



Corporate Office Building

321 Venable Road
Winchester, Kentucky 40391

Property Highlights

- +/-16,857 SF freestanding single-story corporate office building for sale
- Located near Winchester Road (US 60) on Venable Road
- Situated in an ideal location for a corporate headquarters or operations center
- Split-level building contains an elevator, wet/dry sprinkler system, back-up generator and many more amenities
- Building sits on a 10 acre parcel, allowing for future development or other land uses
- Zoned B-3

Offering Summary

Sale Price:	\$750,000
Building Size:	16,857 SF
Lot Size:	10 Acres

For More Information

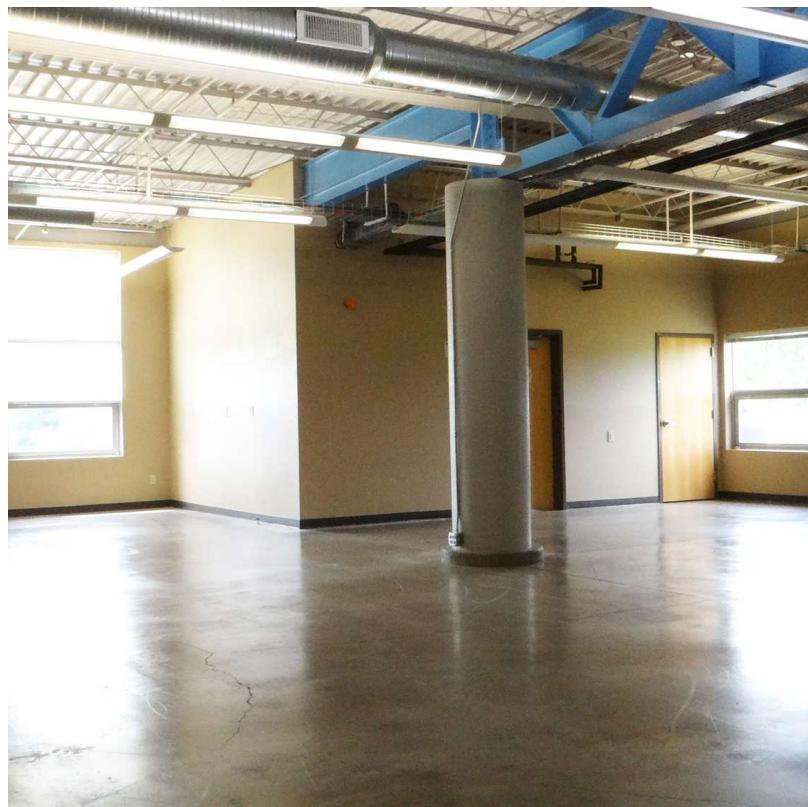
J.L. Cannady, CCIM

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For Sale
16,857 SF | \$750,000
Office Space



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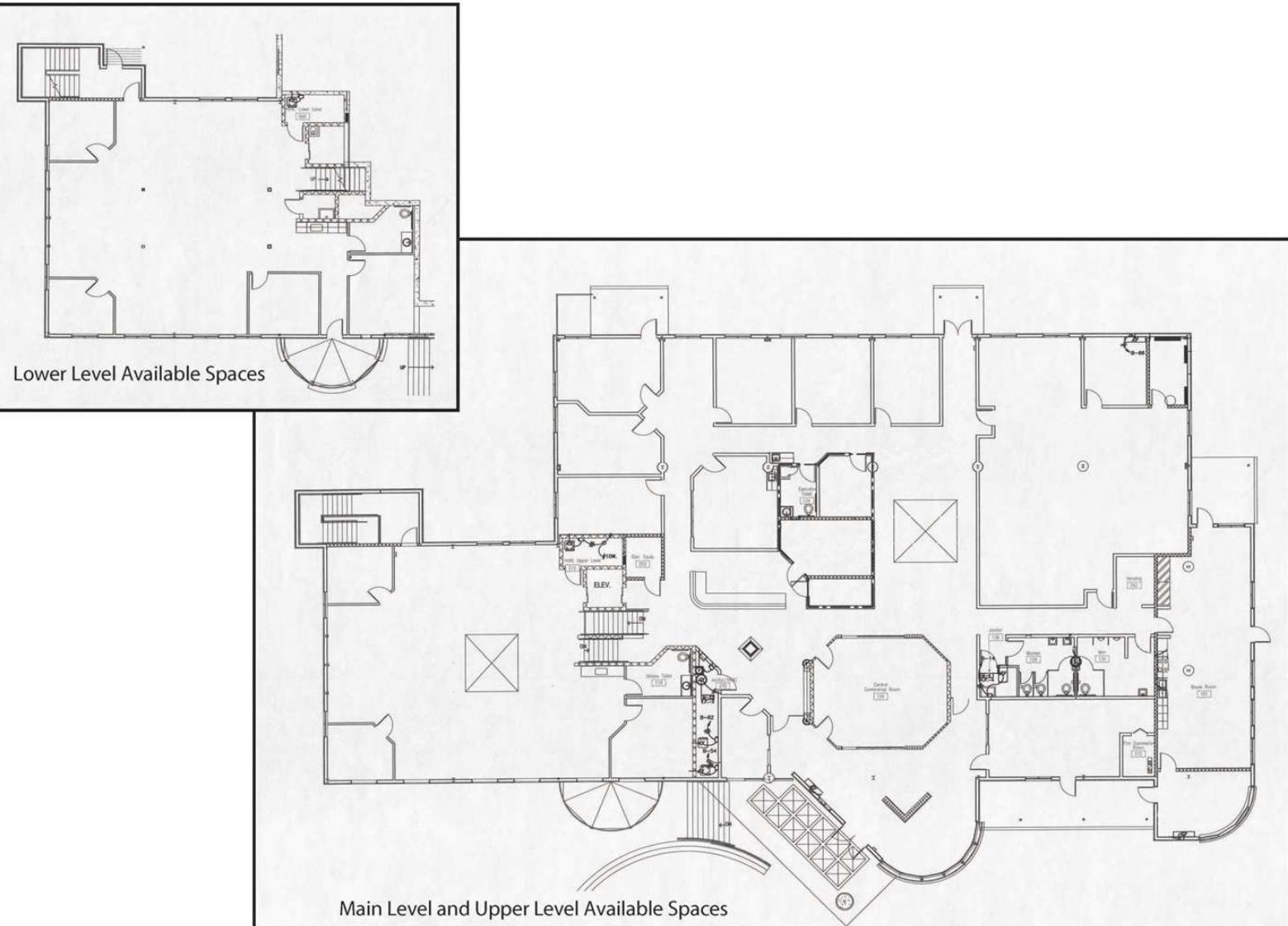


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For Sale

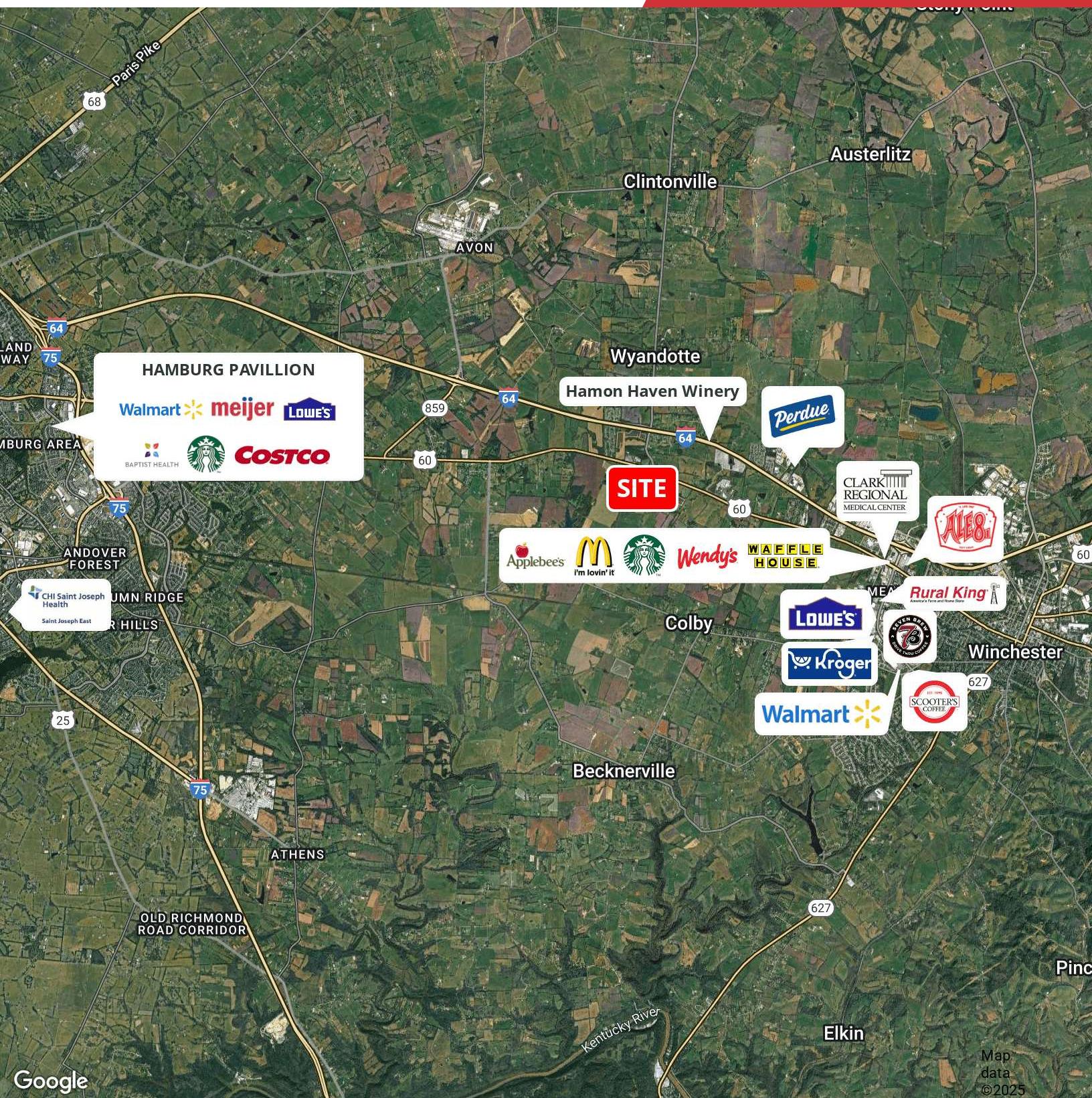
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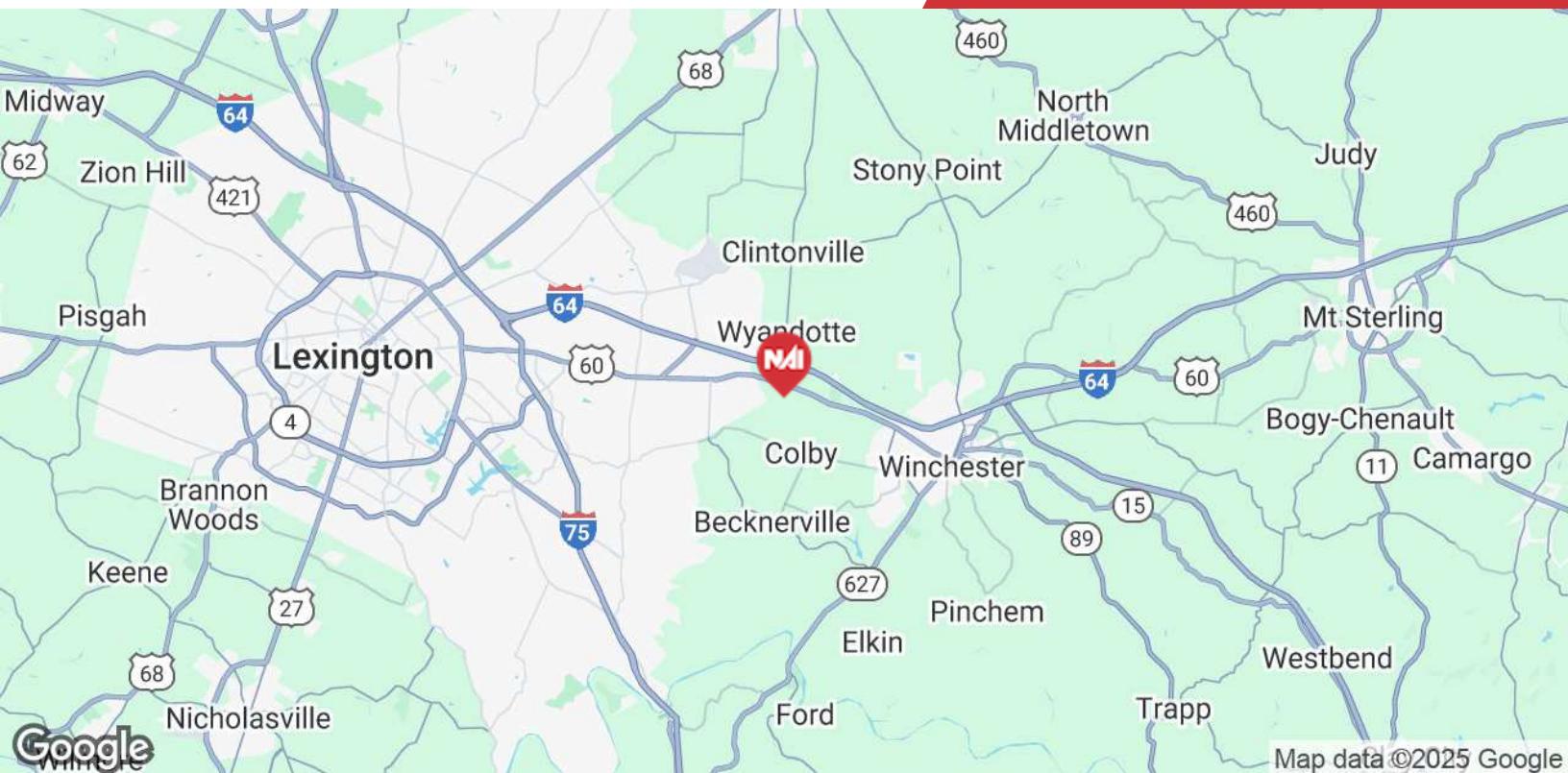
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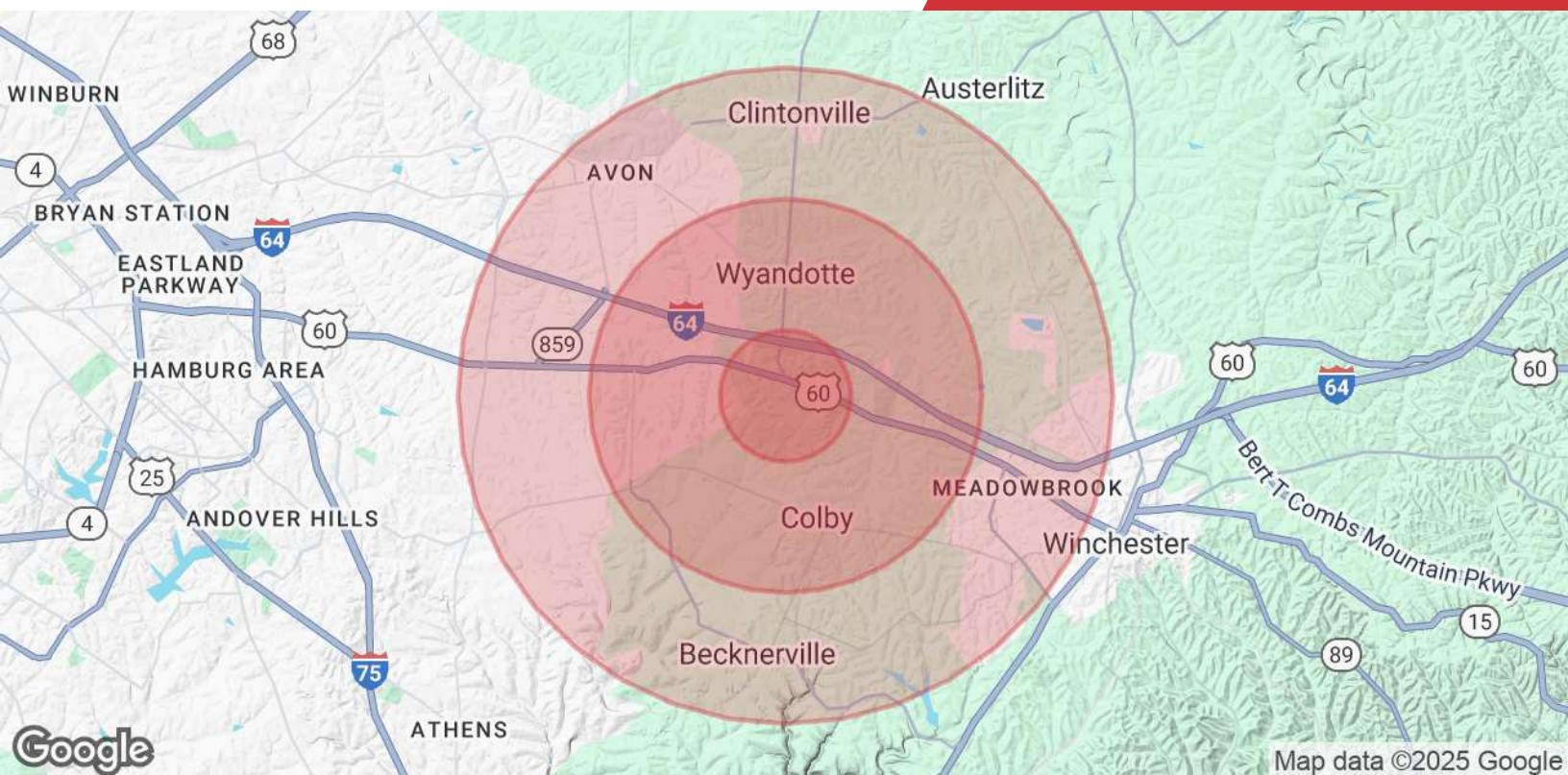
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Population

	1 Mile	3 Miles	5 Miles
Total Population	465	2,777	21,437
Average Age	42	43	42
Average Age (Male)	41	42	41
Average Age (Female)	43	45	43

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	192	1,076	8,795
# of Persons per HH	2.4	2.6	2.4
Average HH Income	\$103,623	\$105,507	\$95,274
Average House Value	\$236,165	\$259,125	\$256,700

Demographics data derived from AlphaMap