



Standalone Main Street Office / Retail building For Lease



514 N MAIN ST

NICHOLASVILLE, KY 40356

PRESENTED BY:

GABE MEASNER

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PROPERTY SUMMARY

STANDALONE MAIN STREET OFFICE / RETAIL BUILDING FOR LEASE

514 N MAIN ST
NICHOLASVILLE, KY 40356

OFFERING SUMMARY

LEASE RATE:	\$9.50 SF/yr (NNN)
BUILDING SIZE:	8,268 SF
AVAILABLE SF:	8,268 SF
LOT SIZE:	43,448 SF



PROPERTY SUMMARY

SVN Stone Commercial Real Estate is pleased to present 514 N Main Street for lease — a highly visible, freestanding building situated in the heart of downtown Nicholasville. Offering 8,268 square feet of contiguous space, this property is an exceptional opportunity for office or retail users seeking a prominent Main Street location with immediate access to the region's primary commercial corridor.

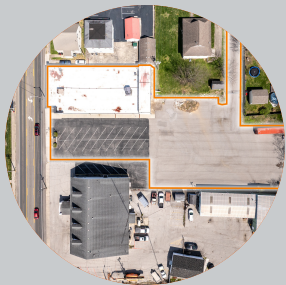
The building features a well-organized interior layout with private offices and open workspace, providing flexibility for a wide range of businesses. The expansive lot provides added parking capacity — a rare advantage in a downtown setting. With 18,100+ vehicles per day passing the front door on N Main Street, tenant visibility is outstanding.

A portion of the space has recently undergone renovations, with the remainder of the building ready for additional fit-up to accommodate a new tenant. Surrounded by national and regional tenants including Walmart, Kroger, CVS, AutoZone, PNC, and the forthcoming Nicholasville Town Center development, this location places tenants at the center of Nicholasville's growth.

For more information on the property, or to see the property in person, call 859-630-7106 or email gabe.measner@svn.com

PROPERTY HIGHLIGHTS

- 8,268 Sq. Ft.
- \$9.50 psf (NNN)
- High Visibility
- Flexible Floor Plan
- Ample Parking



Extensive parking capacity



Expansive interior workspace



Well-organized office layout

AERIAL

For marketing purposes only,
exact locations not warranted



N Main St. | VPD 18,100+

SVN
STONE COMMERCIAL REAL ESTATE
514 N
Main
Street



AERIAL



For marketing purposes only, exact locations not warranted

SVN
STONE COMMERCIAL REAL ESTATE
514 N
Main
Street

N Main St. | VPD 18,100+

ADDITIONAL PHOTOS





GABE MEASNER

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PROFESSIONAL BACKGROUND

Gabriel Measner is an Advisor with SVN Stone Commercial Real Estate, specializing in the sale and leasing of industrial properties, as well as office and retail transactions throughout Central Kentucky. With three years in the commercial real estate industry, Gabe quickly made an impact, closing the most transactions in the SVN Stone branch during his first full calendar year.

Before joining SVN Stone, Gabe spent eight years as Director of Development for Christian Student Fellowship, where he helped manage the philanthropy team that raised more than \$20 million toward the construction of two new student ministry facilities on the University of Kentucky campus, in addition to overseeing ongoing annual fundraising efforts during his tenure.

Originally from Campbell County in Northern Kentucky, Gabe is a graduate of the University of Kentucky and now lives in Lexington with his wife and three children. Outside of work, he enjoys golfing, cheering on the Kentucky Wildcats, and spending time with family and friends. Gabe can be reached at 859.630.7106 or by email at Gabe.Measner@svn.com.

SVN | Stone Commercial Real Estate

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