

FOR LEASE

DOWNTOWN STOREFRONT RETAIL



10 COURT STREET

WINCHESTER, KY 40391



BLOCK+LOT

LARA THORNBURY
859.771.2552
lara@balrealstate.com



01: EXECUTIVE SUMMARY

10 COURT STREET



PROPERTY DESCRIPTION

Located in the heart of Downtown Winchester, KY in the Court House Square, this space has been used as office space for a number of years, but is also conducive to a retail storefront use. The space features three large offices, 2 bathrooms, and the new owners of this building have already put a considerable amount of work into this beautiful building and are currently renovating the top three floors and exterior. Winchester First is offering numerous grants to help incentivize you to bring your business to Winchester!

Property Highlights:

- Recently renovated space with ongoing building renovations
- Located in Downtown Winchester in the Court House Square, a sought-after area
- Winchester First is offering numerous new business grants



**1,800 SF
AVAILABLE**



**\$2,000/MO
MODIFIED GROSS**



**ZONED
B-2**

02: PROPERTY OVERVIEW

ADDITIONAL PHOTOS



10 COURT STREET

lara@balrealstate.com 859.771.2552

 BLOCK+LOT

03: LOCATION INSIGHTS

10 COURT STREET

LOCATION DESCRIPTION

Winchester, KY is conveniently situated just 18 miles East of Lexington and, with proximity to I-64, provides quick access to the larger city's amenities. Downtown Winchester is home to a variety of beloved local establishments, including the historic Leeds Center for the Arts, Engine House Pizza, La Trattoria, Loma's, The Hall Coffee & Social Club, and several small shops. Over 30 new, high-end apartments are coming to Downtown Winchester - residents and tourists want to be Downtown!



AREA DEMOGRAPHICS

TOTAL POPULATION

1 MILE: 9,686
3 MILE: 26,176
5 MILE: 30,347



AVERAGE HOUSEHOLD INCOME

1 MILE: \$69,681
3 MILE: \$80,670
5 MILE: \$83,545



NUMBER OF HOUSEHOLDS

1 MILE: 4,034
3 MILE: 10,782
5 MILE: 12,428



03: LOCATION INSIGHTS

AERIAL
10 COURT STREET

