17.58 Acres For Development

200 Glades Rd

BEREA, KY 40403

PRESENTED BY:

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PROPERTY SUMMARY

17.58 ACRES FOR DEVELOPMENT

200 GLADES RD
BEREA, KY 40403

OFFERING SUMMARY	
SALE PRICE:	$3,900,000
LOT SIZE:	17.58 Acres
PRICE / ACRE:	$221,843
ZONING	Commercial

PROPERTY SUMMARY

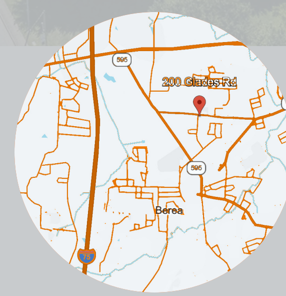
SVN | Stone Commercial Real Estate is pleased to present 17.58 acres of development land for sale in Berea proper. The site presents a contiguous development tract in one of the I-75 corridor's most consistently visited communities, positioned to serve retail, hospitality, multifamily, or mixed-use development. The property offers a clean slate for a purchaser seeking scale, visibility, and flexibility in a market with limited large-tract inventory.

PROPERTY HIGHLIGHTS

- 17.58 Acres of contiguous land
- Centrally located in Berea
- Zoned Commercial
- Dual Road Frontage
- 2 Miles to I-75
- Established Retail Node

2 MILES
TO I-75

ZONED
COMMERCIAL



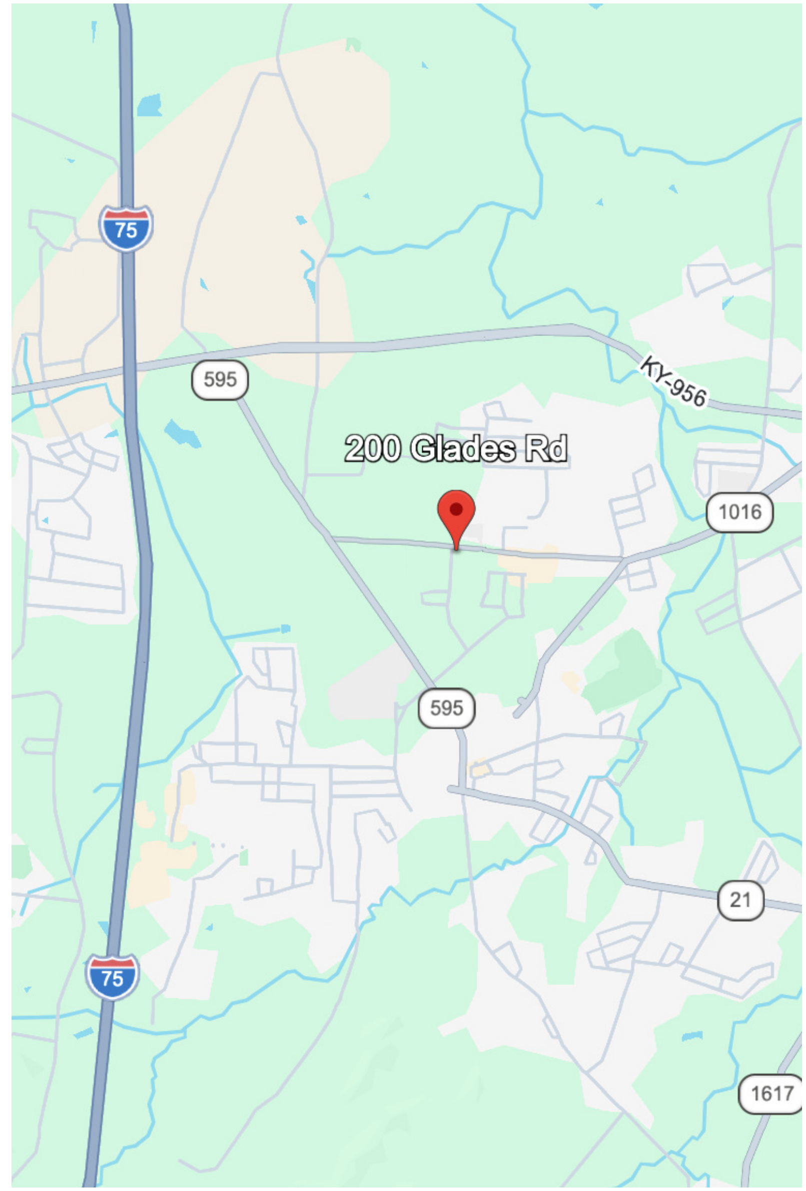
CENTRALLY
LOCATED

ECONOMIC OVERVIEW

Berea occupies a strong position along Kentucky's I-75 corridor, anchored by a diversified manufacturing base and steady residential growth across Madison County. Businesses locating here benefit from competitive operating costs, a supportive local government focused on responsible growth, and a workforce development ecosystem that emphasizes craftsmanship and applied skills.

Madison County's population reached 101,696 as of July 2025, up 9.7% from the April 2020 Census baseline. The county's total Gross Domestic Product was $4.44 billion in 2024, according to the U.S. Bureau of Economic Analysis. Median household income is $63,351 (2024 dollars) and median household income growth is estimated at 1.5% year-over-year (Data USA). The county has 1,808 total employer establishments providing 25,781 jobs, plus 6,953 nonemployer (self-employed/sole proprietor) establishments. The largest employment sectors are healthcare and social assistance (6,588 workers), educational services (6,131), and manufacturing (5,974). 91.2% of residents 25 and older hold a high school diploma or higher, and 34.4% hold a bachelor's degree or higher. The County is home to Eastern Kentucky University and Berea College. Founded in 1855, Berea College is at the heart of this market and serves approximately 1,600 students, ranking consistently among the top regional colleges in the South. Its students, faculty, and staff make it one of the largest employers in Madison County and the primary engine behind Berea's arts economy, cultural programming, and visitor traffic.

In May of 2026, officials broke ground on the 300-acre Triple Crown Business Park, a joint regional development between Berea, Madison County, Scott County, and the Lexington-Fayette Urban County Government, governed by the Central Kentucky Business Park Authority. The project is projected to create 700 to 1,200 jobs over an approximate 10-year buildout and secured $2 million in federal funding. Berea is set to receive a 10% hosting fee on park revenues, with the remaining tax revenue split evenly among the three participating counties.



AREA MAP


US-25 Richmond Rd | 11,439+ VPD
Glades Rd | 5,143+ VPD
Walnut Meadow Rd | 72,10+ VPD
SOUTHERN
High School
SVN
Subject Property
17.58 Acres
save a lot
CASH EXPRESS
Whitaker Bank
ACE Hardware
AutoZone
SONIC
America's Drive-In
DOLLAR TREE
Walgreens
DQ
Domino's Pizza
O'Reilly

AERIAL


INTERSTATE
75
2 Miles
SOUTHERN
High School
save a lot
ACE Hardware
Uniquely Kentucky
Whitaker Bank
AutoZone
Glades Rd | 5,143+ VPD
Rash Rd
SVN
STONE COMMERCIAL REAL ESTATE
Subject Property
17.58 Acres

ADDITIONAL PHOTOS

ADVISOR

CALEB CLEVELAND

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Cell: **859.556.4857**

PROFESSIONAL BACKGROUND

Caleb Cleveland is an Advisor with SVN Stone Commercial Real Estate in Lexington, Kentucky, specializing in retail leasing and investment sales. He began his career with the firm as an intern and became a licensed Advisor in 2025.

During his time at SVN Stone, Caleb has helped build and manage an extensive database of property owners, investors, tenants, and prospective buyers. This experience has given him a strong understanding of Kentucky's commercial real estate market and valuable skills in market research, client relations, prospecting, and property analysis.

Caleb enjoys working with investors, property owners, and small businesses to fill vacancies, identify opportunities, and find real estate solutions that support their goals. He approaches each assignment with responsiveness, attention to detail, and a client-focused mindset.

Originally from Charlotte, North Carolina, Caleb moved to Lexington to attend Asbury University, where he earned a degree in marketing in 2026. His academic background and hands-on real estate experience provide him with a well-rounded perspective as he serves clients throughout Central Kentucky.

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ADVISOR

NATHAN DILLY

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Cell: **859.420.5492**

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.

EDUCATION

University of Kentucky

MEMBERSHIPS

International Council of Shopping Centers - ICSC
Commercial Property Association of Lexington - CPAL

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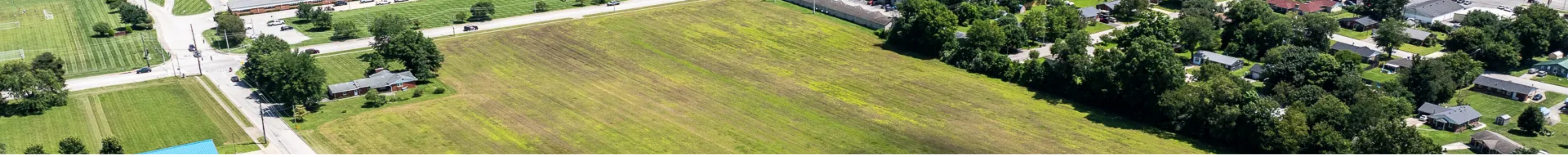

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly 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.