

OFFERING MEMORANDUM

FLEX BUILDING - FOR SALE

20 Wall St, Winchester, KY 40391

FOR SALE: \$575,000



22,814 SF | 3 STORIES | B2 ZONING

BELLCORNERSTONE
Commercial Real Estate

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OFFERING MEMORANDUM

20 WALL STREET

Winchester, KY 40391

DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale price and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential. Prospect agrees that it shall, and that it shall cause Prospect's representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.





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EXECUTIVE SUMMARY

20 WALL STREET

Winchester, KY 40391

20 Wall Street, is a flex property, totaling 22,814 square feet and situated on a 0.51-acre lot. The property is in a prime location and presents an exciting investment/owner-user opportunity with several noteworthy features providing flexibility to accommodate a wide range of businesses.



*Scan for
more info!*



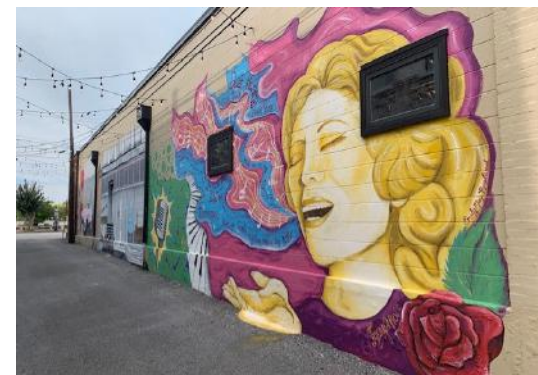
MARKET OVERVIEW



Winchester, Kentucky



Winchester is a city located in the Bluegrass region of Kentucky, located 20 miles east of Lexington, the state's second-largest city. Throughout its history, Winchester has been an important center for agriculture, particularly tobacco farming. While agriculture remains significant, Winchester has diversified its economy over the years. Manufacturing, healthcare, and retail are also important sectors. Daniel Boone National Forest, with its scenic beauty and outdoor recreational opportunities, is nearby. The town also hosts events and festivals throughout the year, celebrating its heritage and community spirit. Overall, Winchester offers a blend of historical charm, economic vitality, and natural beauty, making it a desirable place to live and visit in Kentucky.



DEMOGRAPHIC SUMMARY

WINCHESTER, KY

POPULATION

Winchester
19,142

State: Kentucky 4.512 Million

MEDIAN AGE

Winchester
37.6 years

State: Kentucky 39.1 Years

MEDIAN HOUSEHOLD INCOME

Winchester
\$47,034

State: Kentucky \$60,183

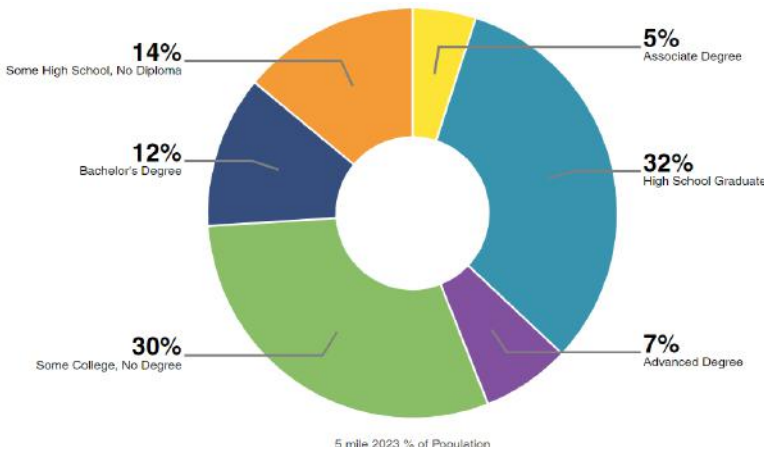


2023 STATISTICS

	2 Mile	5 Mile	10 Mile
Population 2023	19,421	29,455	37,946
Total Households	8,038	11,883	15,179
Avg Household Size	2.4	2.4	2.5
Avg Household Income	\$60,033	\$67,596	\$73,274

EDUCATIONAL ATTAINMENT

Highest level of education among people aged 25 years and older as 80% more or less than Oregon at large.

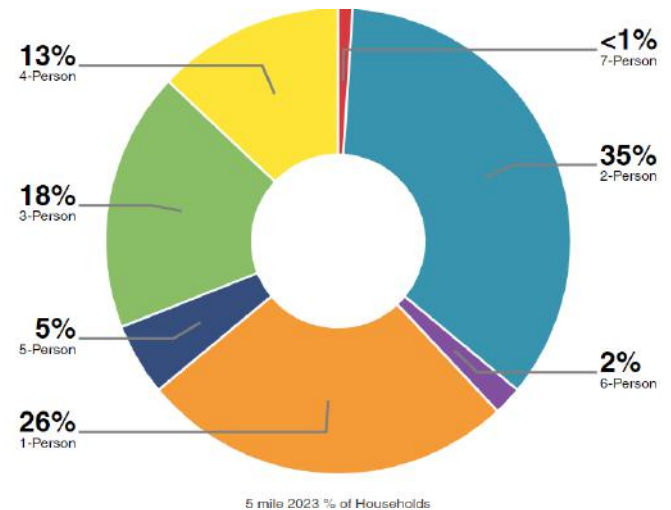


ECONOMIC INDICATORS

4.7% Winchester Unemployment Rate

3.9% U.S. Unemployment Rate

HOUSEHOLDS



Winchester
8,036

State: Kentucky 1.769 Million



Average Household Size

LOCATION OVERVIEW



HIGHWAY ACCESS

Winchester, Kentucky, enjoys good highway access, which facilitates transportation and connectivity to nearby cities and regions. Here are the primary highways that serve Winchester:

Interstate 64 (I-64): Interstate 64 runs just south of Winchester. It's a major east-west highway that connects the city to Lexington, which is the nearest major city to the west. I-64 also provides access to other cities such as Louisville to the west and Charleston, West Virginia, to the east.

U.S. Route 60 (US-60): U.S. Route 60 passes through Winchester, running east-west through the city. It provides additional connectivity to nearby towns and cities, including Mount Sterling to the east and Frankfort to the west.



AIRPORT PROXIMITY

Winchester, Kentucky, does not have its own commercial airport. However, residents and visitors can access air travel through several nearby airports. The closest airports to Winchester include:

Blue Grass Airport (LEX): Located in Lexington, approximately 30 minutes west of Winchester, Blue Grass Airport is the nearest commercial airport. It offers a range of domestic flights to major cities across the United States.

Louisville Muhammad Ali International Airport (SDF): Situated about 90 miles west of Winchester, Louisville's airport is another option for air travel. It provides a wider selection of domestic and international flights compared to Blue Grass Airport.

Cincinnati/Northern Kentucky International Airport (CVG): Although farther away, Cincinnati/Northern Kentucky International Airport serves as a major airport for the region. It's approximately 100 miles north of Winchester and offers a variety of domestic and international flights.

SITE OVERVIEW

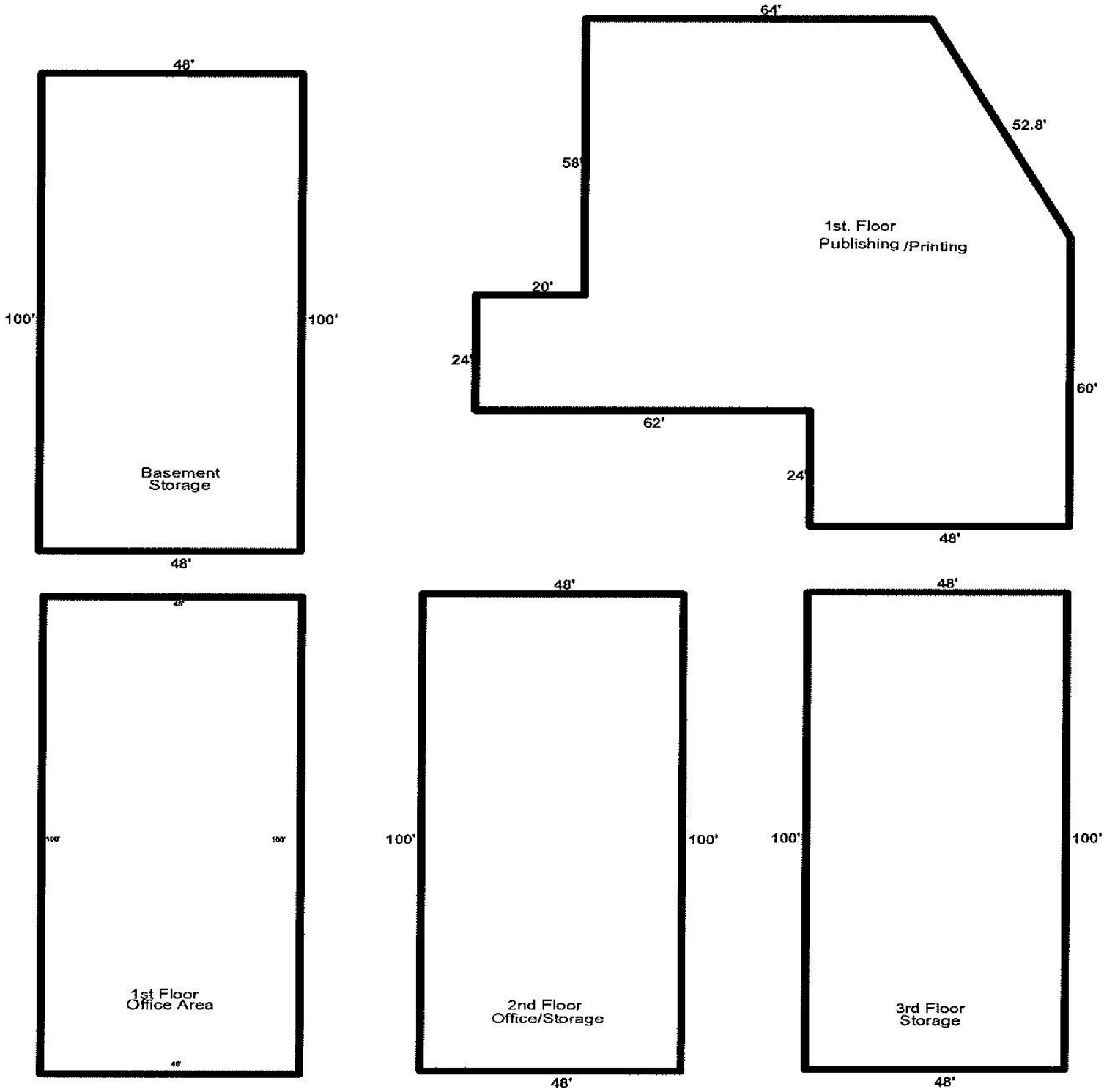
SITE

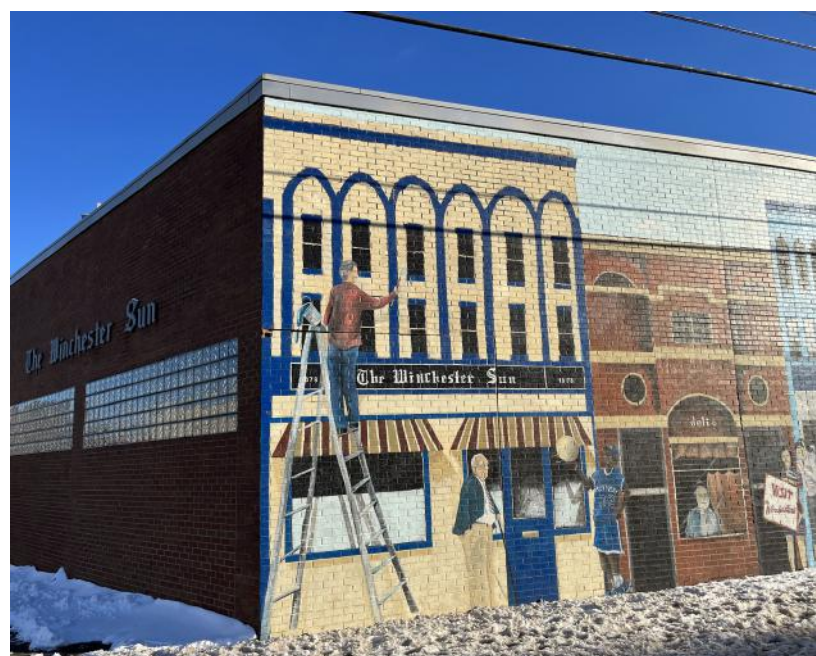
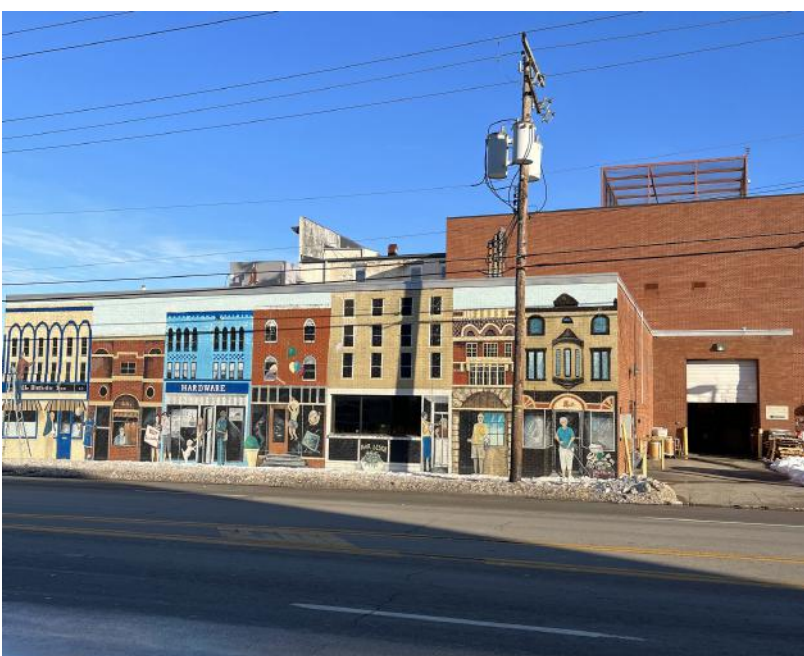
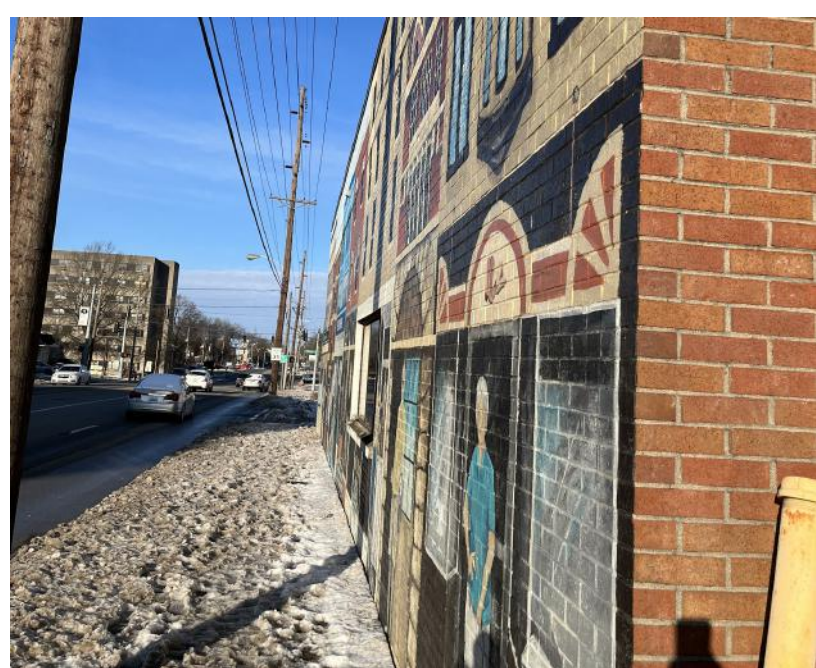
Property Type:	Flex
Building SF:	22,814 SF
	1st Floor: 4,800 SF Office, 8,414 SF Warehouse
	2nd Floor: 4,800 SF 3rd Floor: 4,800 SF
Acres:	0.51 AC
Floors:	3

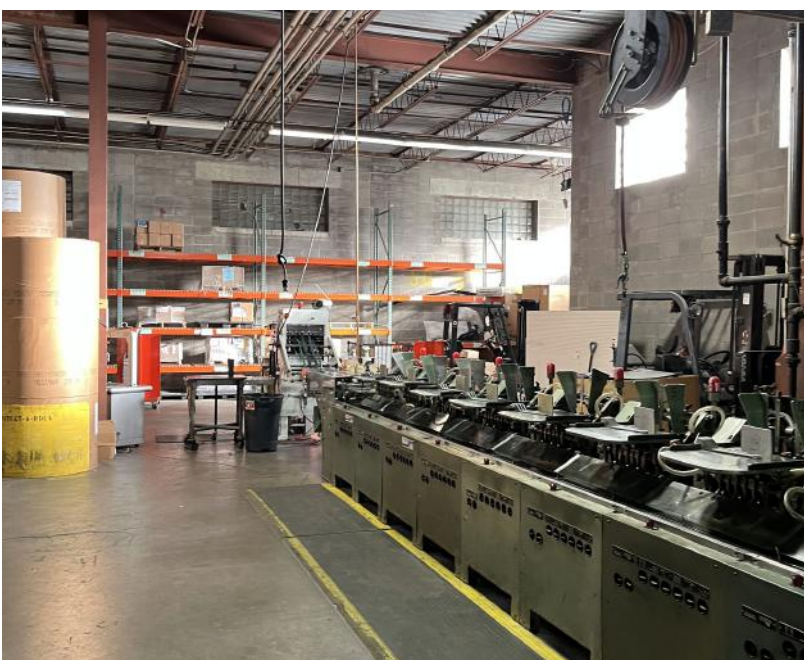
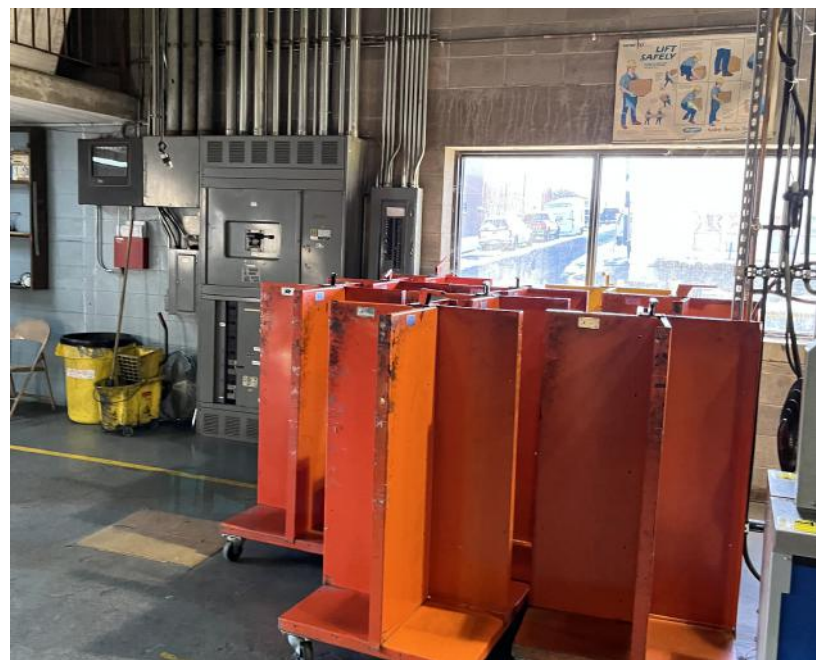
2023 OPERATING EXPENSES

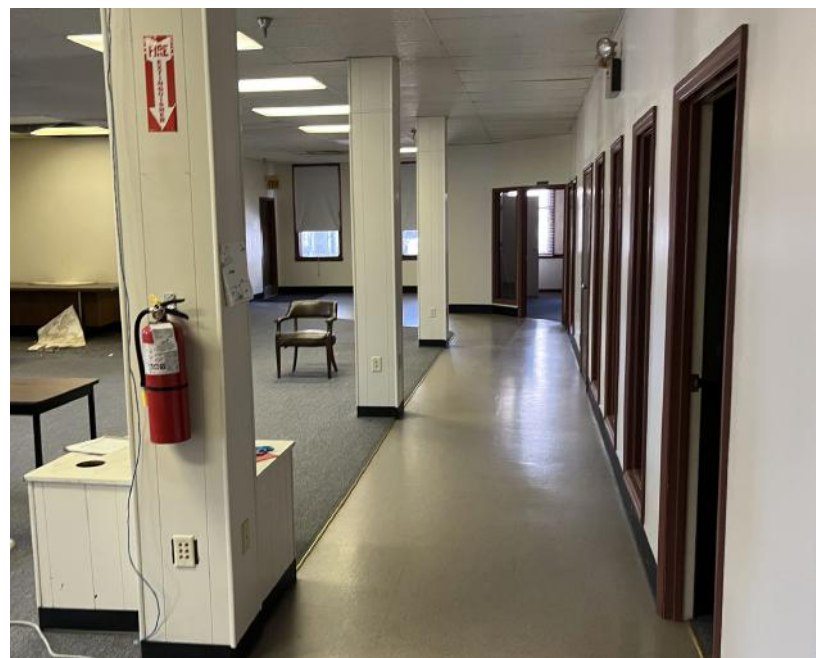
Utilities:	\$14,160
Janitorial:	\$1,728
Property Insurance:	\$4,272
Property Taxes:	\$2,640

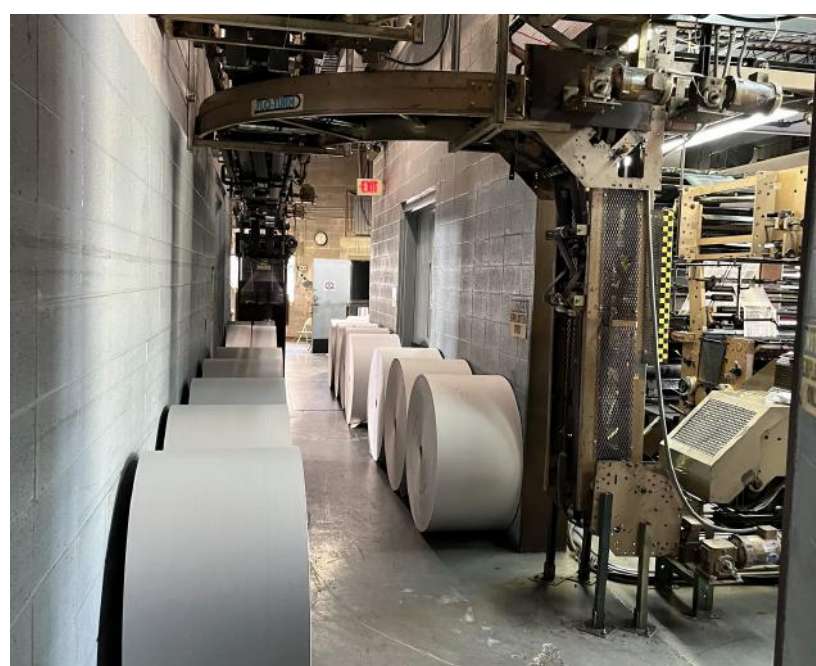
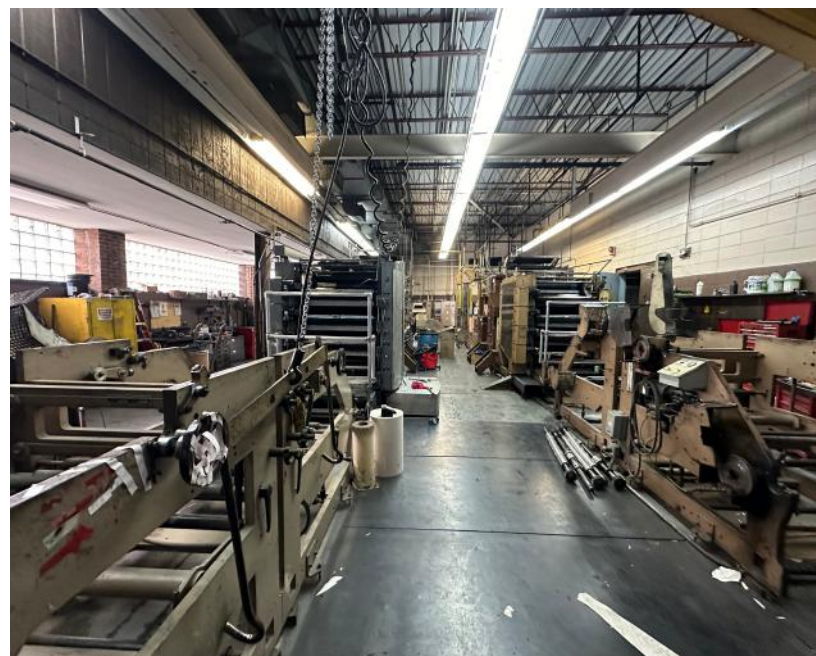
FLOOR PLANS













5X TOP SALES
POWER
BROKER

BELLCORNERSTONE
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2019 2020 2021
2022 2023

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**We Sell BIG
Buildings. *FAST.***



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