

LEASING OPPORTUNITY

944 EAST MAIN STREET

944 East Main St., Georgetown, KY 40324



OPPORTUNITIES

- * Flex Industrial Space.
- * New 7-Building Development with lease space per building available from 1,500 SF to 52,800 SF.
- * Outdoor storage areas available.
- * Located a half mile east of downtown Georgetown.
- * Easy and quick access to I-75.

All information furnished is from sources deemed reliable. No warranty or representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes of availability, price, rental or other conditions.



**Equity
Management
Group, Inc.**

Agent: **Jason Taylor**

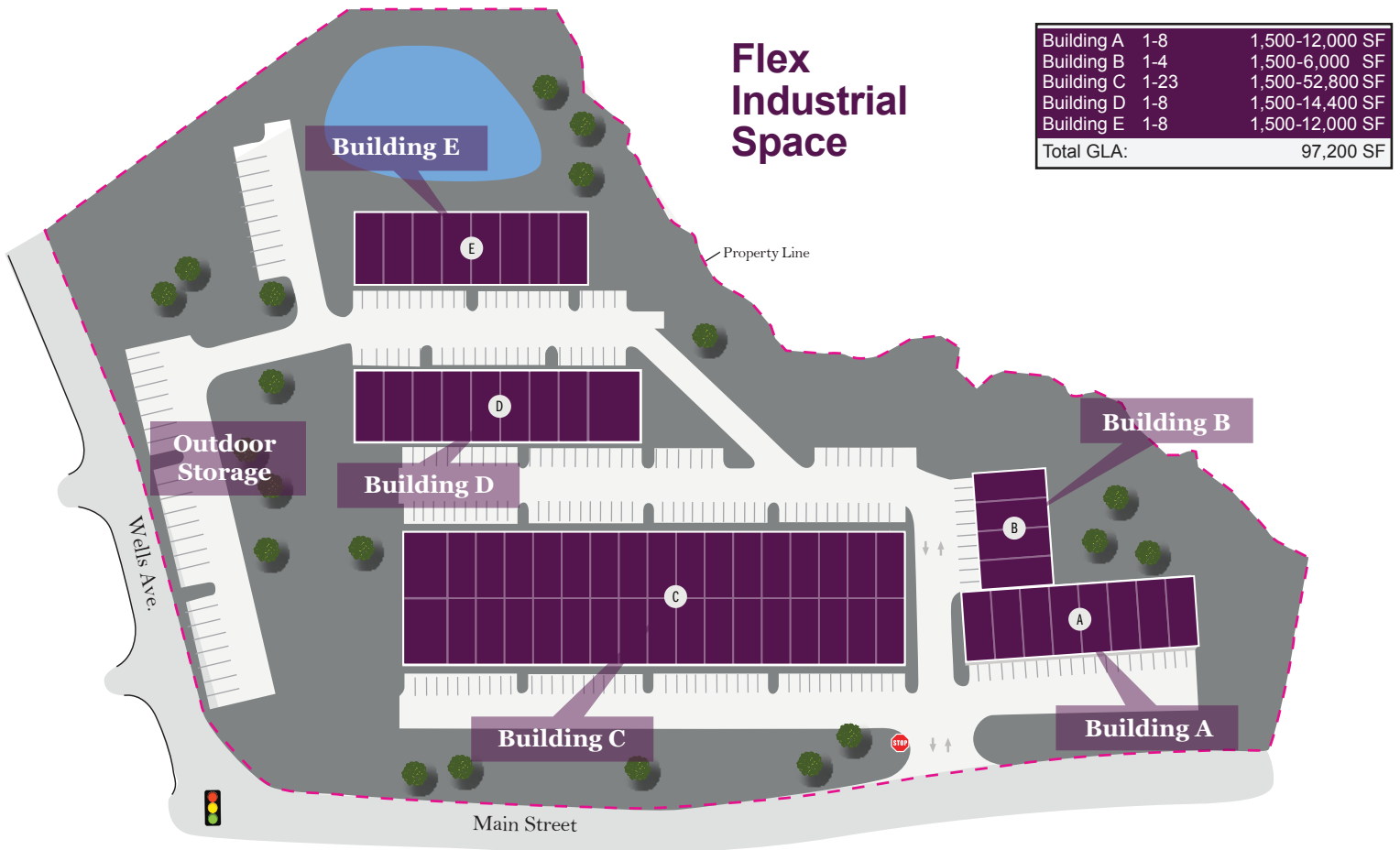
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Equity Management Group * 840 East High Street * Lexington, KY 40502

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Flex Industrial Space

PROPERTY SPECIFICS

Anchor Tenant(s): TBD
Total Land Area: 11.47 Acres
Zoned: B-5
Traffic Count: 24,052 VPD US 62;
 US 460 Bypass

PROPERTY ADVANTAGES

A new flex industrial space is being developed in Georgetown, Kentucky. 1,500 SF suites are available up to the size of each building. Outdoor storage areas are available. Just a quarter mile from access to I-75.

LOCATION

Located at: 944 East Main Street, a half mile east of downtown Georgetown.

Strong and Growing Demographics:

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population Estimates:	8,296	38,821	46,233
Average Household Income:	\$67,182	\$85,962	\$90,065
Estimated Number of Households:	3,088	14,899	17,494

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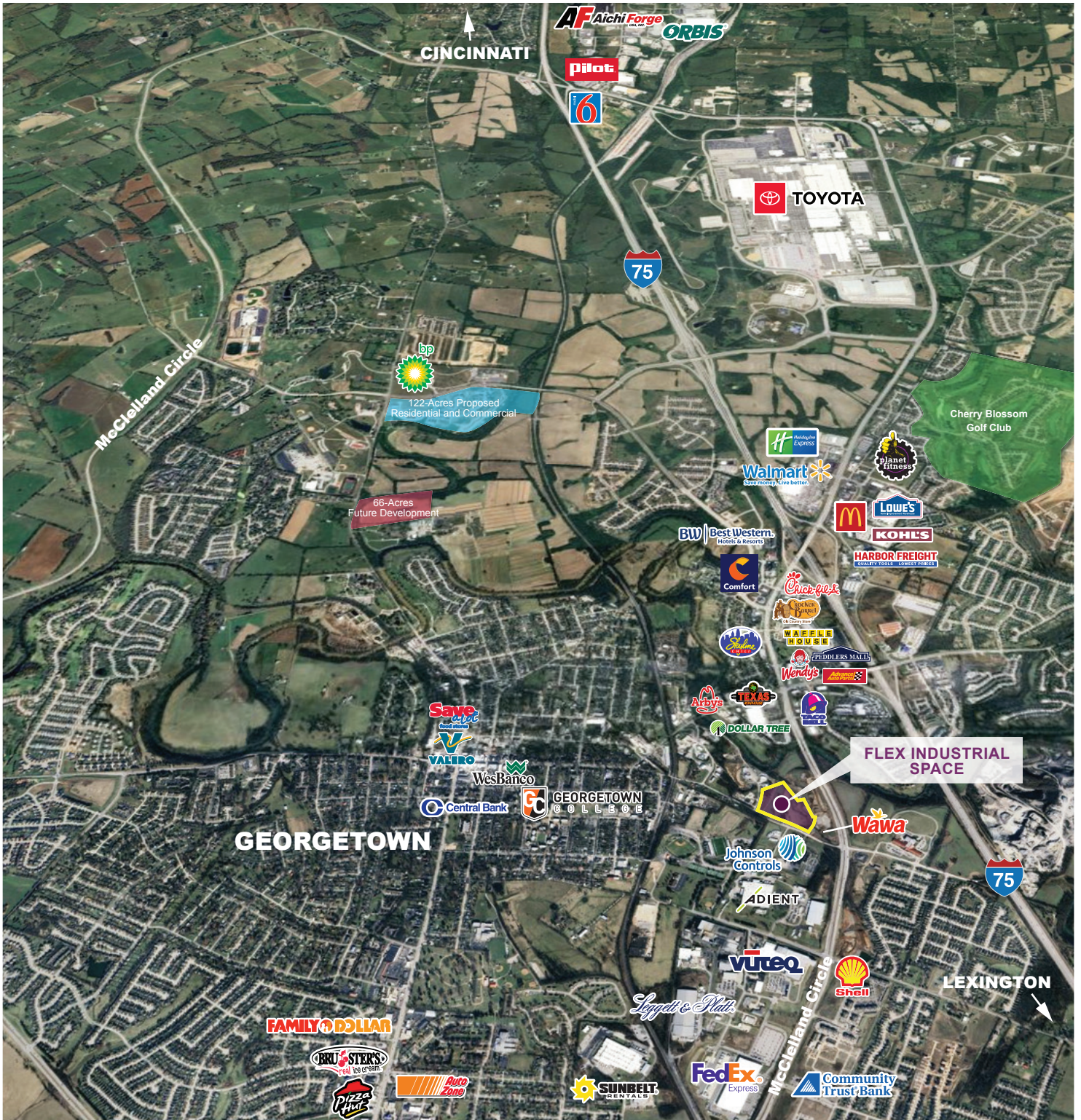
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Georgetown



Georgetown is ideally located just north of the crossroads of I-75 and I-64, and a day's drive to 2/3 of America's population.

It's a **BUSINESS FRIENDLY COMMUNITY**. Throughout the 20th century, Georgetown has been in transition from an economy based primarily on agriculture, to one mixing manufacturing, small business, and the family farm. During the 1960s, the construction of Interstate 75 placed the city on one of the nation's busiest highways. The selection of Georgetown as the site of Toyota Motor Manufacturing Kentucky in 1985 resulted in the greatest period of growth in the city's history.



Georgetown's Downtown Historic District is comprised of pristine Victorian storefronts and lamppost-lined sidewalks, come-hither window displays and friendly business owners who wave and welcome everyone into their establishment.

GEORGETOWN'S TOP EMPLOYERS

Toyota Motor Manufacturing
Kentucky

Scott County Schools

Adient

Toyota Production Engineering
and Manufacturing Center

Georgetown Community
Hospital

Toyota Tsusho

Kroger

Aichi Forge USA

International Crankshaft



One of the beautiful rural neighborhoods near Georgetown, Kentucky.



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TOYOTA ASSEMBLY PLANT

Georgetown is the home to Toyota's 9 million square foot Assembly Plant.



TOYOTA

GEORGTOWN OPERATIONS:

Vehicle production (stamping, body weld, paint, plastics and assembly), engine production and die manufacturing.

Toyota Motor Manufacturing Kentucky is Toyota's largest vehicle manufacturing plant in the world, capable of producing 550,000 vehicles and more than 600,000 engines annually. Toyota broke ground in Georgetown, Kentucky, in May of 1986, and two years later (May 1988), produced its first Camry. Since then, more than 14 million vehicles have rolled off Toyota's assembly lines in Kentucky, where full-time employment is 9,950. In addition to the Camry Hybrid, America's best-selling car, Toyota Kentucky also manufactures the RAV4 Hybrid, and the Lexus ES 350 and 300h, as well as four-cylinder and V-6 engines. Toyota has invested more than \$154 million in various community philanthropic and educational initiatives since 1986.



435,631

VEHICLES PRODUCED IN 2024



714,400

ENGINES PRODUCED IN 2024



9,400

EMPLOYEES



\$11B+

CURRENT INVESTMENT



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