



**FOR SALE**

# **Comfort Inn Nicholasville | Turnkey Hotel Opportunity with Recent Upgrades**

**100 ALL STAR WAY | NICHOLASVILLE, KY 40356**



**SECTION 1**  
Property  
Information

# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$4,000,000
<b>NUMBER OF ROOMS:</b>	61
<b>LOT SIZE:</b>	3 Acres
<b>BUILDING SIZE:</b>	35,736 SF

## PROPERTY DESCRIPTION

SVN Stone Commercial Real Estate is pleased to present this Comfort Inn Hotel in Nicholasville, Kentucky, a premier Choice Hotels hospitality offering. This well-maintained interior corridor property features 61 rooms and was originally constructed in 2013, with a comprehensive renovation completed in 2024. The hotel showcases modern amenities, including complimentary Wi-Fi, an upgraded fitness center, a complimentary breakfast, and a well-appointed conference center. With its strong brand affiliation and recent enhancements, this property presents an excellent opportunity for new ownership to capitalize on value-add potential and maximize operational revenue. Detailed financial information, including RevPAR, ADR, occupancy rates, and expenses, is available upon execution of a confidentiality agreement.

For more information please contact Travis Rose, MBA at 859.806.1591 | [travis.rose@svn.com](mailto:travis.rose@svn.com) or Earl Brady at 859.619.0160 | [earl.brady@svn.com](mailto:earl.brady@svn.com).

**\*\*All showings must go scheduled with broker\*\***

**TRAVIS ROSE, MBA**

C: 859.806.1591

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## SALE HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- Recently renovated Comfort Inn built in 2013, with a full Property Improvement Plan (PIP) completed in 2024, offering updated amenities and modernized guest spaces.
- Situated on 3 acres in Nicholasville, Kentucky, just 10 miles south of Lexington, benefiting from a growing market, steady tourism, and strong economic development.
- Part of the Choice Hotels family, providing national brand recognition, a loyal customer base, and a proven reservation system that drives occupancy and revenue.
- 76 on-site parking spaces, ensuring convenience for guests, including business travelers and long-term stays.
- Modern guest amenities include complimentary Wi-Fi, an upgraded fitness center, a complimentary breakfast area, and a well-appointed conference center designed to attract both leisure and business guests.
- Zoned B-2, allowing for continued hospitality use and potential future enhancements.
- With recent renovations, an established brand presence, and strong operational fundamentals, this property presents a compelling investment opportunity for new ownership to capitalize on revenue growth and value-add potential.
- Detailed financial information, including RevPAR, ADR, occupancy rates, and expenses, is available upon execution of a confidentiality agreement.
- **\*\*All showings must go scheduled with broker\*\***

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## INTERIOR PHOTOS



**TRAVIS ROSE, MBA**

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**AERIAL PHOTO**



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**AERIAL PHOTO**

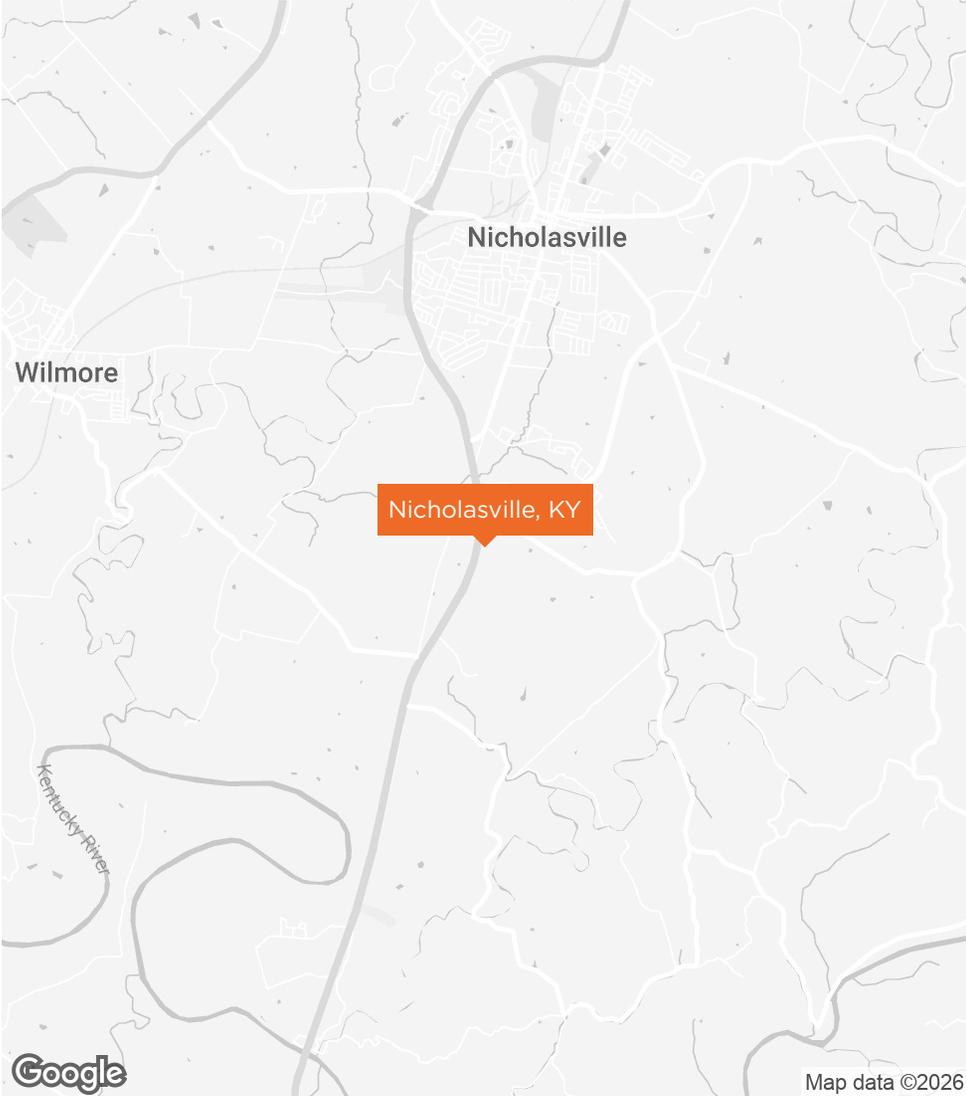


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**SECTION 2**  
Location  
Information

# NICHOLASVILLE, KY | JESSAMINE COUNTY



## LOCATION DESCRIPTION

Nicholasville, Kentucky is a vibrant city located in Jessamine County, just south of Lexington. With a population of approximately 30,000 residents, Nicholasville offers a delightful blend of small-town charm and urban amenities. Demographically, Nicholasville reflects a diverse community. The city boasts a median age of 35 years, indicating a balanced mix of young professionals, families, and retirees. Nicholasville’s strategic location in the heart of the Bluegrass region allows for easy access to the natural beauty and recreational opportunities offered by the surrounding countryside. From hiking and fishing to horseback riding and golfing, outdoor enthusiasts will find an abundance of options to explore. Overall, Nicholasville, KY is a welcoming and dynamic city, attracting individuals and families seeking a high quality of life, a strong sense of community, and a thriving economy. With its diverse demographics, excellent education system, and ample recreational amenities, Nicholasville presents an ideal blend of small-town charm and urban convenience.

## JESSAMINE COUNTY STATS

<b>TOTAL POPULATION</b>	394,500
<b>TOTAL HOUSEHOLDS</b>	172,357
<b>AVERAGE HOUSEHOLD INCOME</b>	\$78,923

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# LOCAL MAP

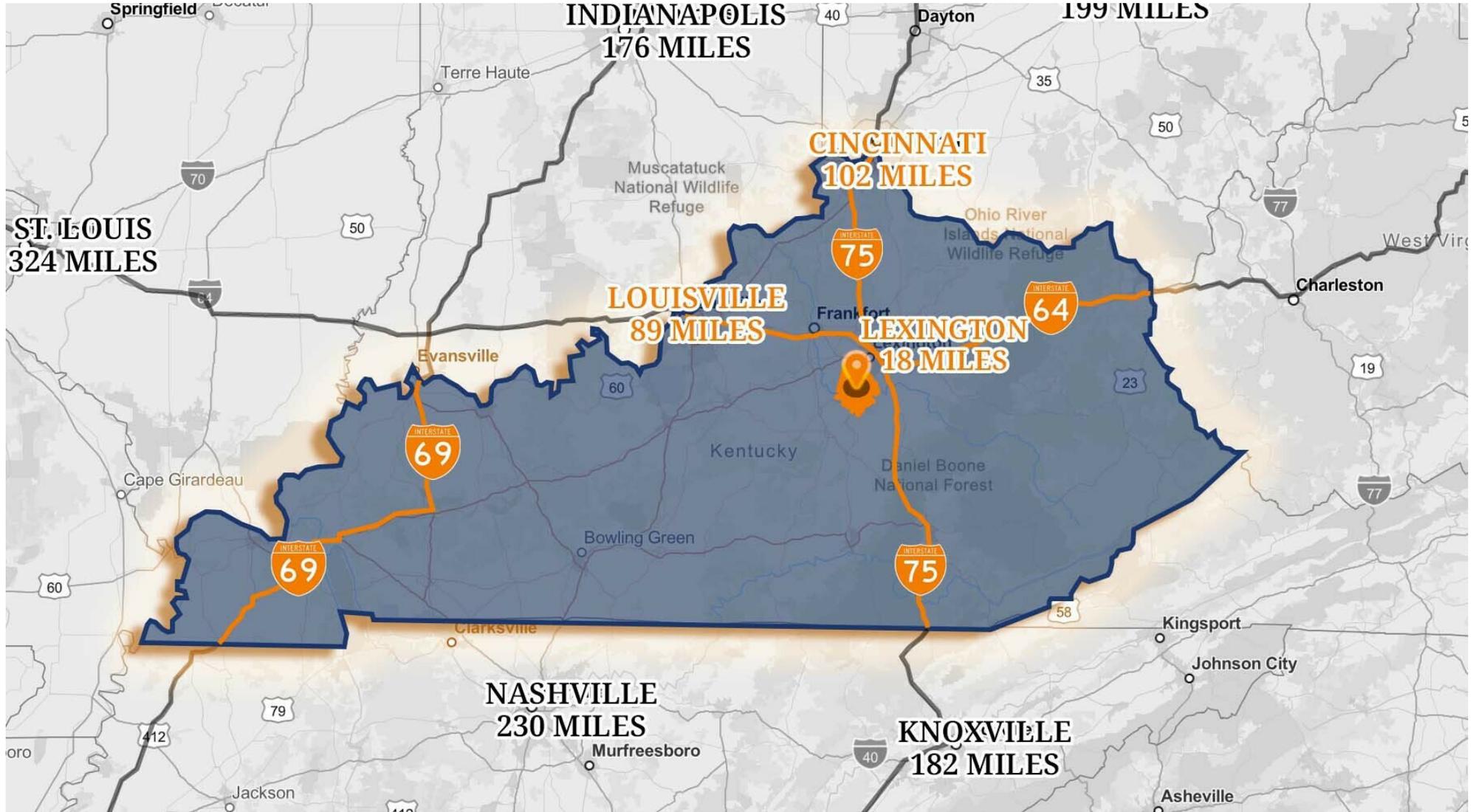


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# REGIONAL MAP



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**SECTION 3**  
Advisor Bios

## ADVISOR BIO



### TRAVIS ROSE, MBA

Advisor

Travis.rose@svn.com  
Office: 859.306.0598 | Cell: 859.806.1591

### EDUCATION

Bachelors - Eastern Kentucky University (President's List, Golf Team, Academic All-American)

MBA - Murray State University



## PROFESSIONAL BACKGROUND

Travis Rose serves as an Advisor at SVN Stone Commercial Real Estate, where he specializes in the acquisition and sale of large farm, residential, and commercial development tracts across Central Kentucky. In addition to land brokerage, Travis also assists clients with the buying, selling, and leasing of investment properties, offering market insight and tailored strategies to meet each client's goals.

A native of Nicholasville, Travis brings a deep understanding of Kentucky's land and investment landscape. His relational approach to brokerage is rooted in trust, service, and a commitment to long-term client success. In 2024, he was recognized with the SVN Achievers Award, a national production honor awarded to top-performing advisors based on annual sales volume.

Travis earned his Bachelor's degree from Eastern Kentucky University, where he was a member of the EKU golf team, named to the President's List, and honored as an Academic All-American. He later completed his MBA at Murray State University, further sharpening his financial and strategic expertise.

Outside of real estate, Travis resides in Lexington with his wife, Bitty, and their three daughters. He enjoys playing golf, spending time with family, and serving in various roles at his local church.

## EDUCATION

Bachelors - Eastern Kentucky University  
(President's List, Golf Team, Academic All-American)  
MBA - Murray State University

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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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