



FLEX INDUSTRIAL SPACE FOR LEASE

107 - 109 MEANS DRIVE | NICHOLASVILLE, KENTUCKY

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PROPERTY HIGHLIGHTS

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107 - 109 Means Drive | Nicholasville, Kentucky



2025 DEMOGRAPHIC SNAPSHOT

	1-Mile	3-Mile	5-Mile
Total Population	214	28,276	122,924
2030 Proj. Population	221	28,233	123,520
Daytime Population	1,547	25,444	108,828
Total Households	90	11,487	52,132
Average HH Income	\$153,711	\$119,990	\$107,605

LOCATION

NWQ of US-27 & Kohls Drive
107 - 109 Means Drive, Nicholasville, Kentucky 40356

AVAILABLE

±12,000 SF on ±1.61 AC

RATES

Asking Rent: Call for Details

TRAFFIC COUNTS (KYDOT)

35,153 VPD ('20)
US-27

HIGHLIGHTS

- » Versatile 12,000 SF flex/industrial space features a showroom, finished office, and open warehouse space
- » The 1.61 acre lot offers abundant parking plus a rear utility yard ideal for equipment or outdoor storage
- » The property supports service businesses, contractors, light industrial users, and distributors
- » 20-24' cleared ceiling heights
- » Climate controlled warehouse space
- » Wet sprinkler system



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SITE AERIAL

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PROPERTY PHOTOS

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