

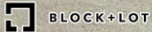
# FOR SALE OR LEASE

OFFICE/FLEX



## 1014 S. MAIN STREET

NICHOLASVILLE, KY 40356



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# 01: EXECUTIVE SUMMARY

1014 S. MAIN STREET



## PROPERTY DESCRIPTION

Block + Lot is pleased to present this 25,632 SF flex office building available for lease or sale in Nicholasville, KY. The property is strategically located with excellent frontage on Main Street and the entrance to John Watts Industrial Park.

The building is well-suited for a variety of users, featuring multiple training rooms, a beautiful lobby with reception, a full kitchen and spacious breakroom, a mix of private offices and open work areas, and multiple warehouse/storage areas with a total of two (2) drive-in doors. The flexible layout makes it ideal for multiple uses. There is over an acre of land that be used as additional parking or outdoor storage due to its I-1 zoning.

Positioned along S. Main Street, the property benefits from high visibility and excellent accessibility within the Nicholasville market and to the greater Lexington market. Big-box retail anchors such as Kroger and Ollie's Bargain Outlet are located across the street, signaling the strength of the property's location.



**+/- 25,632 SF**  
**+/- 3.08 AC**



**FOR LEASE:**  
**\$9.00 PSF + NNN**  
**FOR SALE: CALL AGENT**



**ZONED**  
**I-1**

# 02: PROPERTY OVERVIEW

1014 S. MAIN STREET

## PROPERTY HIGHLIGHTS

### VISIBILITY

Main Street frontage provides exceptional visibility.

### LAYOUT

The building provides a mix of private offices, open workspaces, and large training rooms.

### FLEXIBLE USE

2 drive-in doors with warehouse/storage capabilities.

### OUTSIDE STORAGE POTENTIAL

The property offers over an acre of land that can be used as additional parking or outdoor storage due to its I-1 zoning.

### PRIME ACCESSIBILITY

Quick access to Nicholasville Bypass offering connectivity to Lexington and major retail.



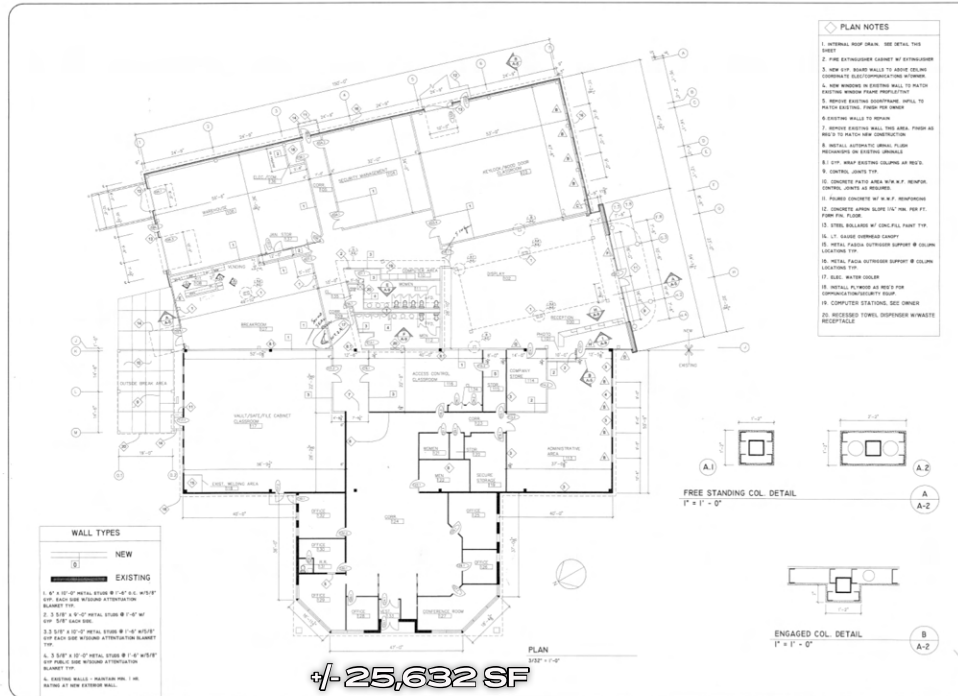
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 BLOCK+LOT

# 02: PROPERTY OVERVIEW

## FLOOR PLAN 1014 S. MAIN STREET



**JERRY W. HENDON ARCHITECT**  
ARCHITECTS

**JWA**

1014 S. MAIN STREET  
DENVER, COLORADO 80202

**COVER SHEET**  
CUSTOMER: Educational Co.  
UNIVERSITY, DENVER

**A-2**

# 02: PROPERTY OVERVIEW

ADDITIONAL PHOTOS  
1014 S. MAIN STREET



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# 03: LOCATION INSIGHTS

AERIAL  
1014 S. MAIN STREET

