



For Lease: Prime Retail Space



111 Osborne Way

GEORGETOWN, KY 40324

PRESENTED BY:

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PROPERTY SUMMARY

FOR LEASE: PRIME RETAIL SPACE

111 OSBORNE WAY, SUITE 6
GEORGETOWN, KY 40324

OFFERING SUMMARY

LEASE RATE:	\$24.00 SF/yr (NNN)
BUILDING SIZE:	16,892 SF
AVAILABLE SF:	4,000 SF
ZONING:	B-5



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STONE COMMERCIAL REAL ESTATE

PROPERTY SUMMARY

SVN Stone Commercial Real Estate is pleased to offer this retail space now AVAILABLE off I-75 next to Walmart Super Center! This great leasing opportunity is shadow-anchored by the only Walmart in Georgetown, KY. There is currently a 4,000 sf space available in a very high traffic retail area, over 22,000+ cars per day on Cherry Blossom Way. This property is only one mile away from a Toyota Manufacturing Plant with over 7,000 employees! Join other national/regional tenants such as Urgent Care, Great Clips, Game Stop, and AT&T.

PROPERTY HIGHLIGHTS

- 4,000 SF Available
- Shadow Anchored by a Walmart Super Center located just off I-75
- This Walmart is ranked #1 in the State in store visits (per AlphaMap)
- Open floor plan with great sign visibility
- Located 1 mile from Toyota's Manufacturing Plant
- Traffic Count over 22,000 cars per day



**WALMART SHADOW
ANCHORED**



**4,000 SF
RETAIL SPACE**



**22,000 VPD
PRIME LOCATION**

AERIAL



I-75 | VPD 55,476+



 **REPUBLIC BANK**

AspenDental

 **Visionworks**

 **Central Bank**

 

Cherry Blossom Way | VPD 22,093+



For marketing purposes only, exact locations not warranted



SITE PLAN



GEORGETOWN AREA MAP



PROPERTY PHOTOS



ADDITIONAL PHOTOS





NATHAN DILLY

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PROFESSIONAL BACKGROUND

Nathan Dilly is a Senior Advisor with SVN Stone Commercial Real Estate, where he launched his real estate career in 2016. He specializes in retail properties and has guided numerous clients through the sale, leasing, and development of their assets. Over the years, Nathan has represented a wide range of clients, including individual investors, trusts, banks, franchisees, publicly traded companies, and private equity groups, in transactions involving leasing, acquisitions, dispositions, and strategic portfolio planning.

Nathan maintains strong relationships with SVN advisors nationwide, allowing him to support clients with multi-state requirements and deliver data-driven, market-specific, solutions. He brings a collaborative, client-first approach to every assignment, with a particular focus on helping brands and investors identify and capitalize on retail opportunities across the region.

Outside of his work, Nathan enjoys spending time with his wife and kids, traveling, staying active, playing guitar, and pursuing new business and real estate opportunities. A Lexington, Kentucky native, Nathan is a graduate of the University of Kentucky.

SVN | Stone Commercial Real Estate

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CALEB CLEVELAND

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PROFESSIONAL BACKGROUND

Caleb Cleveland is a Commercial Real Estate Advisor with SVN Stone Commercial Real Estate in Lexington, KY, where he specializes in Multifamily sales. Caleb has been an integral part of the firm for over two years, beginning his journey as an intern before officially joining as a licensed advisor in 2024.

During his time with the multifamily team, Caleb has played a key role in building and managing a comprehensive database of clients and potential buyers, giving him a strong understanding of Kentucky's multifamily market. His work behind the scenes has provided him with invaluable experience in market analysis, client relations, and investment strategies, skills he now applies in serving clients directly.

Originally from Charlotte, North Carolina, Caleb moved to Lexington to attend Asbury University, where he is currently completing his degree. His academic background, combined with hands-on real estate experience, gives him a unique perspective as he helps clients navigate investment opportunities.

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