

LEASE

I-75 INDUSTRIAL OUTDOOR STORAGE SITE AVAILABLE FOR LEASE

793 A LEMONS MILL GEORGETOWN, KY 40324



McClelland Cir.
19,200+ VPD



Lemons Mill Rd.

PRESENTED BY:

John Bunch, SIOR

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
LOT SIZE:	5.253 AC
ZONING:	I-1 (light industrial)

PROPERTY HIGHLIGHTS

- Surface is a mixture of reinforced concrete and asphalt
- Less than 2.5 Miles from I-75
- Can be delivered gated, fenced, and lit with LED's

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PROPERTY OVERVIEW

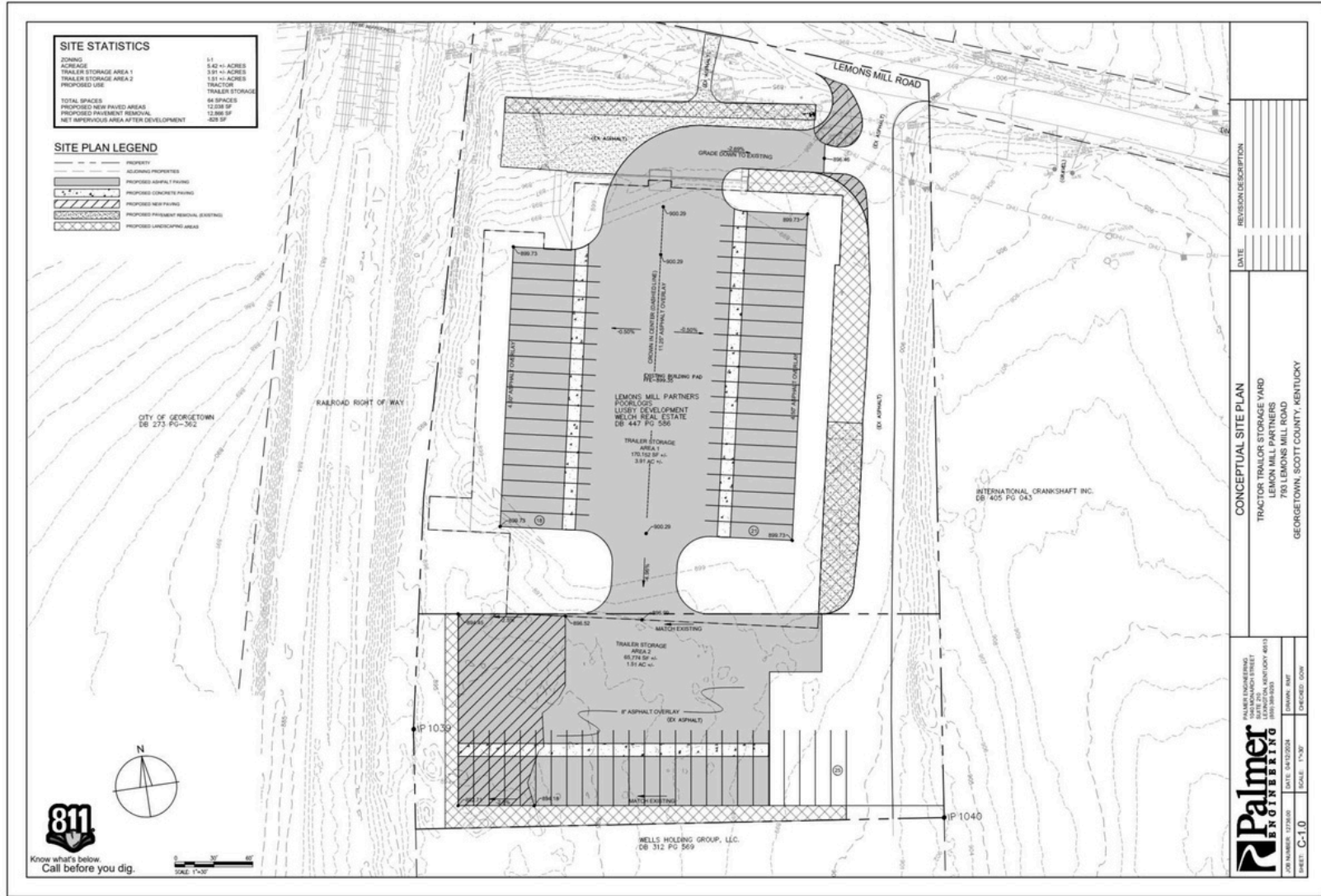
SVN Stone Commercial Real Estate is pleased to bring to market an industrial outdoor storage (IOS) opportunity in Georgetown, KY.

793 A Lemons Mill is a light industrial zoned parcel encompassing approximately 5.283 gross acres. The property currently has an +/- 85,000-sf improvement on the lot that is the process of being demolished. Upon demolition the existing concrete slab will be kept in place providing approximately 2 acres of concrete reinforced parking area. The remaining balance of the surface parking will be delivered in asphalt with a landscaping barrier.

Specific striping designs for different trucks and equipment can be accommodated on a case-by-case basis. The proposed outdoor storage lot will have an automatic entry gate, LED lighting, chain link fencing, and infrastructure in place for personalized security footage if desired. The property sits less than 2 miles from Interstate 75 and 5 miles from the Toyota Motor Manufacturing of Kentucky.

To tour the property or for further inquiries, please reach out to John Bunch at (859)-433-8911 or john.bunch@svn.com. The owner is a licensed Kentucky real estate broker.

SITE PLAN

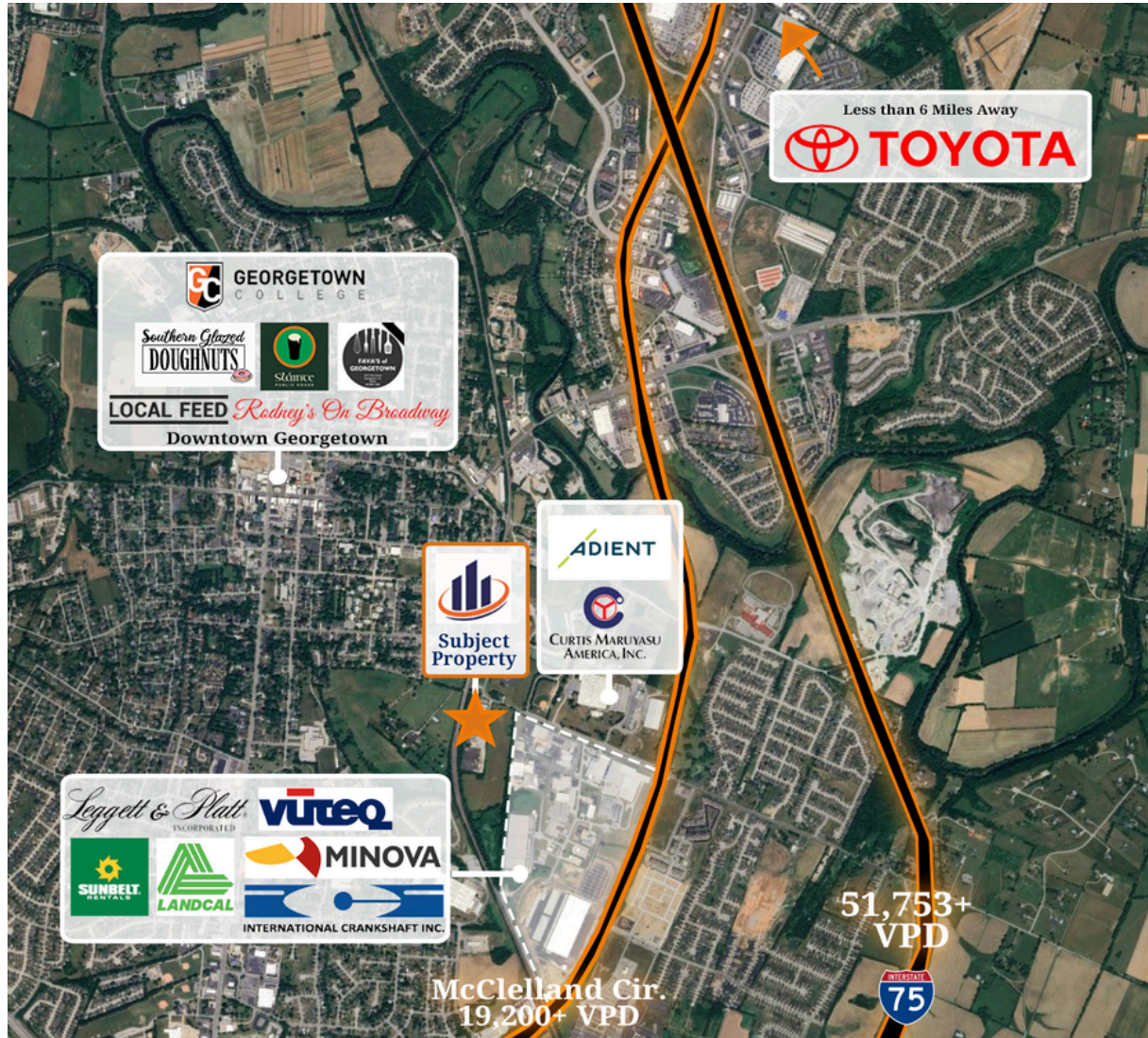


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LOCATION MAP



Georgetown, Kentucky, is an excellent location for industrial and commercial real estate, offering a thriving local economy, strategic access to major transportation routes, and dependable infrastructure. Known for its dynamic community, exceptional quality of life, and focus on public safety, Georgetown is a prime destination for business growth. The city's dedication to innovation and development makes it an attractive choice for industrial and commercial investments.

Distance to Major Cities:



Lexington: Less than 13.5 miles

Cincinnati: Less than 71 miles

Louisville: Less than 73 miles

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DEMOGRAPHICS MAP & REPORT

POPULATION

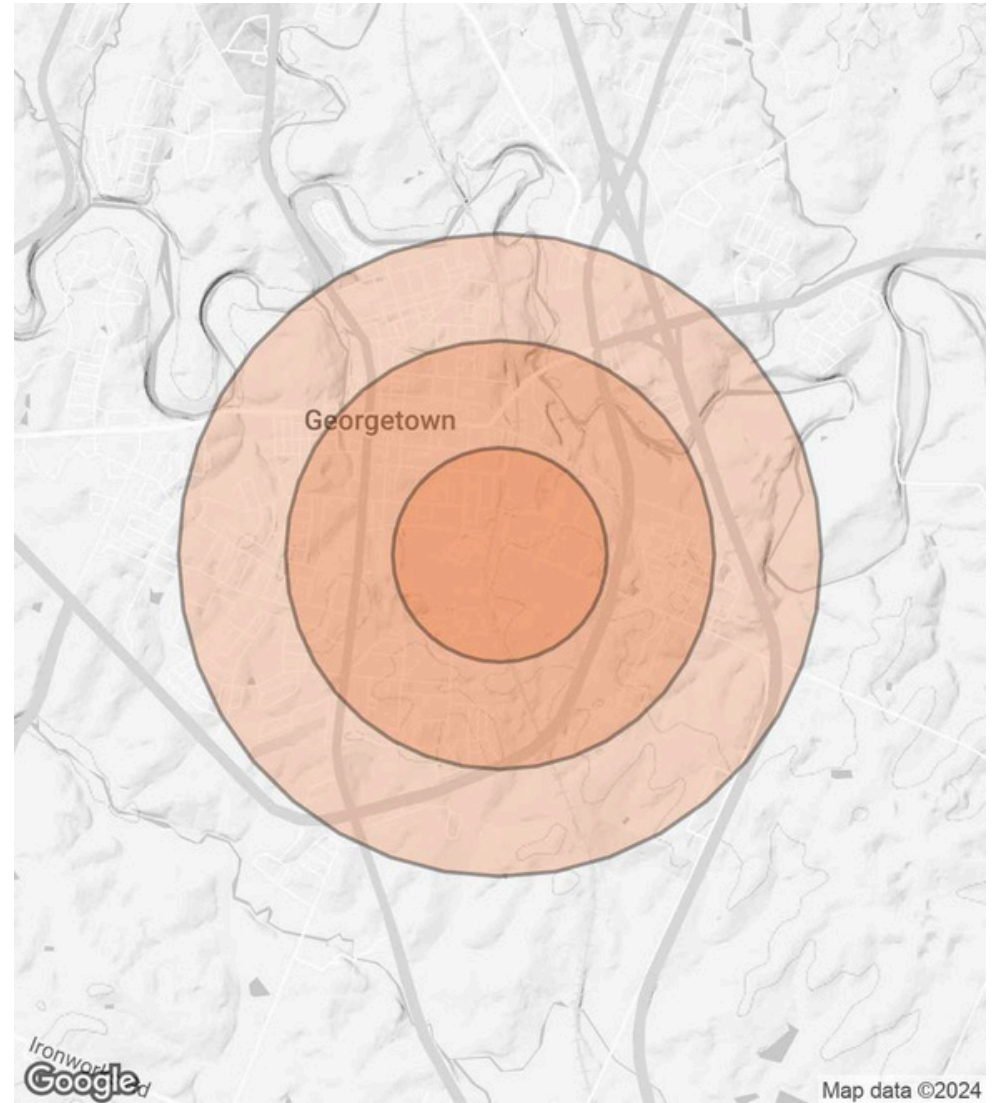
0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	1,517	7,757	16,505
AVERAGE AGE	26.4	30.2	32.8
AVERAGE AGE (MALE)	26.8	30.9	32.5
AVERAGE AGE (FEMALE)	26.2	29.3	32.5

HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	459	2,982	6,866
# OF PERSONS PER HH	3.3	2.6	2.4
AVERAGE HH INCOME	\$48,796	\$53,225	\$58,544
AVERAGE HH VALUE	\$121,088	\$149,730	\$150,002

2020 American Community Survey (ACS)



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ADVISOR BIO



JOHN BUNCH, SIOR

Senior Advisor

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EDUCATION

Bachelors (Business) - University of Kentucky



MEMBERSHIPS

SIOR - Society of Industrial and Office Realtors



PROFESSIONAL BACKGROUND

John Bunch is a Senior Advisor with SVN Stone Commercial Real Estate in Lexington, Kentucky where he leads the Industrial real estate division of SVN Stone Commercial Real Estate. John specializes in the acquisition, disposition, and re-tenanting (landlord and tenant rep) of industrial assets throughout Central Kentucky. Asset types serviced include: light/heavy manufacturing, distribution space, industrial outdoor storage (IOS), raw industrial land offerings, and industrial sale leasebacks.

Since starting with SVN, John has become a top producer amongst the firm nationwide being recognized by SVN International Corp. for superior performance in 2017-2022 with an invitation to President's Circle in 2020 and an invitation to Partners Circle (highest designation) in 2022. He is an active member of the Society of Industrial and Office Realtors which represents the highest echelon of producing brokers in the industrial and office space globally.

Lastly, John is a Kentucky native and graduate of the Gatton College of Business and Economics at the University of Kentucky. He enjoys spending time with His wife Maggie and three wild boys. In his free time, he travels the country looking for snow to ski on, enjoys eating great food and drinking finely crafted Kentucky Bourbons.

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