



For Lease: Georgetown Retail Location



143 Southgate Dr

GEORGETOWN, KY 40324

PRESENTED BY:

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OFFERING SUMMARY

FOR LEASE: GEORGETOWN RETAIL LOCATION

143 SOUTHGATE DRIVE
GEORGETOWN, KY 40324

BUILDING LEASE

LEASE RATE: \$16.00 SF/yr (NNN)

BUILDING SIZE: 4,700 SF

AVAILABLE SF: 3,500 SF

GROUND LEASE

LEASE RATE: \$70,000/Yr (NNN)

LOT SIZE: 0.7 Acres



PROPERTY SUMMARY

SVN Stone is pleased to present 3,500 SF of retail space available for lease at 143 Southgate Drive, or 0.7 acres for ground lease. Located off of Lexington Road, 143 Southgate offers an ideal location for business owners looking to position themselves near national tenants while also benefiting from the new development and growth in Georgetown. Southgate Drive benefits from a close proximity to nearby retailers such as Aldi, Speedway, Starbucks, and Kroger, making it the ideal location for businesses looking to capitalize on the Georgetown market.

PROPERTY HIGHLIGHTS

- Zoned B-2 ideal for retail businesses, restaurants, auto-oriented businesses
- Located near major developments
- 20,000+ VPD on adjoining McClelland Circle
- Ground lease 0.7 acres for \$70,000 per year, or lease 143 Southgate (3,500 SF) for \$16 a square foot.



**20,000+ VPD ON
MCLELLAND CIRCLE**



**HIGH CEILING
RETAIL FLOORSPACE**



GREAT PARKING





AERIAL

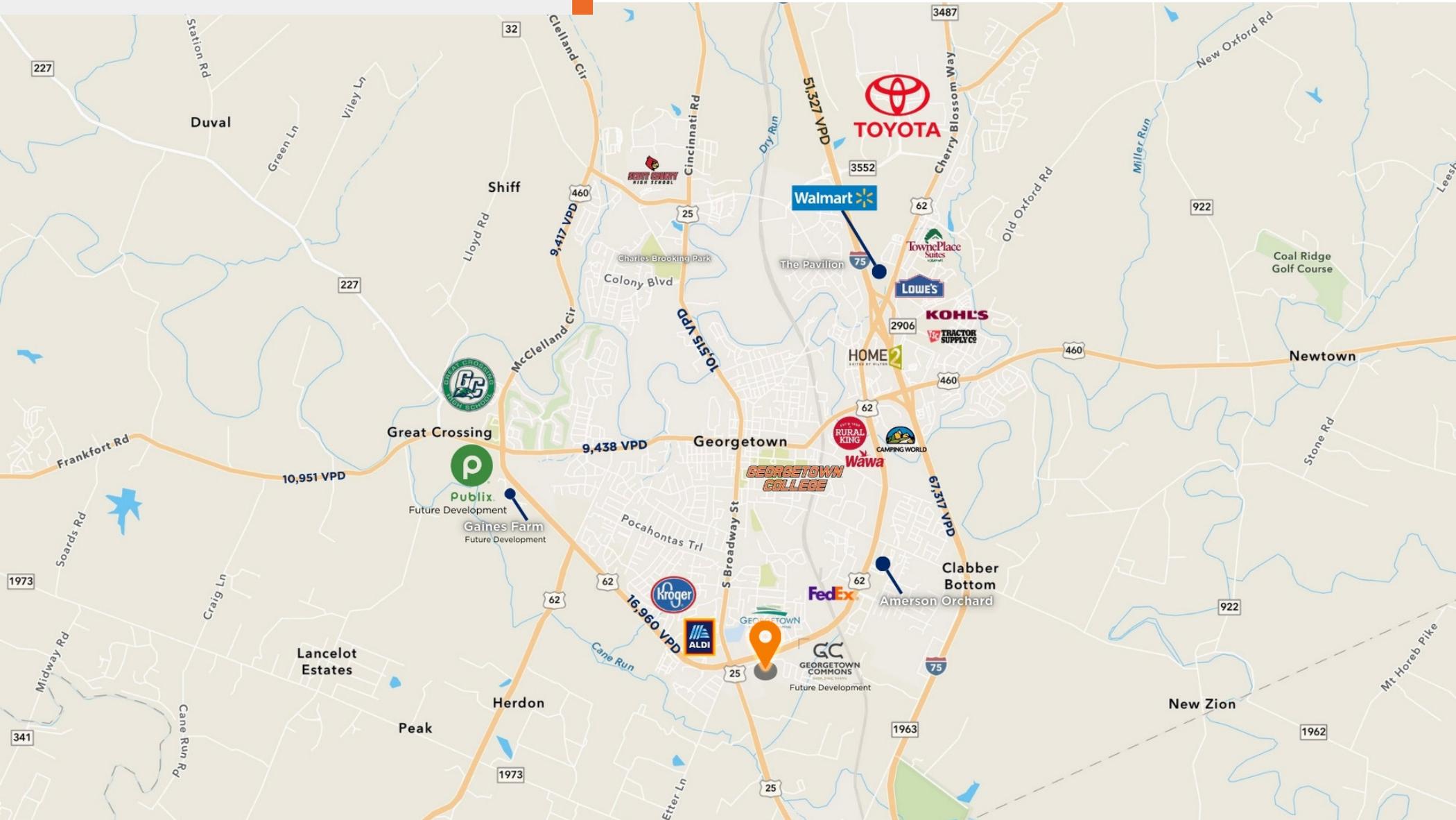
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



GEORGETOWN AREA MAP





CALEB CLEVELAND

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Cell: **859.556.4857**

PROFESSIONAL BACKGROUND

Caleb Cleveland is a Commercial Real Estate Advisor with SVN Stone Commercial Real Estate in Lexington, KY, where he specializes in Multifamily sales. Caleb has been an integral part of the firm for over two years, beginning his journey as an intern before officially joining as a licensed advisor in 2024.

During his time with the multifamily team, Caleb has played a key role in building and managing a comprehensive database of clients and potential buyers, giving him a strong understanding of Kentucky's multifamily market. His work behind the scenes has provided him with invaluable experience in market analysis, client relations, and investment strategies, skills he now applies in serving clients directly.

Originally from Charlotte, North Carolina, Caleb moved to Lexington to attend Asbury University, where he is currently completing his degree. His academic background, combined with hands-on real estate experience, gives him a unique perspective as he helps clients navigate investment opportunities.

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NATHAN DILLY

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PROFESSIONAL BACKGROUND

Nathan Dilly is a Senior Advisor with SVN Stone Commercial Real Estate, where he launched his real estate career in 2016. He specializes in retail properties and has guided numerous clients through the sale, leasing, and development of their assets. Over the years, Nathan has represented a wide range of clients, including individual investors, trusts, banks, franchisees, publicly traded companies, and private equity groups, in transactions involving leasing, acquisitions, dispositions, and strategic portfolio planning.

Nathan maintains strong relationships with SVN advisors nationwide, allowing him to support clients with multi-state requirements and deliver data-driven, market-specific, solutions. He brings a collaborative, client-first approach to every assignment, with a particular focus on helping brands and investors identify and capitalize on retail opportunities across the region.

Outside of his work, Nathan enjoys spending time with his wife and kids, traveling, staying active, playing guitar, and pursuing new business and real estate opportunities. A Lexington, Kentucky native, Nathan is a graduate of the University of Kentucky.

EDUCATION

University of Kentucky

MEMBERSHIPS

International Council of Shopping Centers - ICSC
Commercial Property Association of Lexington - CPA

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.