

# 'NNN' Lease \$3,000 M/O

## 443 W Walnut St Danville, KY

Downtown Space  
CENTRAL BUSINESS ZONING

- Investment Snapshot:
- ±3,180 SF Single-Tenant Commercial Building
  - Zoning: Central Business District (CBD) – City of Danville, Boyle County
    - Lease Type: NNN (\$3,000 / month)
    - Term: 3–5 years preferred
    - Utilities: Electric, Water, Sewer connected
  - Interior: 8-foot-tall walls, plumbed bathroom, furnace, and water heater
  - Build-Out: Tenant to verify and complete per intended use
  - Visibility: Frontage on Walnut Street near downtown and Centre College
  - Traffic Drivers: Centre College, Ephraim McDowell Hospital, Downtown Retail Core
  - Parking: On-street and municipal lots nearby



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## TANNER GOOD

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859.339.8105

129 N 4<sup>th</sup> St Danville, KY 40422

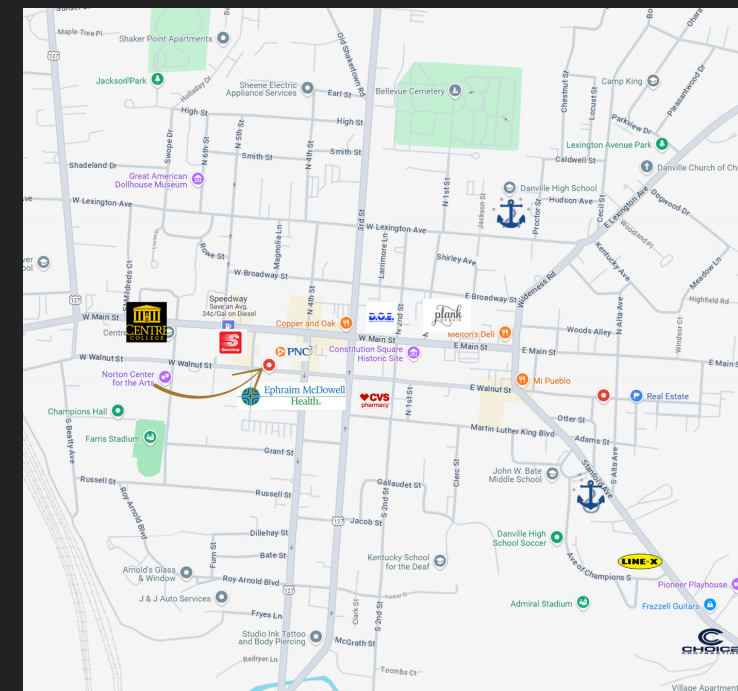
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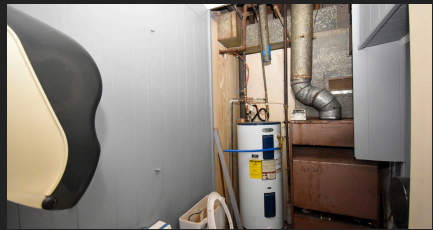
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## CONTACT TANNER



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443 W Walnut Street is a prime downtown Danville opportunity offering unmatched flexibility and exposure in a highly visible corridor.

Its zoning, location, and adaptable structure make it ideal for restaurant, retail, or office users looking to establish a presence within Central Kentucky's most stable and active downtown market.



## CONTACT US

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 859.339.8105



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A rare opportunity to lease a flexible, single-tenant commercial property in the heart of Downtown Danville's Central Business District (CBD).

This ±3,180 SF building at 443 W Walnut Street delivers outstanding visibility, convenient downtown access, and a layout ideal for restaurant, retail, or professional service use.

Positioned within walking distance to Centre College, Ephraim McDowell Regional Medical Center, and Danville's historic downtown square, the property sits in one of Central Kentucky's most vibrant commercial corridors. The immediate area continues to attract new investment and business activity, supported by strong demographics, educational anchors, and steady regional job growth.

The building includes 8-foot-tall interior walls, one plumbed restroom, a water heater, and an existing furnace. Utility connections for electric, water, and sewer are established, making this a ready-to-finish space for tenants seeking a custom build-out.

CBD zoning provides broad flexibility for use — including restaurant, boutique retail, creative office, or hybrid service applications.

Offered at \$3,000 per month NNN, this space represents an exceptional downtown presence for any operator seeking walkable access, high exposure, and long-term growth potential.