SVN
STONE COMMERCIAL REAL ESTATE

Lot With Building For Lease

121 KEMPER DR

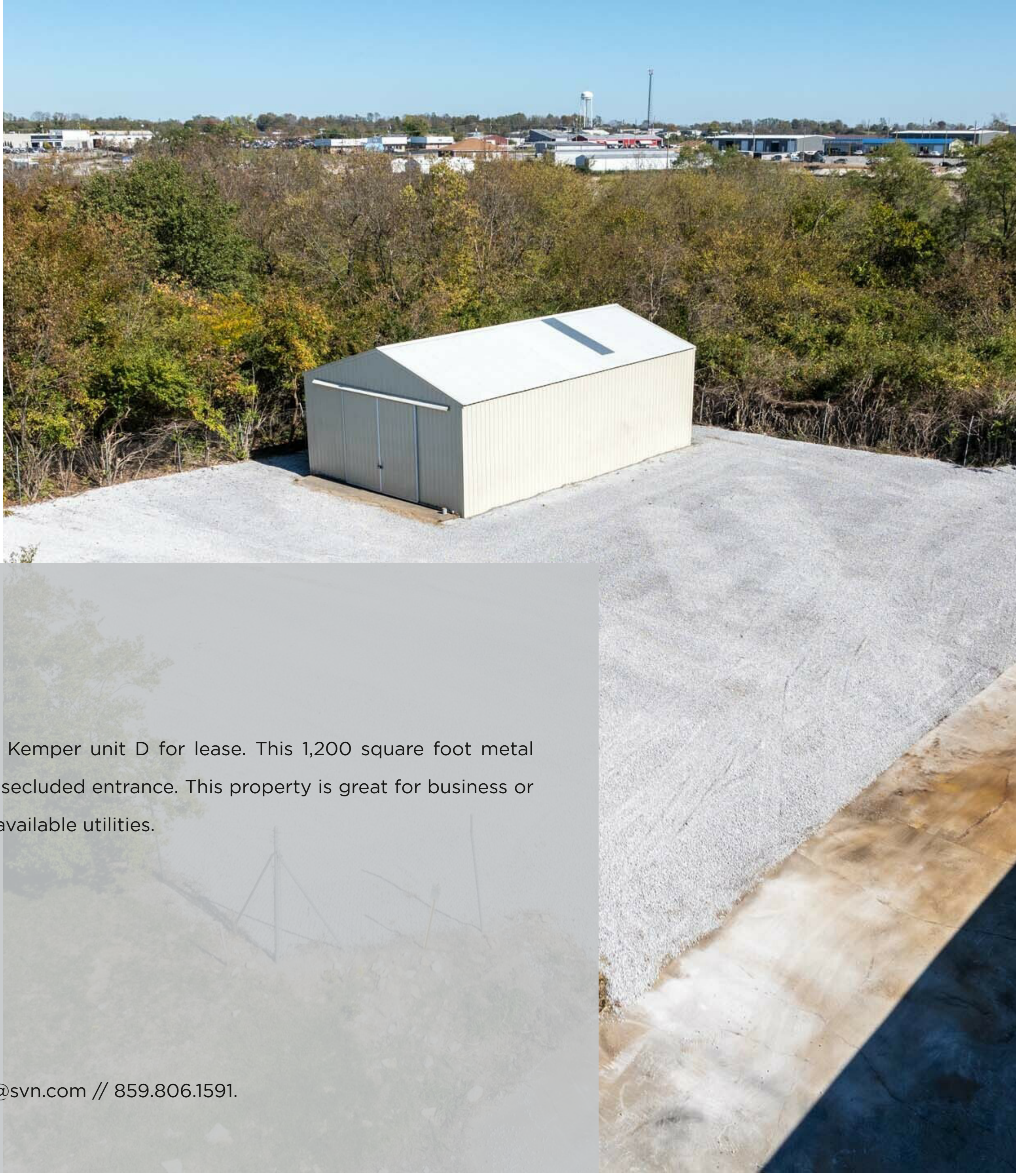
NICHOLASVILLE, KY 40356

PROPERTY SUMMARY

LOT WITH BUILDING FOR LEASE

121 KEMPER DR
NICHOLASVILLE, KY 40356

OFFERING SUMMARY	
LEASE RATE:	$1,000 / Month
AVAILABLE SF:	1,200 SF
LOT SIZE:	0.5 Acres



PROPERTY SUMMARY

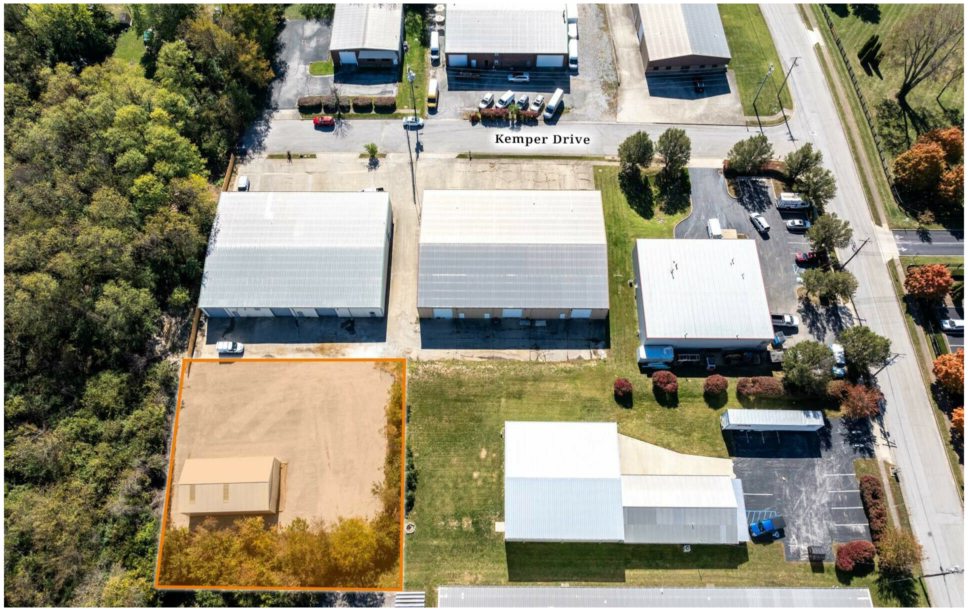
SVN Stone Commercial Real Estate is pleased to present 121 Kemper unit D for lease. This 1,200 square foot metal building sits on 0.5 acres of freshly poured gravel and offers a secluded entrance. This property is great for business or personal outdoor/indoor storage. The property does not have available utilities.

- 0.5 acre lot with fresh gravel
- 1,200 sf metal building with concrete floor, no utilities
- $1,000 per month
- Secluded entrance

For more information please contact Travis Rose at travis.rose@svn.com // 859.806.1591.


SVN
STONE COMMERCIAL REAL ESTATE
Rod Hatfield
USED CAR
FACTORY
bp
Lexington Road
35,153 VPD
DON FRANKLIN
NICHOLASVILLE MITSUBISHI
DRIVEN BY Family
HYUNDAI
CRONIN HYUNDAI
Alltech
KEMPER
Marketing excellence
lexscape
productions LLC
ROTO-ROOTER
KENTUCKY INDOOR
SOCCER AND SPORTS
For marketing purposes only,
exact locations not warranted

ADDITIONAL PHOTOS



DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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.