



## Industrial Redevelopment Opportunity

331 Henry Street

Lexington, Kentucky 40508

### Property Highlights

- Former Bluegrass Grain and Feed
- +/-10,496 SF office/warehouse space with +/-1,148 SF basement
- Currently functioning grain operation with +/- .93 AC of land in downtown Lexington
- Redevelopment opportunity for commercial and general purpose business uses within a revitalizing mixed-use neighborhood in close proximity to the CBD and multiple primary area corridors
- Located in the Opportunity Zone and adaptive reuse overlay option
- Surrounded by multi-family and mixed-use developments with convenient proximity to New Circle Road and I-75
- Site improvements include +/-2,000 SF steel building with private offices, restrooms and drive-thru garage space in addition to a multi-story grain elevator with 200,000-300,000 bushel capacity, a 100,000 bushel capacity cylindrical grain silo and processing equipment
- Digital tractor-trailer scale that is legal for trade

### Offering Summary

Sale Price:	\$995,000
Building Size:	10,496 SF
Lot Size:	0.93 Acres
Zoning:	I-1, Light Industrial

### For More Information

**Bruce Isaac, SIOR, CCIM**

Senior Vice President

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### Location Information

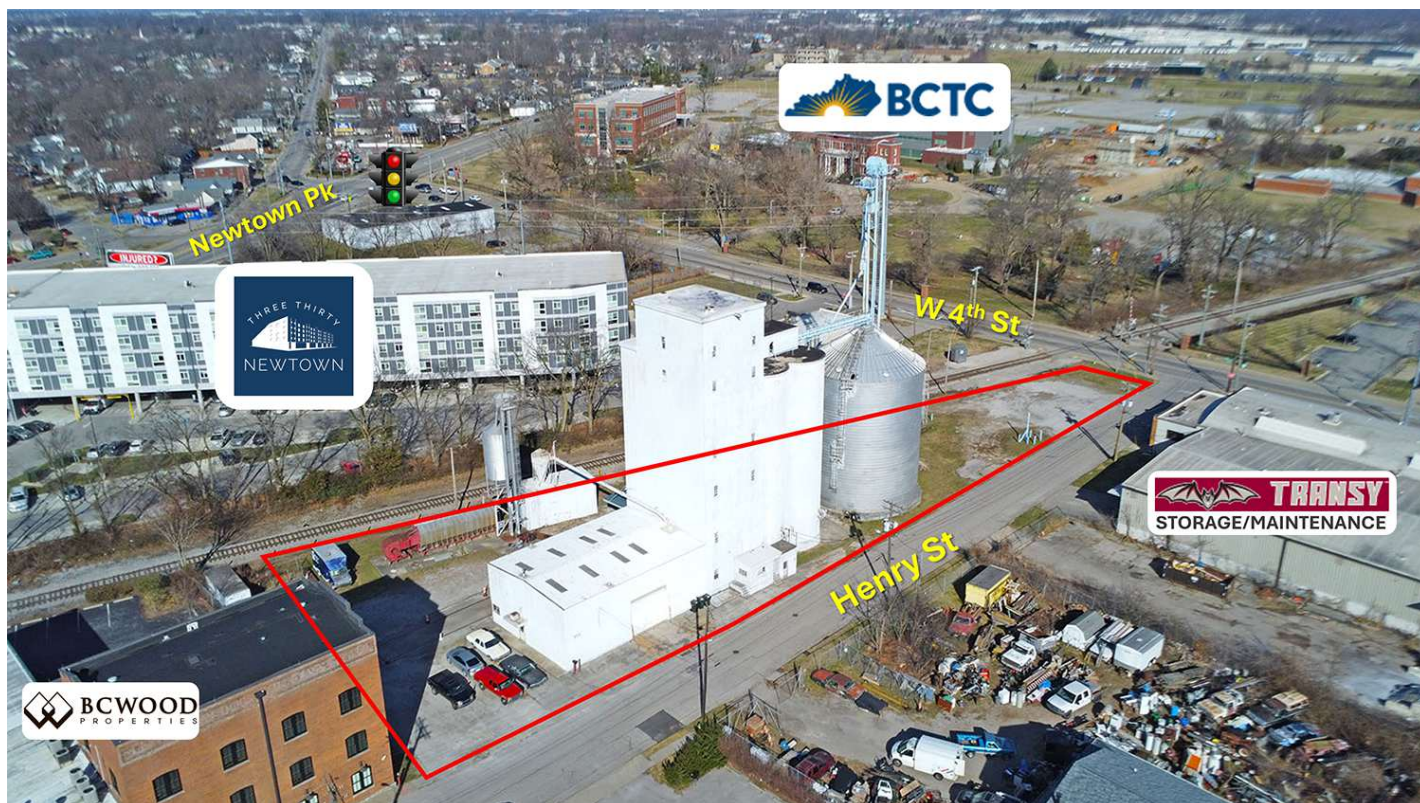
Street Address	331 Henry Street
City, State, Zip	Lexington, KY 40508
County	Fayette County

### Building Information

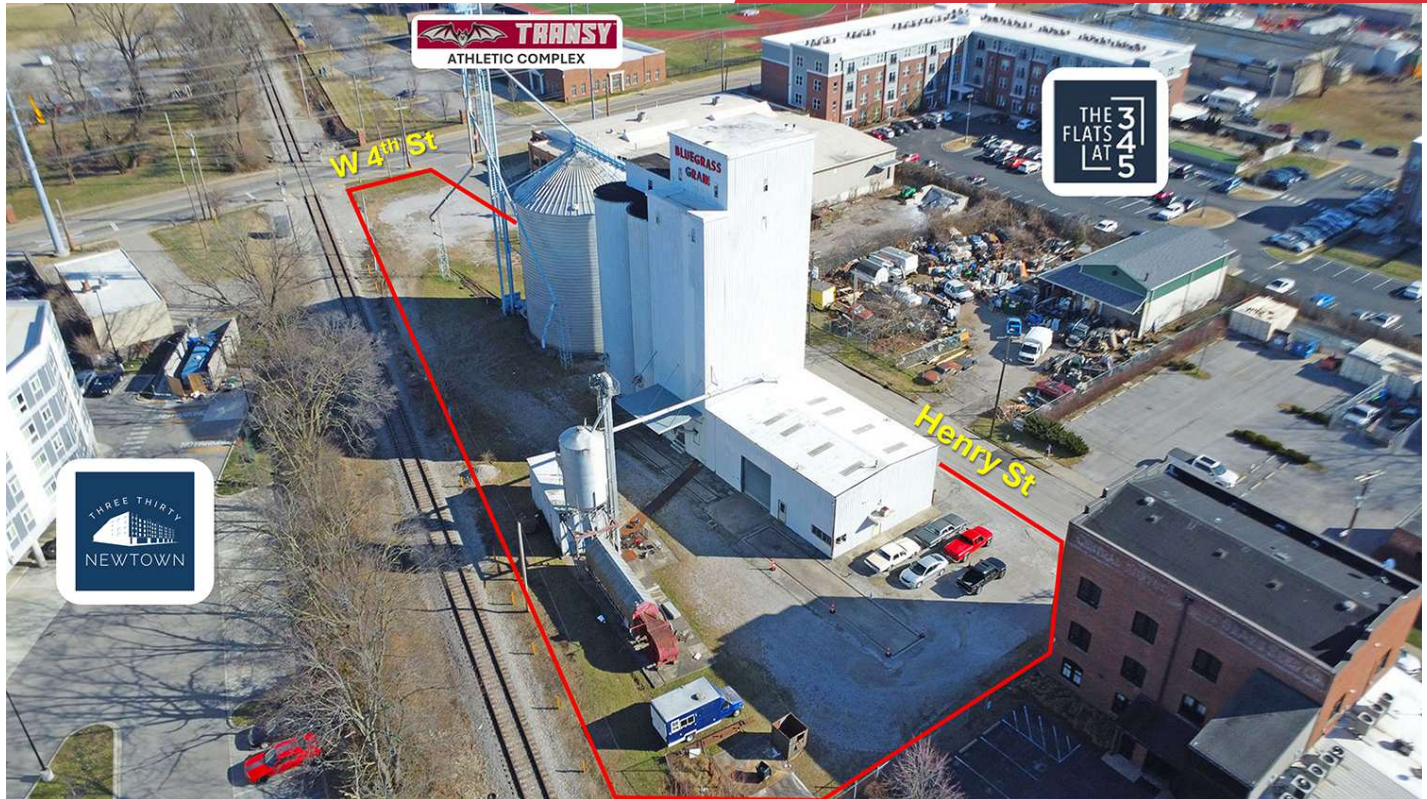
Office/Warehouse Building	+/-2,460 SF; Including +/-1,025 SF finished office/apartment with restroom and +/-18' clear ceiling height
Mezzanine Storage	+/-1,845 SF
Grain Drying Elevator Building	+/-5,740 SF five-story with interior grain storage bins, auger systems and interior gantry crane
Grain Storage Bins	Up to 200,000 bushels in 12 bins ranging in size from 3,600 - 100,000 bushels

### Property Information

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Secondary Use	Redevelopment opportunity for commercial and general purpose business uses within a revitalizing mixed-use area
Zoning	I-1, Light Industrial
Lot Size	0.93 Acres
All utilities to site	Water, natural gas, electric, sanitary sewer and telephone









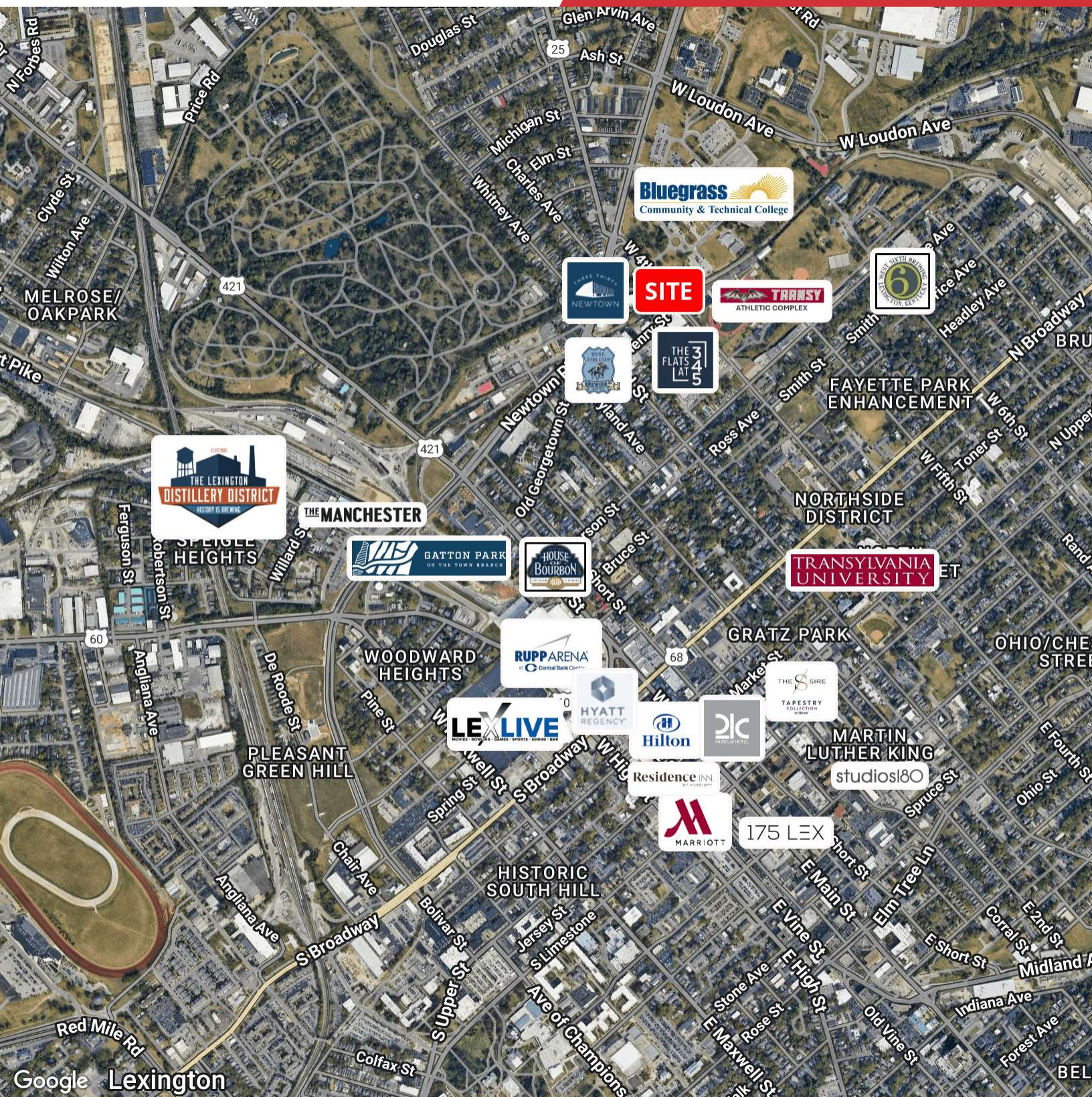




For Sale

10,496 SF | \$995,000

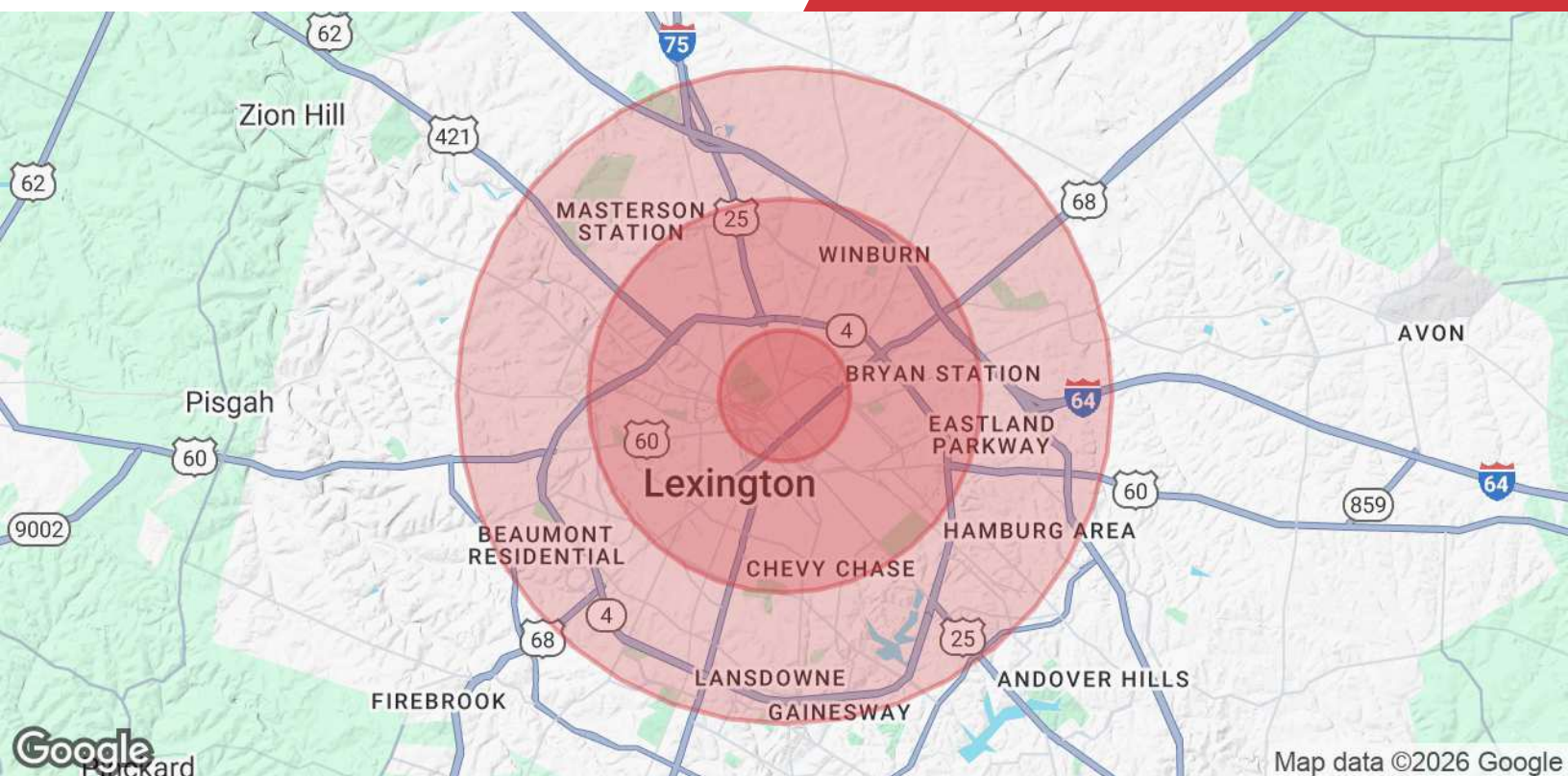
Redevelopment Opportunity











### Population

	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	11,390	98,610	200,370
<b>Average Age</b>	39	37	38
<b>Average Age (Male)</b>	38	36	37
<b>Average Age (Female)</b>	39	37	39

### Households & Income

	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	5,443	41,093	84,880
<b># of Persons per HH</b>	2.1	2.4	2.4
<b>Average HH Income</b>	\$61,079	\$68,221	\$83,227
<b>Average House Value</b>	\$342,189	\$320,676	\$334,086

Demographics data derived from AlphaMap