



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

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

For More Information

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For Sale
30,667 SF | \$3,590,000
Retail Space



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For Sale

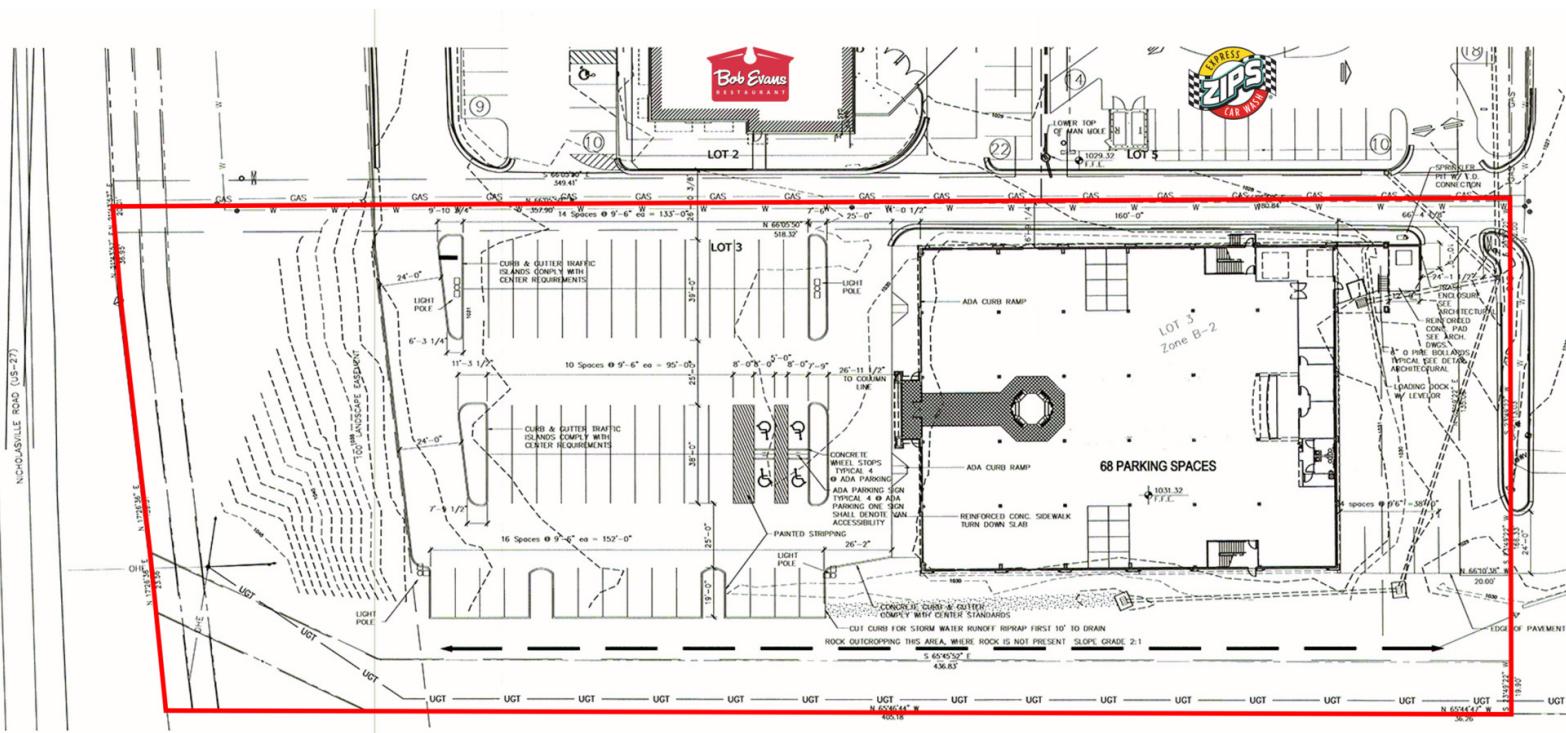
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Retail Space



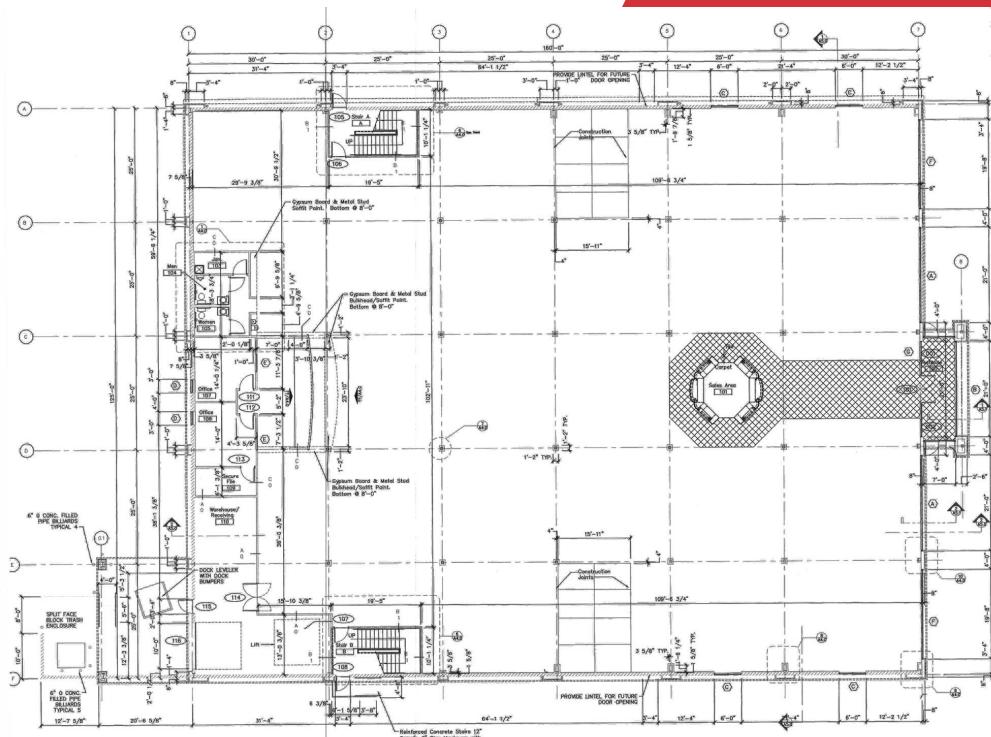
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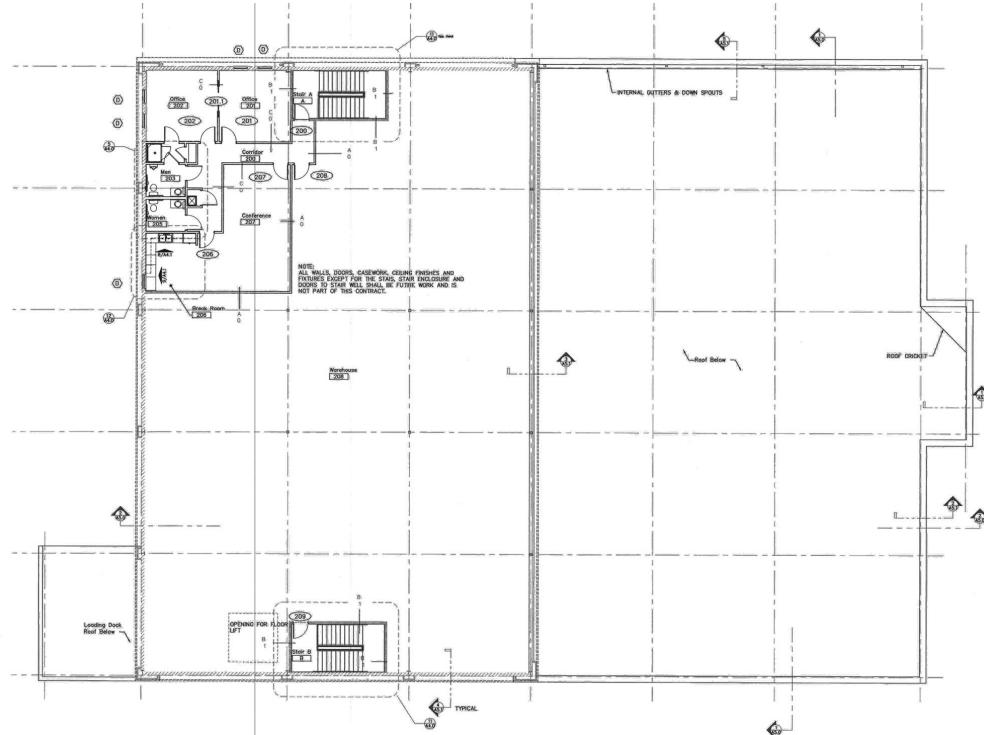


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1st Floor



2nd Floor Mezzanine

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COMMERCE CENTER



INDUSTRIAL PARK



Google

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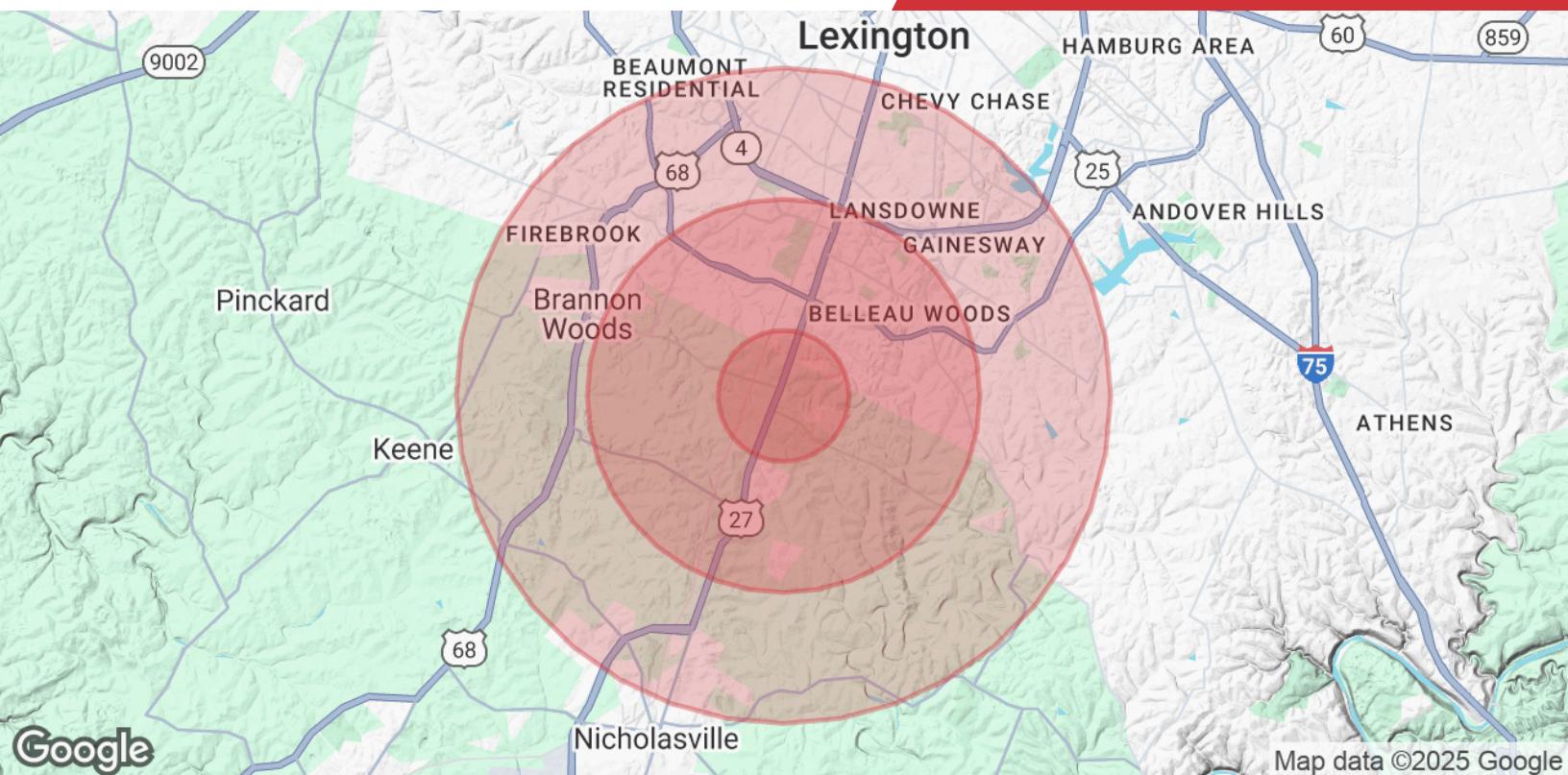
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Population

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

Households & Income

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

Demographics data derived from 2024 STDB

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