

OFFICE SPACE FOR LEASE

# 236 W MAIN ST

DANVILLE, KY 40422



**GORDY HOAGLAND, CCIM**

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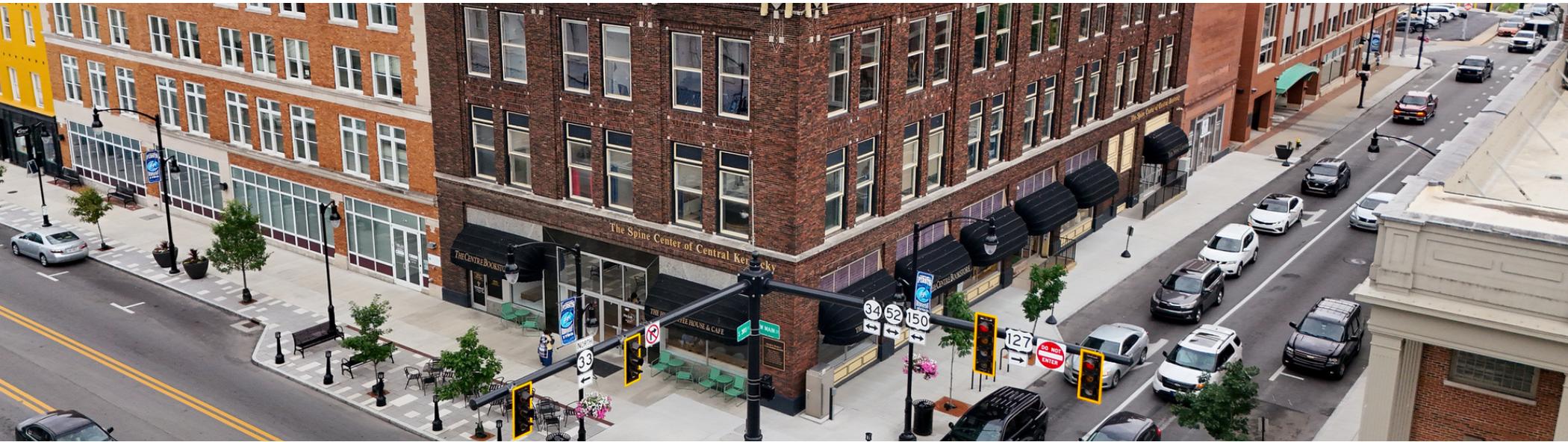
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**WHITE OAK**  
COMMERCIAL REAL ESTATE

Danville, KY 40422

For Lease



## PROPERTY DESCRIPTION

A small, well-appointed office suite is now available for lease in the heart of downtown Danville. Suite 201 is an ideal fit for professional services, medical or wellness offices, financial advisors, law firms, and similar users seeking a polished, move-in ready space in a high-visibility location.

Founded in 1906, the Hub Building has stood as a cornerstone of downtown Danville for over a century. After more than 75 years as a beloved retail destination, the building underwent a beautiful renovation and today operates as a vibrant mixed-use property home to cafes, medical offices, innovation hubs, and Centre College's bookstore.

This thoughtfully designed suite offers natural light throughout, a professional layout ideal for a wide range of office users, and the prestige of a historic downtown address surrounded by an energetic, established tenant community.

## PROPERTY HIGHLIGHTS

Building Size:	27,660 SF
Occupancy	93% (only vacancy)
Number of Units:	1
Available SF:	1,122 SF
- 4 Private Offices with Large Windows	- Conference Room
- Reception Area	- Kitchenette
Lease Rate:	see Broker

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# Building Information

For Lease

## LOCATION INFORMATION

Street Address	236 W Main St
City, State, Zip	Danville, KY 40422
County	Boyle

## BUILDING INFORMATION

Building Size	27,660 SF
Property Type	Office Building
Year Built	1914
Number of Floors: 3	Number of Elevators: 2
Parking	Garage and Street Parking
Tenancy	Multi (93% occupied)



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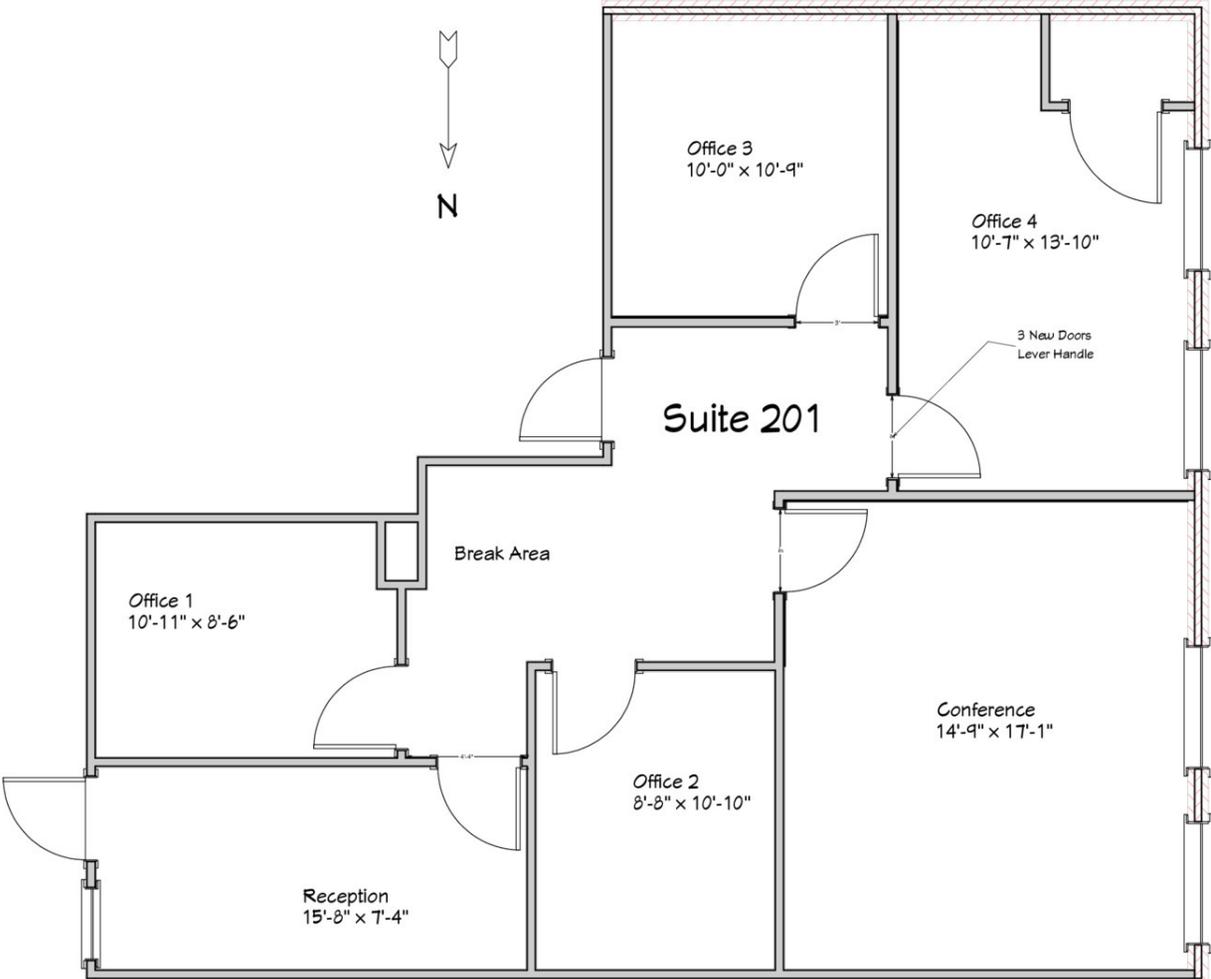
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Floor 2-The Hub  
236 W. Main St.  
Suite 201  
Danville, KY 40422  
Scale 1/4"=1' (11x17)



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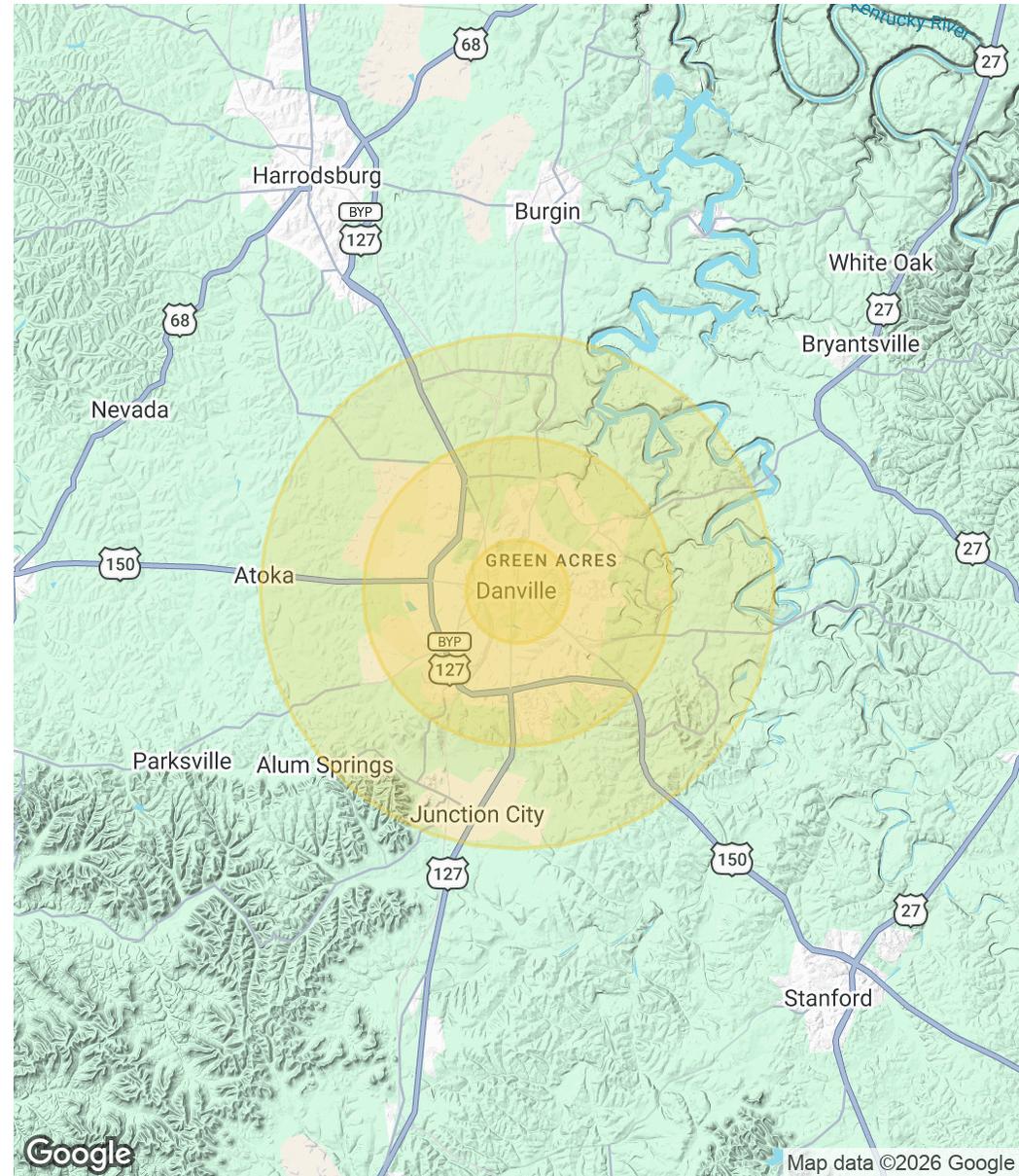
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	7,378	18,541	26,249
Average Age	38	41	42
Average Age (Male)	36	39	40
Average Age (Female)	40	43	44

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,686	7,389	10,204
# of Persons per HH	2.7	2.5	2.6
Average HH Income	\$68,048	\$73,739	\$75,284
Average House Value	\$230,879	\$241,727	\$239,496

*Demographics data derived from AlphaMap*



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## LOCATION DESCRIPTION

Located in the heart of Kentucky's scenic Bluegrass Region, Danville is a dynamic small city with outsized significance. Known as the "Birthplace of the Bluegrass," Danville was home to Kentucky's first constitution and remains a hub of civic and cultural heritage.

Danville's economy is fueled by a diverse mix of healthcare, education, advanced manufacturing, and small business innovation. Ephraim McDowell Health is the region's leading employer, complemented by a thriving industrial base including manufacturers like American Greetings and Denyo Manufacturing. Centre College, a nationally ranked liberal arts institution, anchors the city's intellectual and cultural life, bringing students and faculty from across the U.S. and abroad.

Located along U.S. Routes 127 and 150 and just a short drive from Interstate 75 and I-64, Danville offers strategic access to major markets like Lexington (35 miles), Louisville, and Cincinnati. This central positioning makes it a smart location for business and lifestyle alike.

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