STONE COMMERCIAL REAL ESTATE

For Lease: Retail Bank Branch and Professional/Medical Office Suites

100 Edwards Ave

GEORGETOWN, KY 40324

PRESENTED BY:

WADE HAGA, CCIM
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PROPERTY SUMMARY

FOR LEASE: RETAIL BANK BRANCH AND PROFESSIONAL/MEDICAL OFFICE SUITES

100 EDWARDS AVE
GEORGETOWN, KY 40324

OFFERING SUMMARY	
LEASE RATE:	$1,650 - $5,992.50 per month (Gross)
BUILDING SIZE:	25,000 SF
AVAILABLE SF:	888 - 3,060 SF
ZONING	B-2

PROPERTY SUMMARY

SVN | Stone Commercial Real Estate is pleased to present professional suites, including a retail bank space, available in a well-maintained office facility in Georgetown, KY. The building offers plenty of parking and close proximity to restaurants and retail attractions. Interstate-75 is 0.7 miles away and the Toyota Assembly Plant is less than 3 miles away.

For more information please contact Wade Haga, CCIM at wade.haga@svn.com // 859.285.2202.

PROPERTY HIGHLIGHTS

- Rent includes all utilities and interior janitorial
- Building and pylon signage opportunities
- First-floor suites available
- Close proximity to interstates 75 and 64 and the Toyota Assembly Plant
- Floor to ceiling windows

EASY ACCESS TO I-75 & I-64

AMPLE PARKING AVAILABLE

SUITE 100 INCLUDES A BANK DRIVE-THROUGH

LEASE SPACES

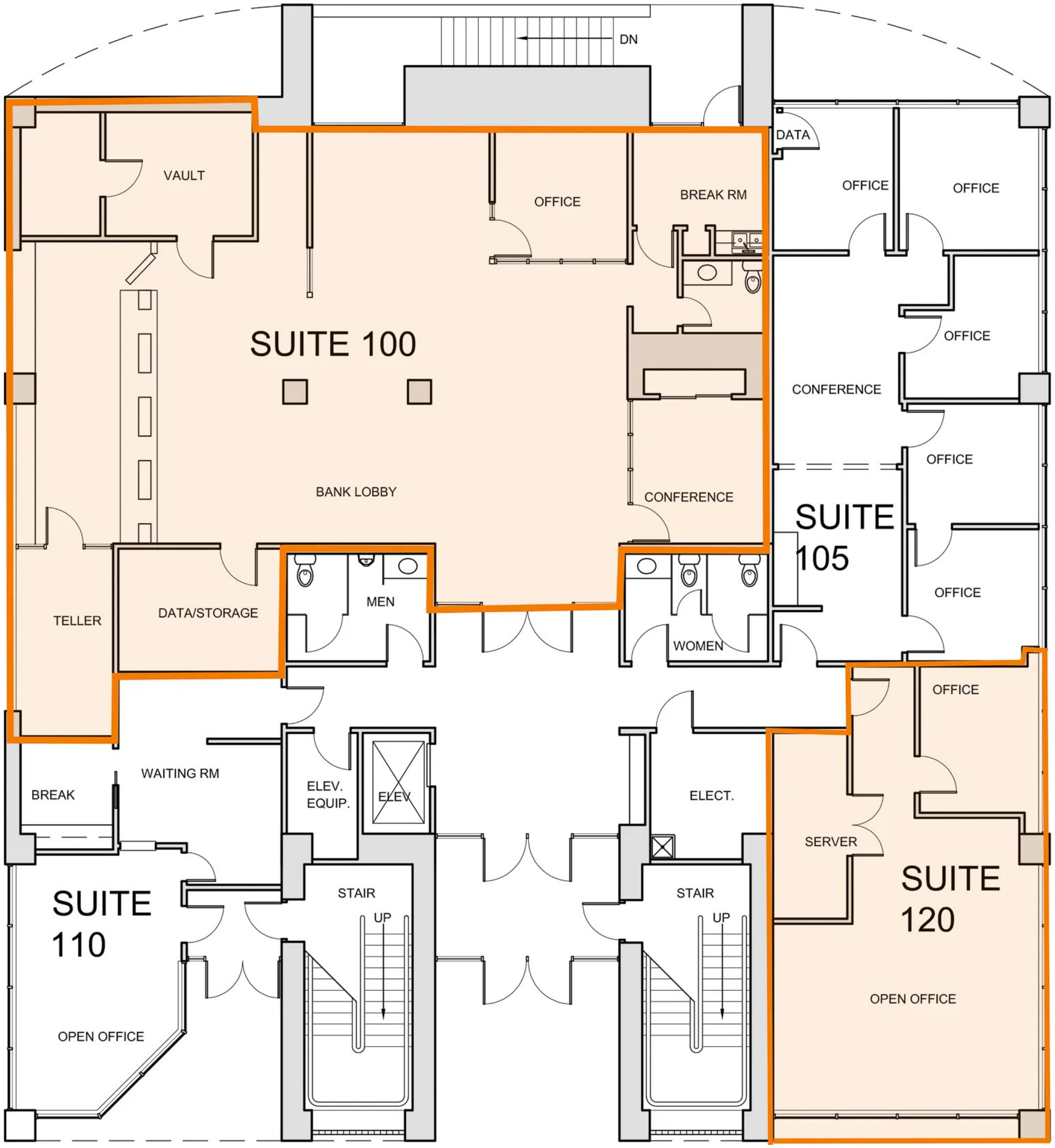
LEASE INFORMATION

LEASE TYPE:	Gross	**LEASE TERM:**	Negotiable
TOTAL SPACE:	888 - 3,060 SF	**LEASE RATE:**	$1,650 - $5,992.50 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 120	Available	888 SF	Gross	$1,650 per month	Open concept with two offices
Suite 100	Available	3,060 SF	Gross	$23.50 SF/yr	Former bank branch with drive-thru, suitable for administrative/medical uses

FLOOR PLAN


DN
VAULT
OFFICE
BREAK RM
DATA
OFFICE
OFFICE
SUITE 100
OFFICE
CONFERENCE
OFFICE
BANK LOBBY
CONFERENCE
SUITE 105
OFFICE
TELLER
DATA/STORAGE
MEN
WOMEN
OFFICE
WAITING RM
BREAK
ELEV. EQUIP.
ELEV
ELECT.
SERVER
SUITE 120
SUITE 110
STAIR
UP
STAIR
UP
OPEN OFFICE
OPEN OFFICE

ADDITIONAL PHOTOS - SUITE 100

AERIAL

For marketing purposes only,
exact locations not warranted
Walmart
TOYOTA
KFC
I-75
51,700+ VPD
Raising Cane's
CHICKEN FINGERS
Skyline
CHILI
DUNKIN' DONUTS
Fairfield
BY MARRIOTT
SUBWAY
WAFFLE HOUSE
Cracker Barrel
Culver's
SVN
STONE COMMERCIAL REAL ESTATE
Subject
Property
DanCummins
SLEEP OUTFITTERS
Wendy's
Cherry Blossom Way
27,085+ VPD
EST. 1998
SCOOTER'S
COFFEE
Advance Auto Parts
Paris Pike
19,614+ VPD
SVN
STONE COMMERCIAL REAL ESTATE

ADVISOR

WADE HAGA, CCIM

wade.haga@svn.com
Cell: **859.285.2202**

PROFESSIONAL BACKGROUND

Wade serves as an Advisor at SVN Stone Commercial Real Estate, specializing in professional and medical office sales and leasing. He is a native of Lexington and received a Bachelor of Business Finance from Western Kentucky University. He was accepted into the 2017-2018 Class of Commerce Lexington's Leadership Lexington program where he was chosen as a Project Leader.

During his time at SVN, Wade has assisted owners with the leasing and disposition of their assets, and helped companies find properties to occupy by leasing or purchasing. Wade's clients include owner occupants, investors, tenants, and developers. He has experience working with publicly traded companies, nonprofits, financial institutions and locally owned businesses. In 2022, he was designated an SVN Office Specialist by SVN International.

In 2024, Wade was awarded the prestigious Certified Commercial Investment Member (CCIM) designation by the CCIM Institute. The CCIM designation represents rigorous education and experience in financial analysis, market analysis, and investment analysis, making CCIMs like Wade recognized experts in commercial real estate brokerage, leasing, asset management, and valuation.

EDUCATION

Western Kentucky University Gordon Ford College of Business
Bachelor of Business Finance - Cum Laude

MEMBERSHIPS

Commercial Property Association of Lexington - CPAL
Certified Commercial Investment Member - CCIM

SVN | Stone Commercial Real Estate
270 S. Limestone,
Lexington, KY 40508
859.264.0888

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the lease of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.