

FOR SALE OR LEASE

Stunning, Turn-Key Commercial Conversion

209 WEST JEFFERSON STREET | GEORGETOWN, KY 40324



PRESENTED BY:

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EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,050,000
LEASE RATE:	\$8,000.00 / month (NNN)
BUILDING SIZE:	9,600 SF
YEAR BUILT:	1815
ZONING:	B-3

PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to present this stunning, historic gem, originally built as a church and now thoughtfully reimagined for commercial use. Property tours by appointment only.

The original church structure is available for lease or owner occupancy. Step inside to find soaring vaulted ceilings, stained glass windows, and original architectural features that have been meticulously preserved. The heart of the property is its expansive open-concept layout, which seamlessly blends a high-end modern kitchen with spacious gathering areas and spa-like bathrooms, ideal for hosting clients or events. The versatility of this property makes it suitable for a variety of uses, including an event venue, boutique office space, or a high-end retail experience. A successful preschool business, which currently occupies the red-brick addition, can be included in the sale.

Located in downtown Georgetown and adjacent to Scott County's \$50 million Hall of Justice facility, the property is a rare find for investors or business owners seeking a unique opportunity in one of Kentucky's fastest growing markets.

For more information please contact Wade Haga, CCIM at 859.285.2202 // wade.haga@svn.com or Nathan Dilly at 859.420.5492 // nathan.dilly@svn.com.

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COMPLETE HIGHLIGHTS



LOCATION INFORMATION

STREET ADDRESS	209 West Jefferson Street
CITY, STATE, ZIP	Georgetown, KY 40324
COUNTY	Scott

PROPERTY HIGHLIGHTS

- The historic First Baptist Church, beautifully converted for commercial use.
- Available for lease or for sale to an owner-occupant or investor.
- Parking included.
- Versatile commercial space with flexible B-3 zoning.
- Nextdoor to the \$50 million Scott County Hall of Justice, under construction.
- Ongoing preschool business occupying a portion of the property can be included in the sale.
- A 4-min. drive from McClelland Cir and 7-min. drive from I-75.

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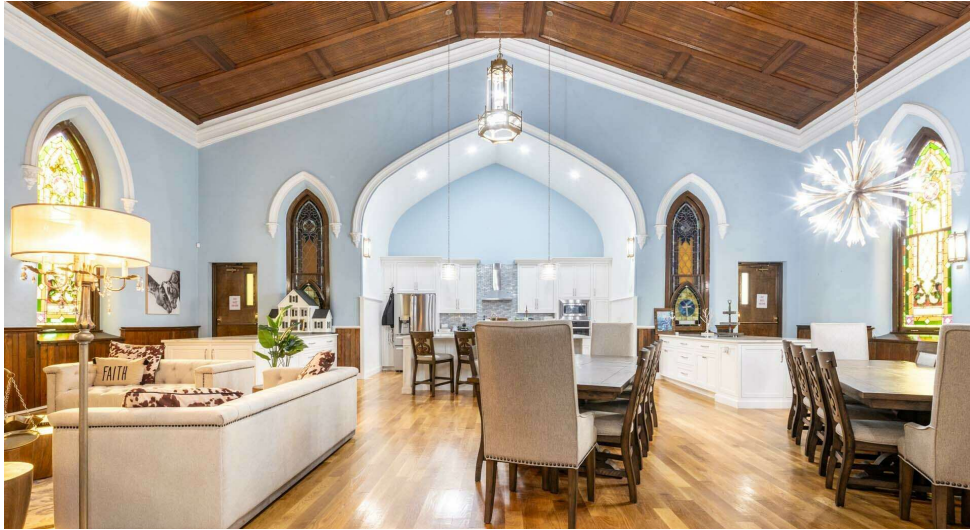
PROPERTY AERIAL



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INTERIOR PHOTOS



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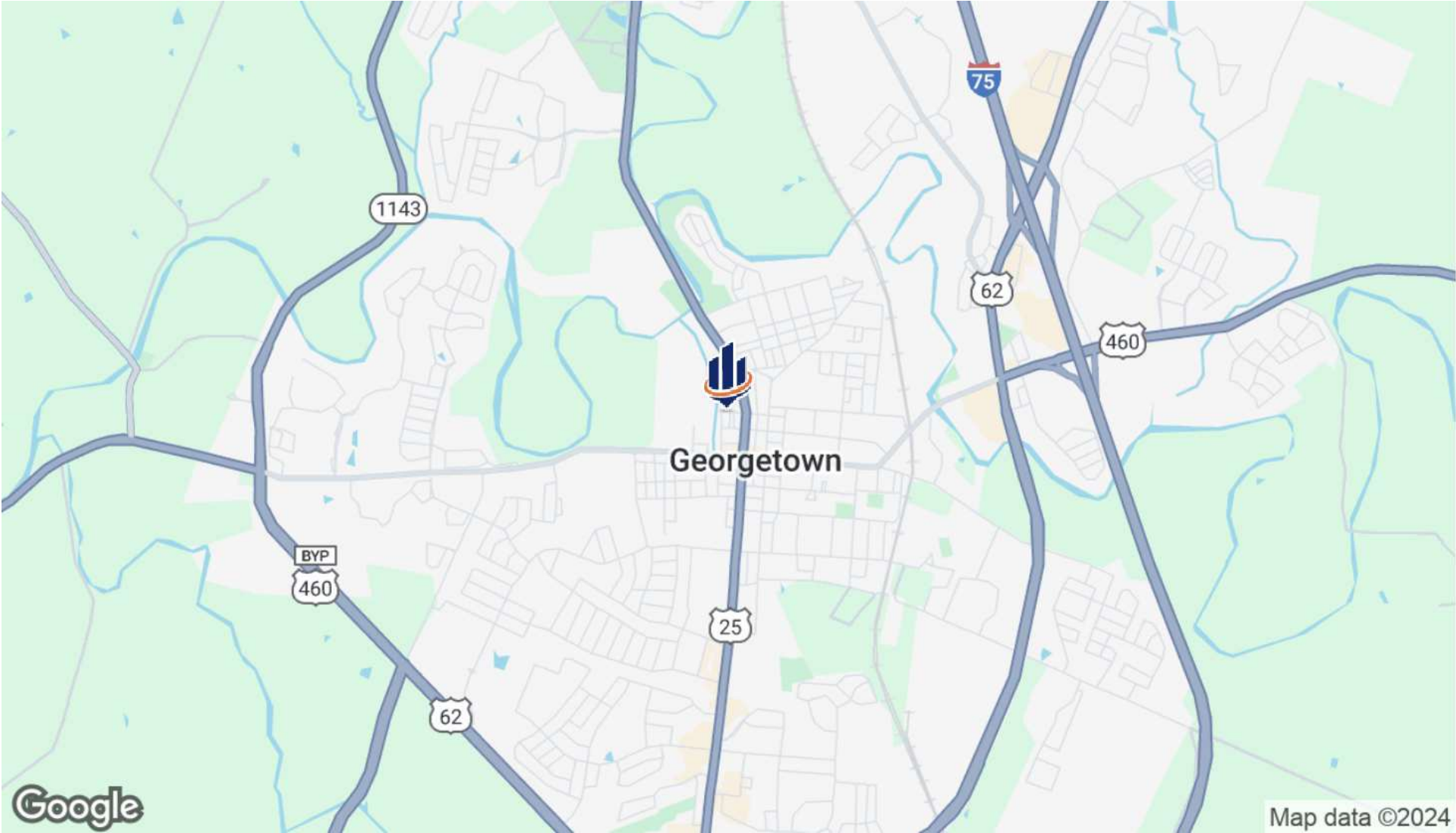
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

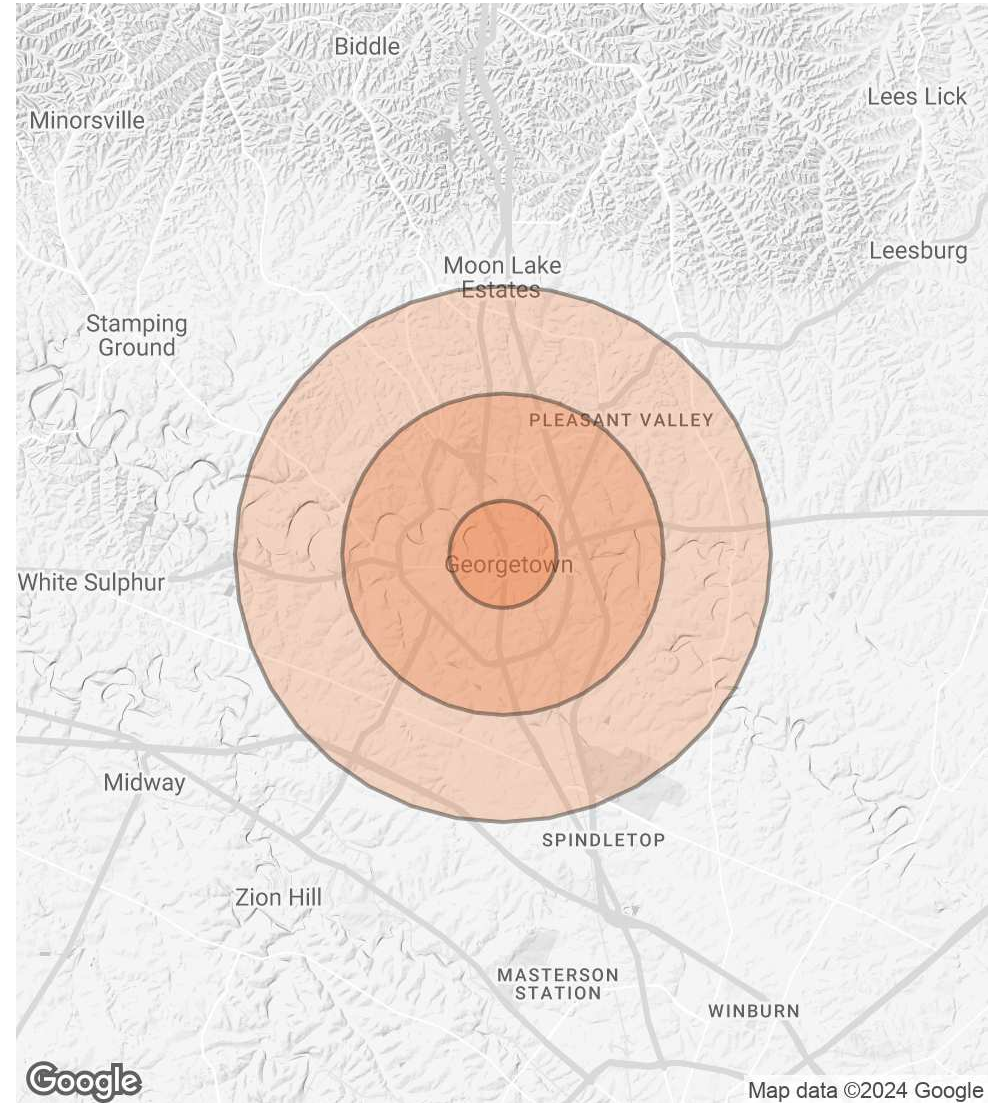
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,338	39,297	45,710
AVERAGE AGE	38	37	37
AVERAGE AGE (MALE)	37	35	36
AVERAGE AGE (FEMALE)	39	38	38

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,247	15,009	17,291
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$74,473	\$97,839	\$101,623
AVERAGE HOUSE VALUE	\$243,541	\$280,641	\$296,651

Demographics data derived from AlphaMap



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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