



**FOR LEASE**

**1,500 SF Retail Space in Danville, KY**

**514 S 3RD STREET | DANVILLE, KY 40422**



PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Flexible leasing options from 1,500 SF
- High-visibility location on S 3rd Street with easy access to downtown Danville
- Showroom area perfect for retail or office use
- Competitive lease rate of \$12 per Sq. Ft. (NNN)
- Great Location Near Downtown
- Small Warehouse with Roll-Up Door

OFFERING SUMMARY

LEASE RATE:	\$12.00 SF/yr (Gross)
AVAILABLE SF:	1,500 SF

GABE MEASNER  
O: 859.306.0607  
gabe.measner@svn.com



PROPERTY DESCRIPTION

SVN Stone Commercial Real Estate is pleased to bring to market for lease this 1,500 square feet of versatile Retail/Flex space in a prime Danville location. This property features a spacious showroom ideal for retail, office, or customer-facing business operations, along with a small warehouse space for storage or light industrial use.

This space is ideal for a variety of businesses looking for a combination of retail and warehouse functionality. Don't miss out on this opportunity to establish your business in a prime location! For more information please contact Gabe Measner at gabe.measner@svn.com // 859.630.7106.



## PROPERTY AERIAL



**GABE MEASNER**

O: 859.306.0607

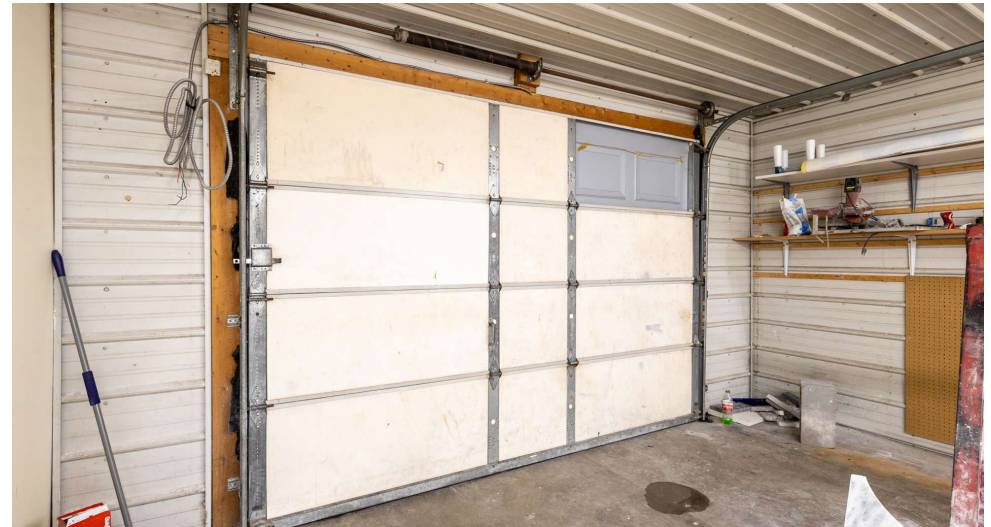
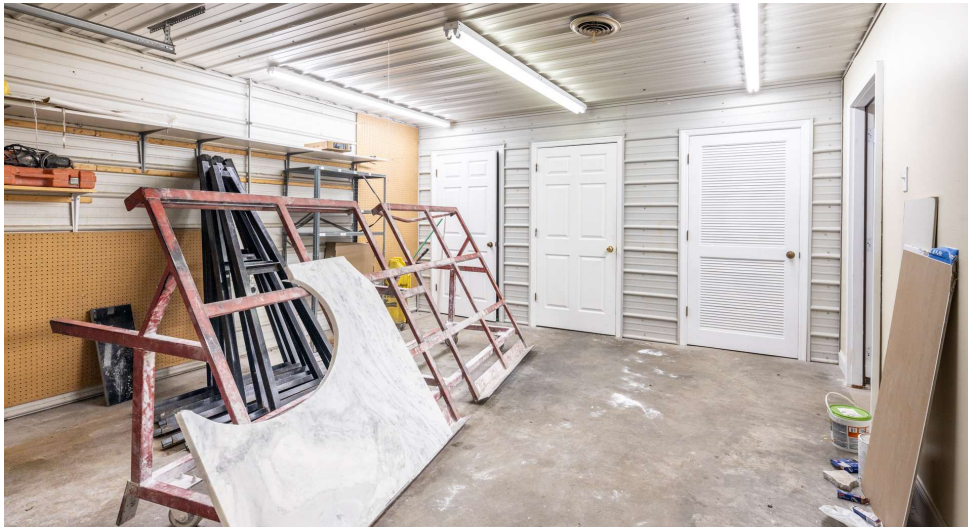
[gabe.measner@svn.com](mailto:gabe.measner@svn.com)

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## INTERIOR PHOTOS

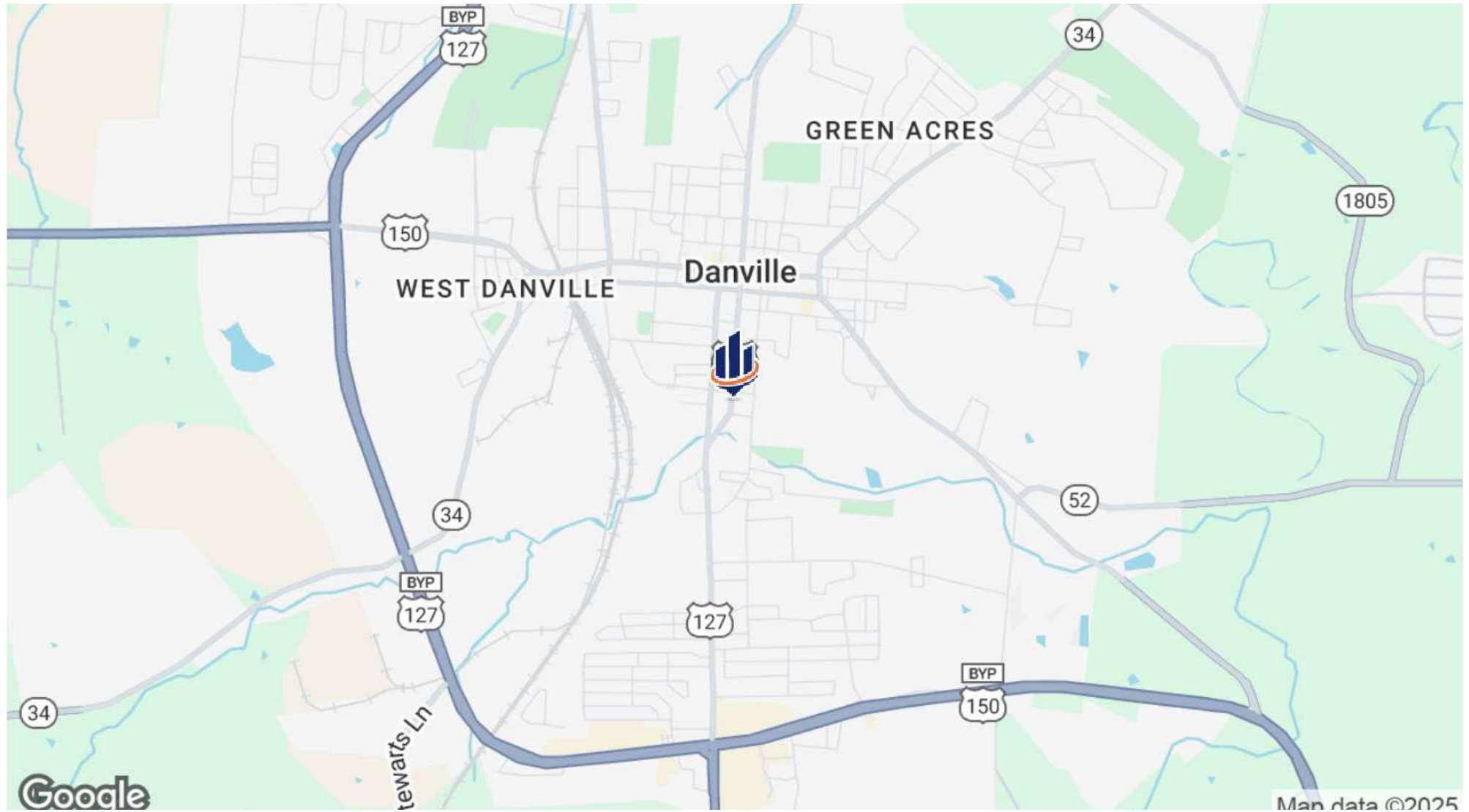


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## LOCATION MAP



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## ADVISOR BIO



**GABE MEASNER**

Advisor

Gabe.measner@svn.com

Office: **859.306.0607** | Cell: **859.630.7106**



## PROFESSIONAL BACKGROUND

Gabe Measner serves as an Advisor at SVN Stone Commercial Real Estate. He specializes in working with clients on the buying, selling, and leasing of industrial properties. He also performs sales and leases of office and retail properties in the Central Kentucky area. Formerly, Gabe was the Director of Development for 8 years at Christian Student Fellowship. During his tenure, the organization raised over 20 Million Dollars towards the construction of two new facilities on the University of Kentucky campus, and the annual fund for day-to-day ministry work.

Gabe was born and raised in Northern Kentucky before attending the University of Kentucky. He now lives in Lexington with his wife and two kids. He enjoys playing golf, cheering on the Cats, and spending time with his family and friends. You can contact Gabe at 859.630.7106 or email him at Gabe.Measner@svn.com.

**SVN | Stone Commercial Real Estate**

270 S. Limestone  
Lexington, KY 40508  
859.264.0888



## DISCLAIMER

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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.

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