



## Freestanding Building

131 Marlene Drive

Nicholasville, Kentucky 40356

### Property Highlights

- Great opportunity available in Brannon Crossing!
- +/-30,667 SF freestanding building on +/-2.4 acres for sale
- Seller agrees to leaseback the property for 6-12 months
- Adjacent to Bob Evans, Zips Carwash and Kroger
- Situated in front of Brannon Crossing with excellent visibility from Nicholasville Road (US 27)
- First floor (+/-20,667 SF) primarily consists of open retail space, two rear offices and restrooms
- Second floor includes a +/-10,000 SF mezzanine (offices, restrooms and warehouse)
- Built in 2007 with 68 on-site parking spaces
- Brannon Crossing is an 100+ acre development, strategically located +/-1 mile south of Man O' War Boulevard
- Major draws for the center include one of the largest Kroger supermarkets in Kentucky, Hobby Lobby, Petsmart, HomeGoods, Marshalls and numerous successful restaurants and retailers

### Offering Summary

<b>Sale Price:</b>	\$3,590,000
<b>Building Size:</b>	30,667 SF
<b>Lot Size:</b>	2.4 Acres

### For More Information

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Executive Vice President

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Commercial Real Estate Services, Worldwide.

For Sale

30,667 SF | \$3,590,000

Retail Space



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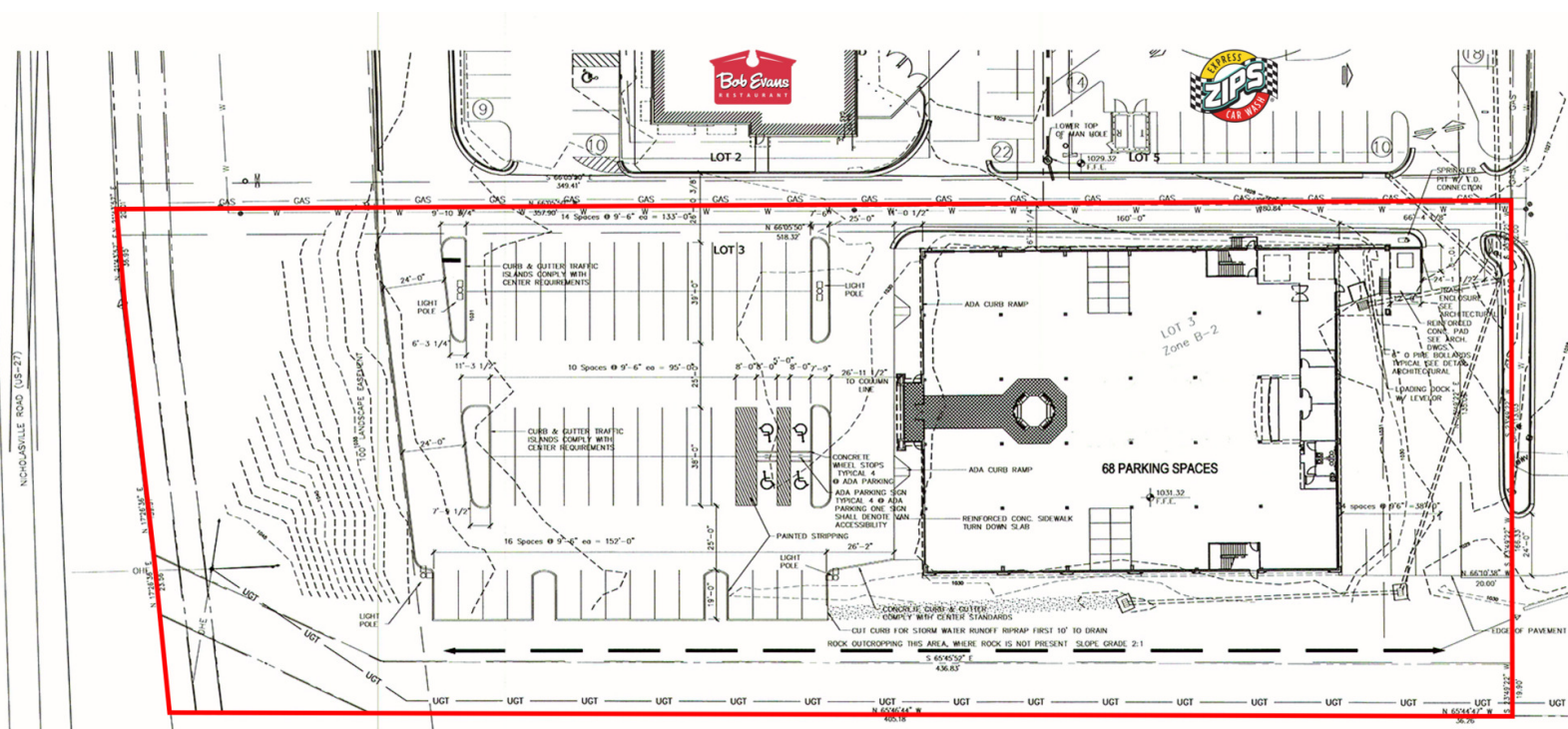
Retail Space



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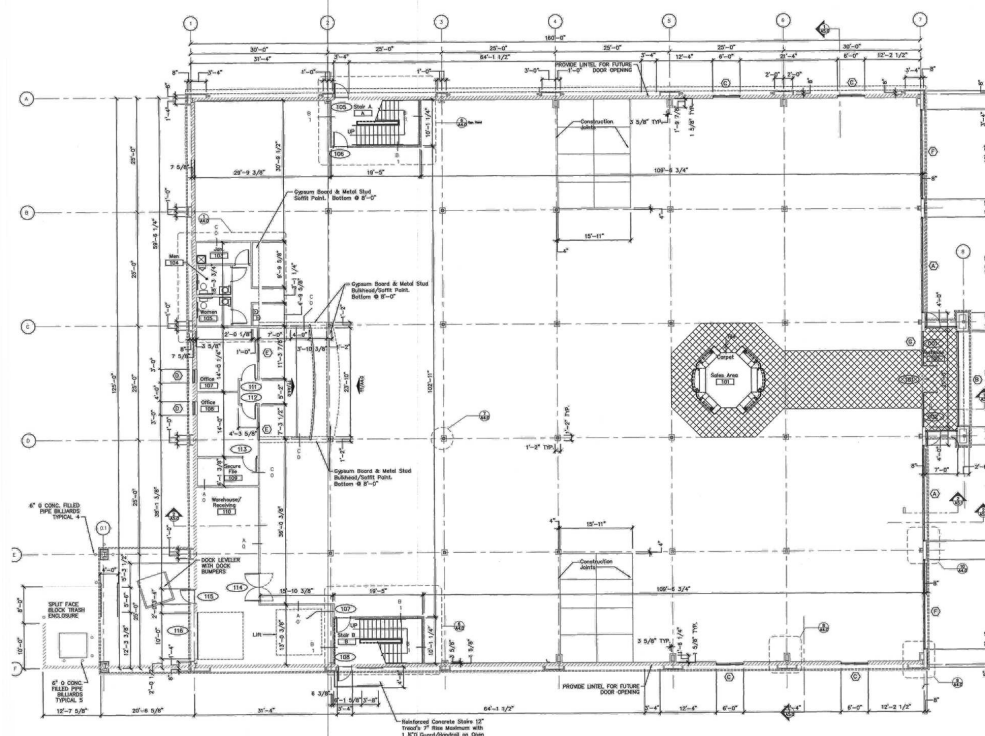




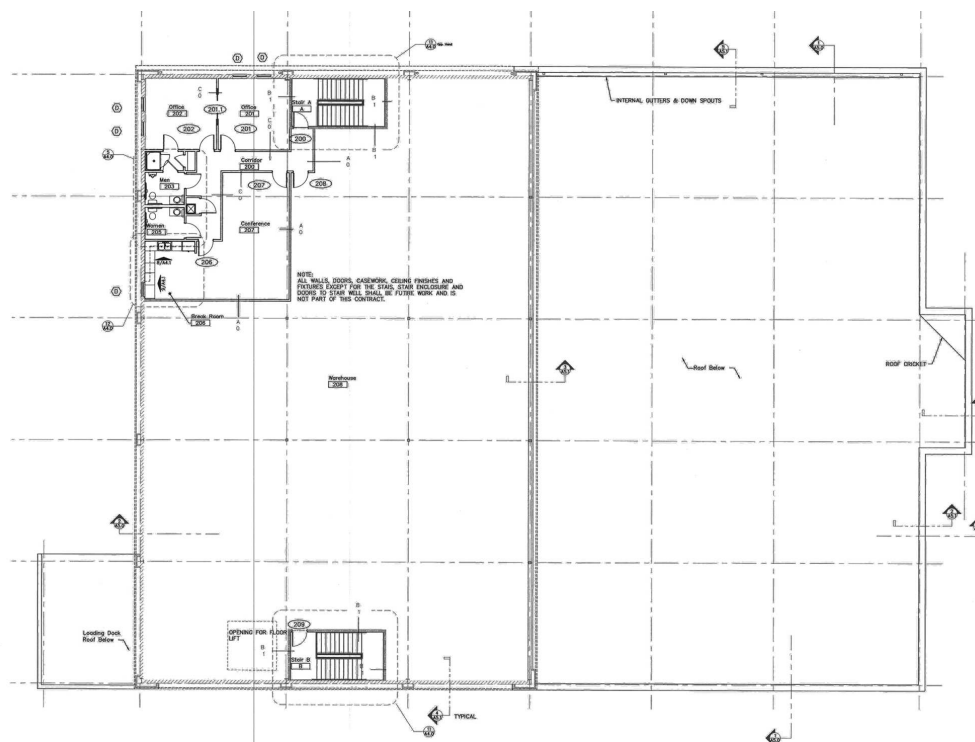
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## 1st Floor



## 2nd Floor Mezzanine

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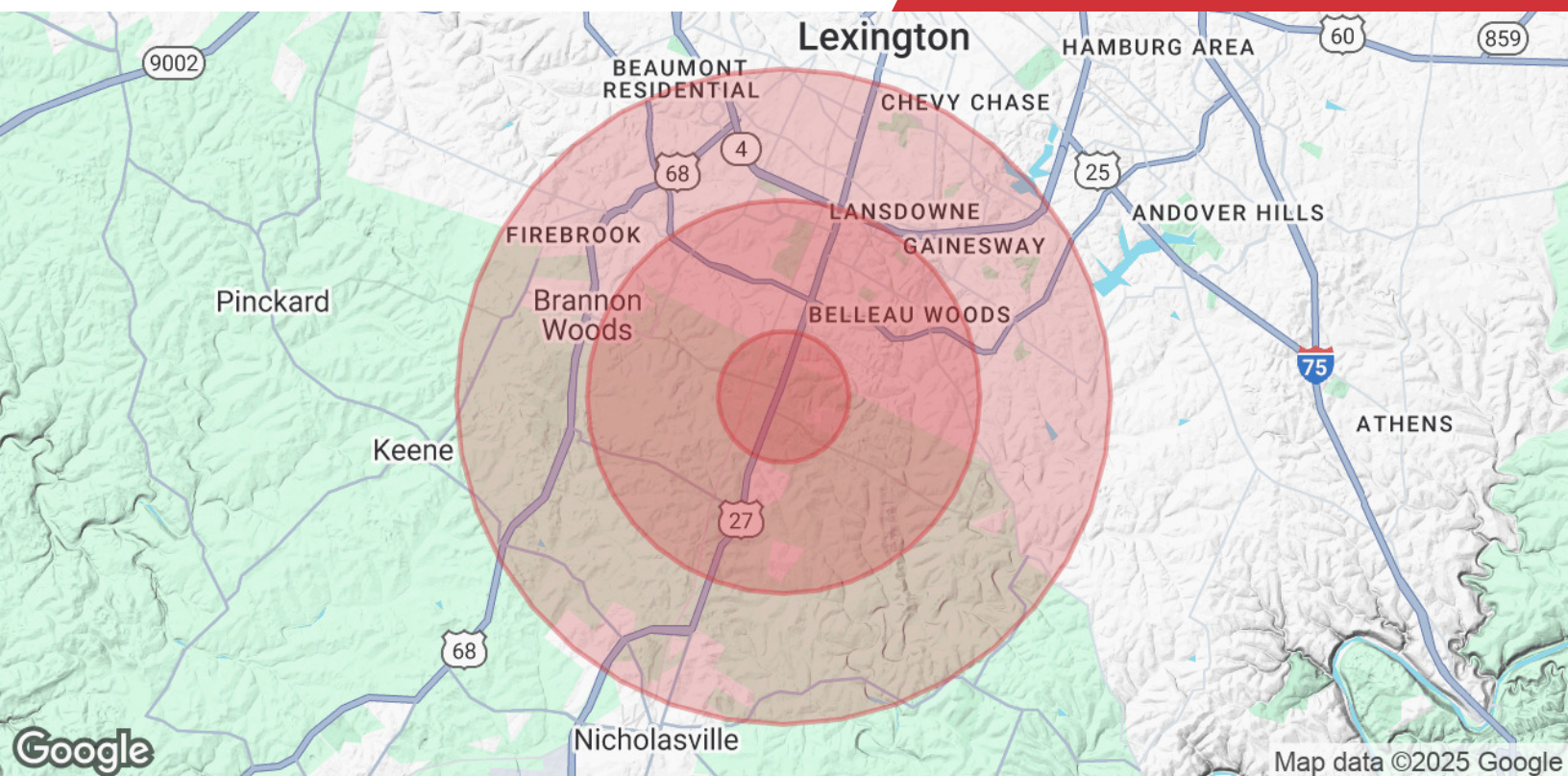
Retail Space











### Population

	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	1,820	56,624	145,227
<b>Average Age</b>	41	39	40
<b>Average Age (Male)</b>	40	38	39
<b>Average Age (Female)</b>	43	41	42

### Households & Income

	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	660	24,085	61,964
<b># of Persons per HH</b>	2.6	2.4	2.3
<b>Average HH Income</b>	\$140,373	\$110,400	\$113,214
<b>Average House Value</b>	\$381,153	\$310,378	\$339,352

Demographics data derived from 2024 STDB