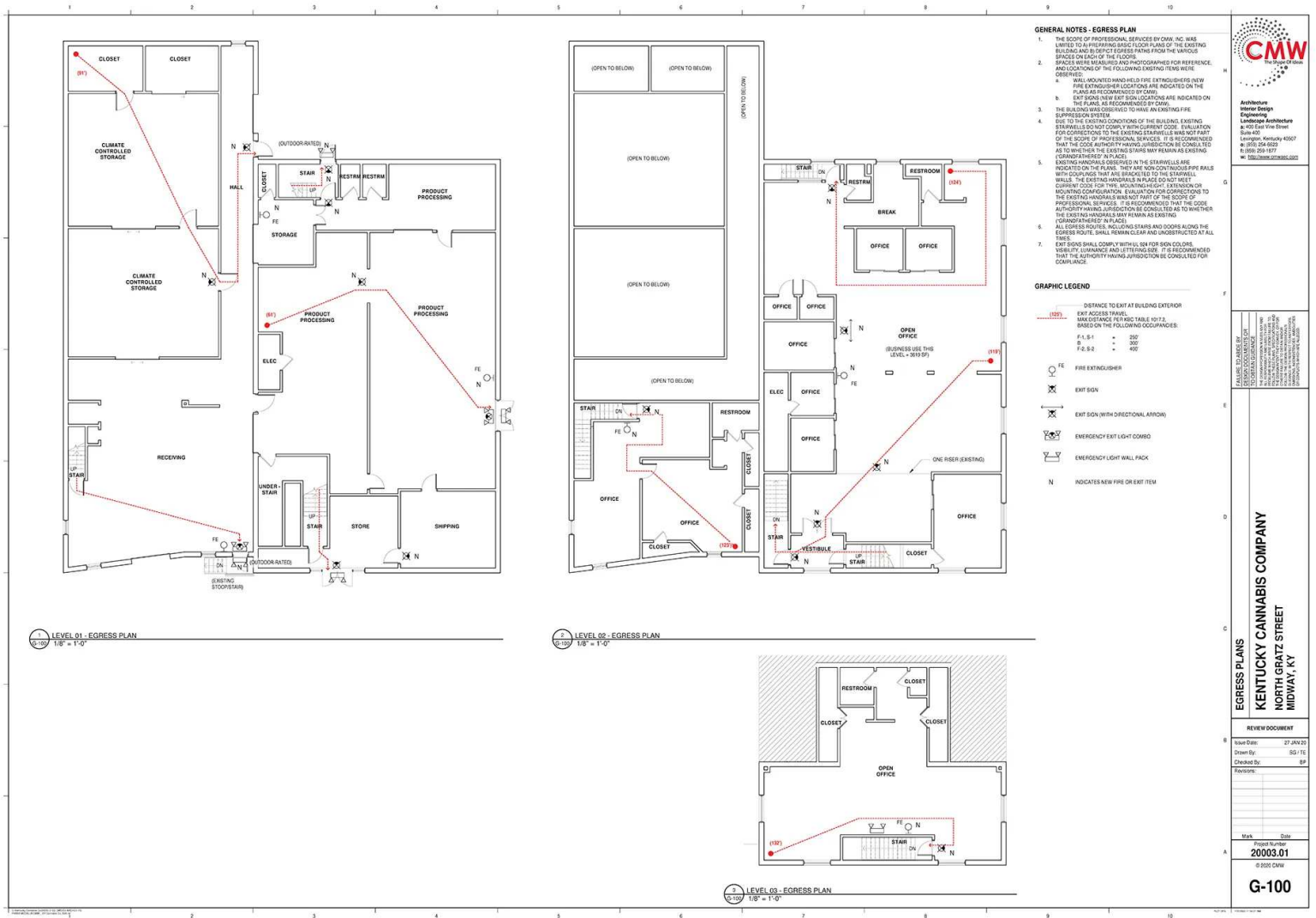
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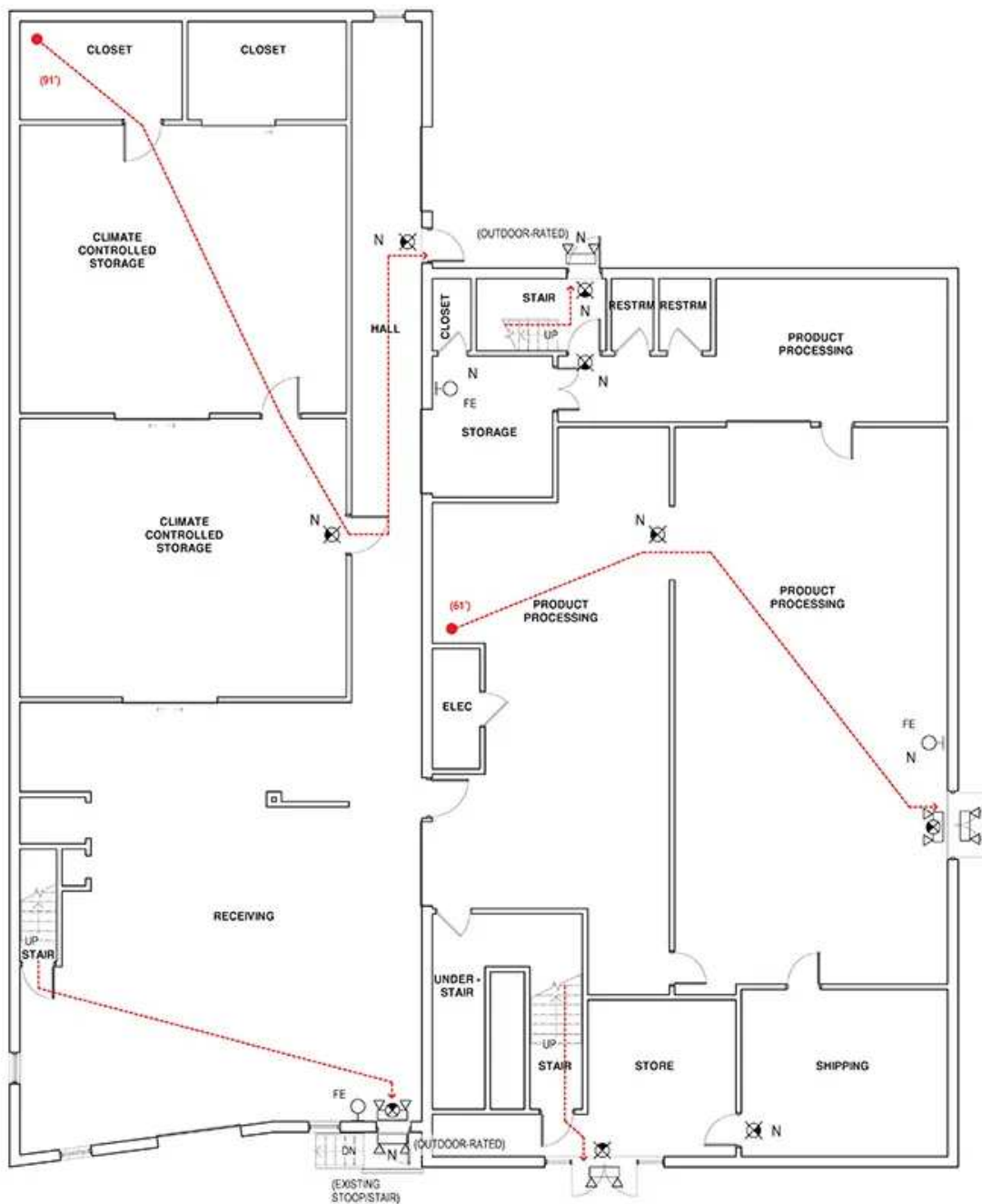
Three-Story Building



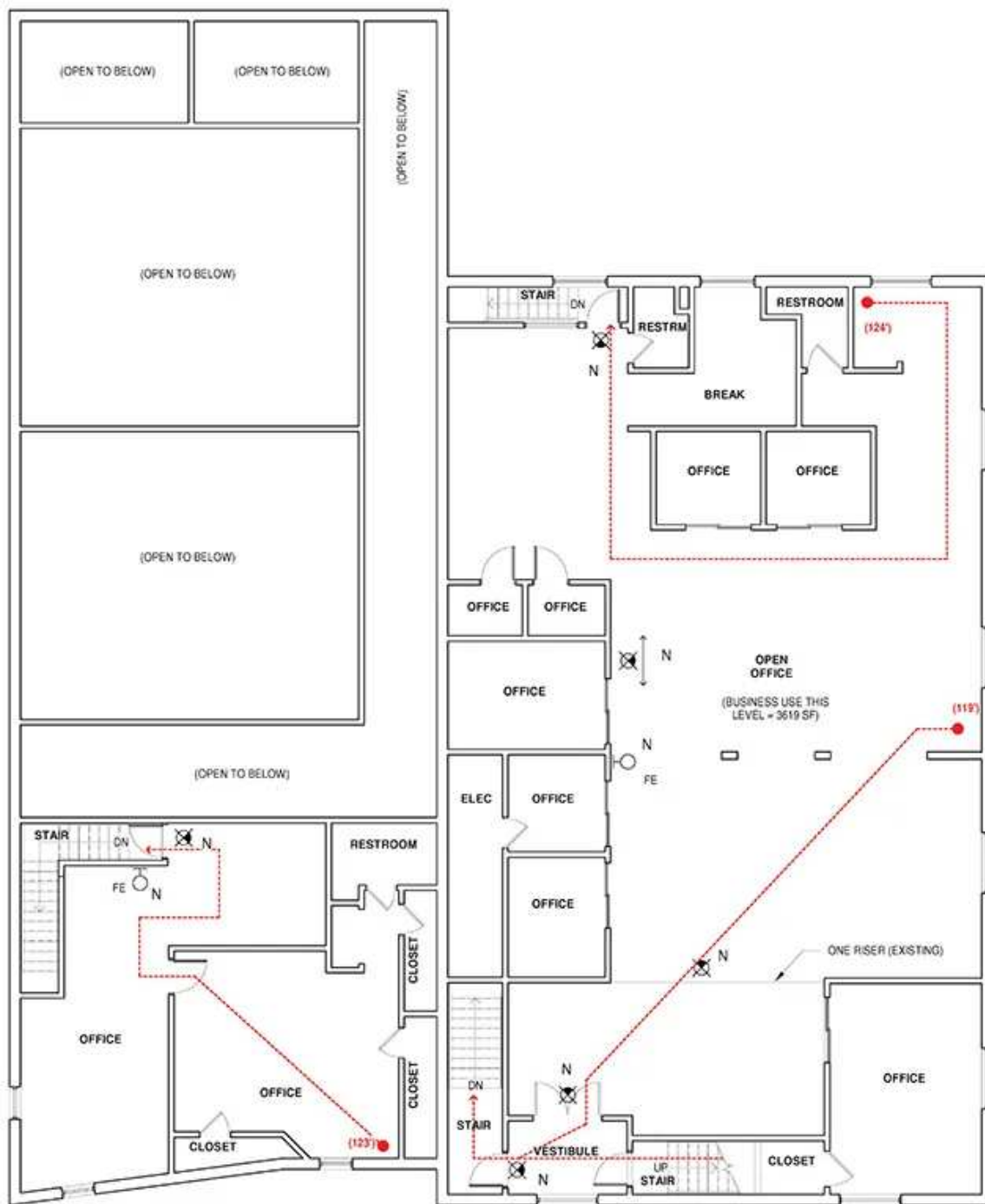
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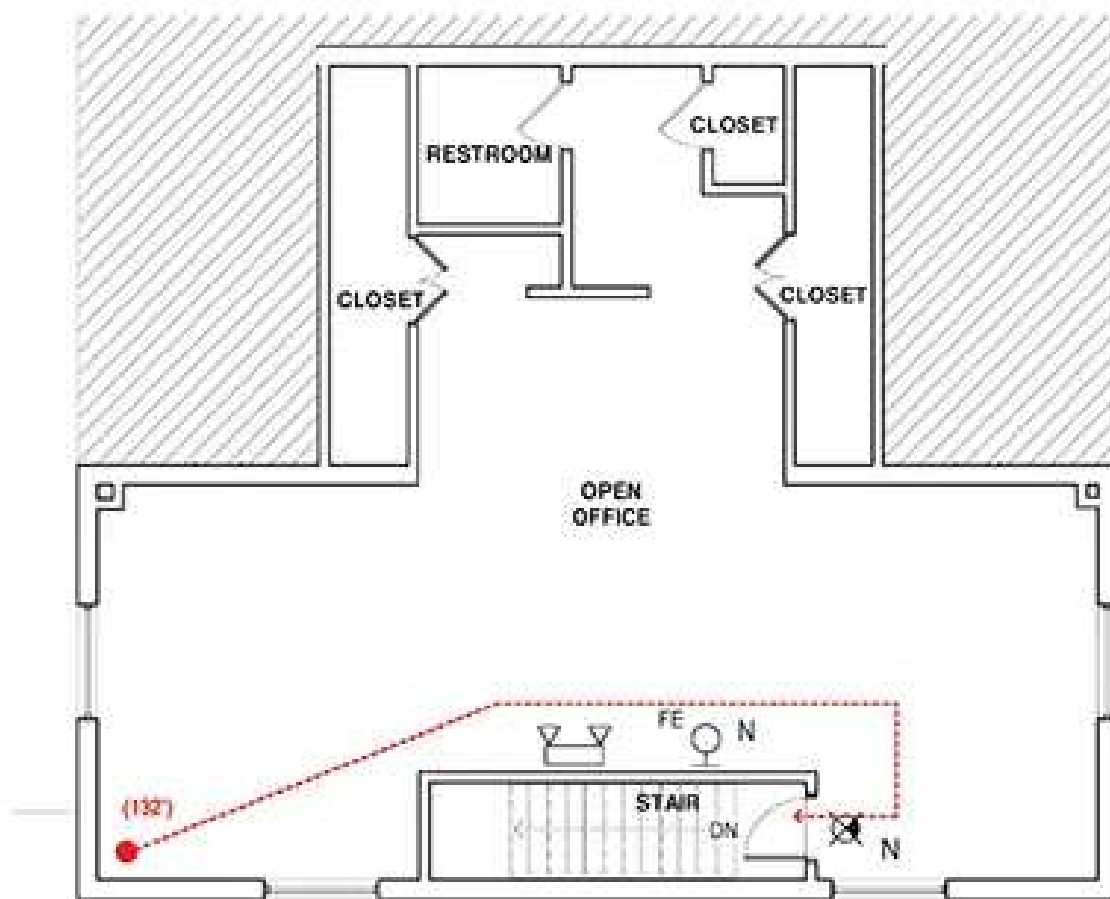




LEVEL 01 - EGRESS PLAN
1/8" = 1'-0"



2 LEVEL 02 - EGRESS PLAN
G-100 1/8" = 1'-0"

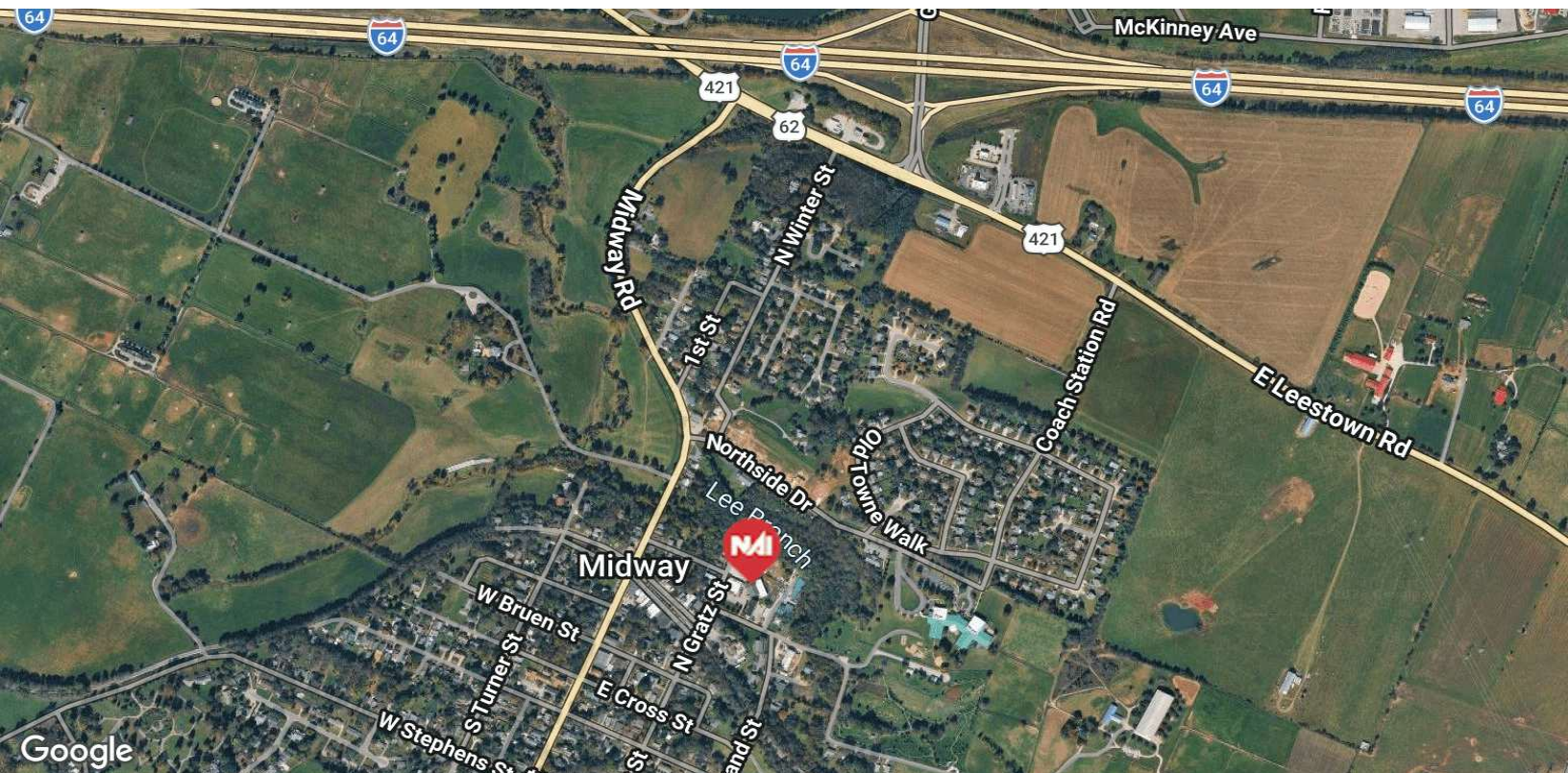
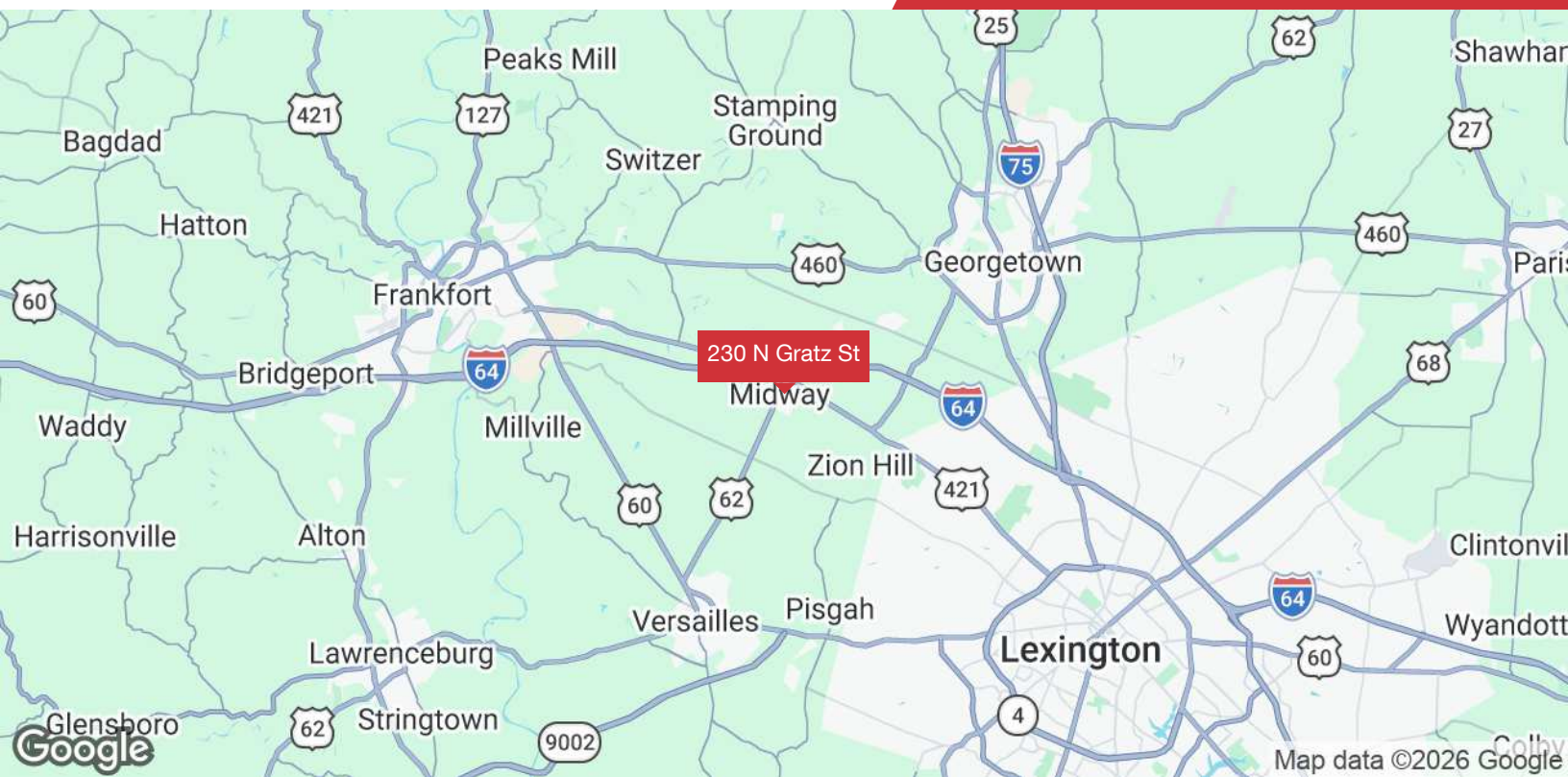


3 LEVEL 03 - EGRESS PLAN
G-100 1/8" = 1'-0"

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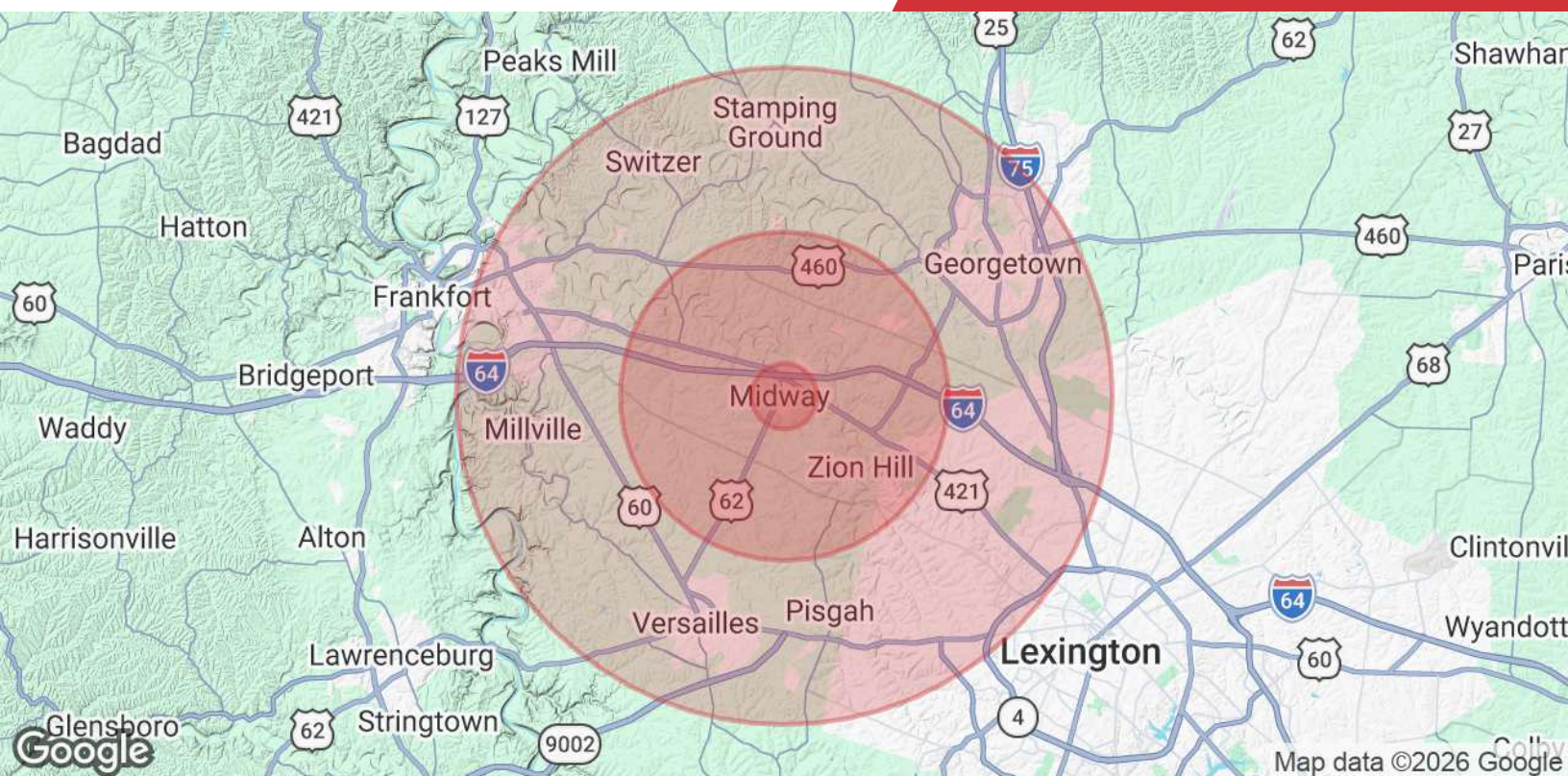
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Population

	1 Mile	5 Miles	10 Miles
Total Population	393	7,924	110,372
Average Age	38.7	40.7	37.9
Average Age (Male)	38.7	39.7	37.3
Average Age (Female)	39.4	41.9	38.9

Households & Income

	1 Mile	5 Miles	10 Miles
Total Households	153	2,765	43,057
# of Persons per HH	2.6	2.9	2.6
Average HH Income	\$94,284	\$145,815	\$100,764
Average House Value	\$285,657	\$414,645	\$282,191

2023 American Community Survey (ACS)