



For Sale: High Visibility Retail Space



409 N. Main St

NICHOLASVILLE, KY 40356

PRESENTED BY:

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PROPERTY SUMMARY

RETAIL SPACE FOR SALE

409 N MAIN ST
NICHOLASVILLE, KY 40356

OFFERING SUMMARY

SALE PRICE:	\$625,000
PRICE / SF:	\$203.72
BUILDING SIZE:	3,068 SF
ZONING:	B-1



PROPERTY SUMMARY

*** PLEASE NOTE: The restaurant is currently open. All tours and showings must be scheduled with Advisor Travis Rose. The restaurant equipment is not included in the sale of the real estate and will be sold separately. Please contact Travis for the equipment pricing list. ***

SVN Stone Commercial Real Estate is pleased to bring to market 409 N Main Street in Nicholasville, Kentucky. The property consists of 3,068 square feet situated on a 0.5-acre lot and is available for sale at \$625,000.

The building is currently operating as a popular local restaurant that has been a long standing staple in the Nicholasville community. The clean and well maintained building was recently renovated in October 2025, including new PEX plumbing, new sewer drain lines, and updated interior. The structure is constructed of block and steel and is well maintained with no major capital repairs needed. The roof and HVAC systems are approximately 10 years old. The property is equipped with three-phase electric, allowing for a wide range of commercial uses beyond its current restaurant operation.

The site includes 22 parking spaces and is located along busy North Main Street with strong traffic counts. The property benefits from excellent visibility and is positioned next to the future Jessamine County Courthouse, which is expected to further enhance traffic and long-term value.

409 N Main Street offers an excellent opportunity for an owner-user or investor seeking a well-located, recently updated commercial property in a growing Central Kentucky market.

PROPERTY HIGHLIGHTS

- 3,068 SF on .5 acres
- Well-maintained, recently renovated building
- Currently operating as popular Nicholasville restaurant
- Located next to the future Jessamine County Judicial Center
- Located on high visibility Main Street Nicholasville with 18,917 VPD
- Renovated in October 2025, new Pex plumbing, new sewer drain lines; roof and HVAC approximately 10 years old
- Block and steel construction
- 3 phase electric
- 22 parking spots
- **PLEASE NOTE:** The restaurant is currently open and operating; all tours must be scheduled with Advisor Travis Rose.



**IDEAL LOCATION ON
HIGH MAIN STREET**



OPEN FLOORPLAN



**LOCAL RETAIL
SURROUNDING**

AERIAL

For marketing purposes only,
exact locations not warranted



409
N Main
Street



N Main St. | VPD 18,100+

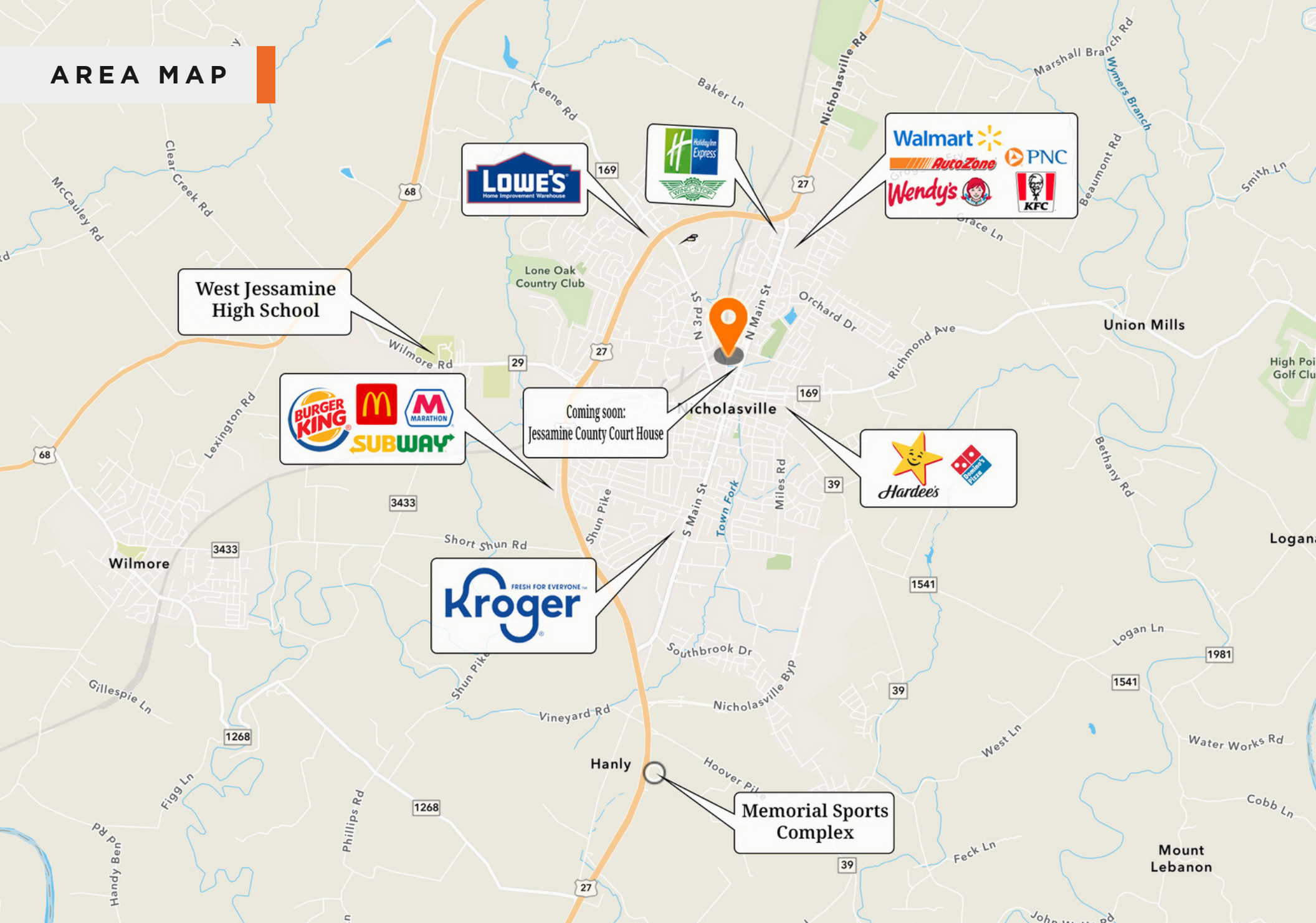
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



AREA MAP



West Jessamine High School



Coming soon:
Jessamine County Court House



Memorial Sports Complex

AERIAL

Downtown Lexington
~ 5 Miles

MENARDS
Publix

sam's club
KOHL'S
CAR • TOWN

crumbl cookies
McDonald's
9
CHICKEN SALAD CHICK
Bob Evans FIRST WATCH

HOBBY LOBBY
Kroger

Major New Residential
Development

LOWE'S
Home Improvement. Tools. More.

27

New Commercial
Development
Wawa Panera
BREAD

RJ Corman
Hospital

35,153+ VPD

Walmart

SVN
STONE COMMERCIAL REAL ESTATE

409
N Main
Street

East Jessamine
High School

Kroger

Downtown Nicholasville



TRAVIS ROSE, MBA

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PROFESSIONAL BACKGROUND

Travis Rose serves as an Advisor at SVN Stone Commercial Real Estate, where he specializes in the acquisition and sale of large farm, residential, and commercial development tracts across Central Kentucky. In addition to land brokerage, Travis also assists clients with the buying, selling, and leasing of investment properties, offering market insight and tailored strategies to meet each client's goals.

A native of Nicholasville, Travis brings a deep understanding of Kentucky's land and investment landscape. His relational approach to brokerage is rooted in trust, service, and a commitment to long-term client success. In 2024, he was recognized with the SVN Achievers Award, a national production honor awarded to top-performing advisors based on annual sales volume.

Travis earned his Bachelor's degree from Eastern Kentucky University, where he was a member of the EKU golf team, named to the President's List, and honored as an Academic All-American. He later completed his MBA at Murray State University, further sharpening his financial and strategic expertise.

Outside of real estate, Travis resides in Lexington with his wife, Bitty, and their three daughters. He enjoys playing golf, spending time with family, and serving in various roles at his local church.

EDUCATION

Bachelors - Eastern Kentucky University
(President's List, Golf Team, Academic All-American)

MBA - Murray State University

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