

# FOR LEASE

# Retail-Drive Thru Restaurant - Berea

638 CHESTNUT ST | BEREA, KY 40403

For marketing purposes only.  
Exact locations not warranted



PRESENTED BY:

NEAL METCALFE

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MATT STONE, CCIM, SIOR, MBA

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## PROPERTY SUMMARY



## PROPERTY HIGHLIGHTS

- Drive Thru Restaurant AVAILABLE FOR LEASE NOW
- I-75 Accessible - Berea, KY Exit 76
- 2,521 SF plus exterior Walk in 250 SF
- Zoned B-4, on .678 Acre site
- Former Gold Star Chili Franchisee
- All Equipment recently used by tenant is in working order and staying in place

## OFFERING SUMMARY

LEASE RATE:	\$30.00 SF/yr (NNN)
AVAILABLE SF:	2,521 SF
LOT SIZE:	0.678 Acres

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### MATT STONE, CCIM, SIOR, MBA

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## PROPERTY DESCRIPTION

SVN Stone Commercial Real Estate is pleased to share this Interstate access, Lighted intersection at U.S. 25 opportunity in Berea, KY near exit 76 on I-75 and Berea College's campus. This 2521 SF Fast Food Drive Thru Restaurant on .678 acre site is Zone B-4 and was previously a Gold Star Chili Franchisee. An abundance of equipment that is gently used by the recent tenant will be staying including (2) Hood systems, Large walk in refrigerator, freezer, Warming tables, Grills, Steamer, multiple Expo area tables, refrigeration units. Also many counters, booths and chairs, tables are remaining.

Contact Neal Metcalfe, Senior Advisor, 859-312-8069, [neal.metcalfe@svn.com](mailto:neal.metcalfe@svn.com) or Matt Stone, CCIM, SIOR, Managing Director, 859-351-5444, [matt.stone@svn.com](mailto:matt.stone@svn.com) to meet for a tour or with any questions.



ADDITIONAL PHOTOS

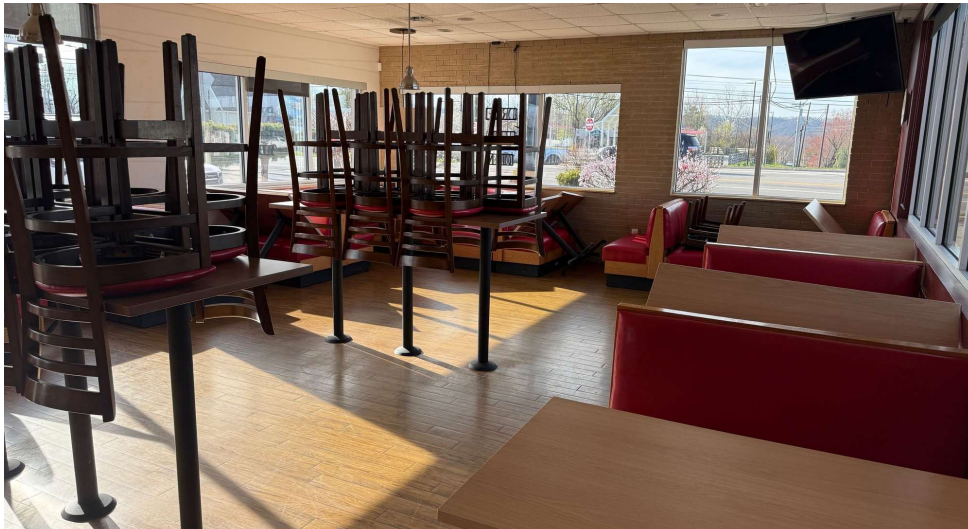


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## INTERIOR PHOTOS

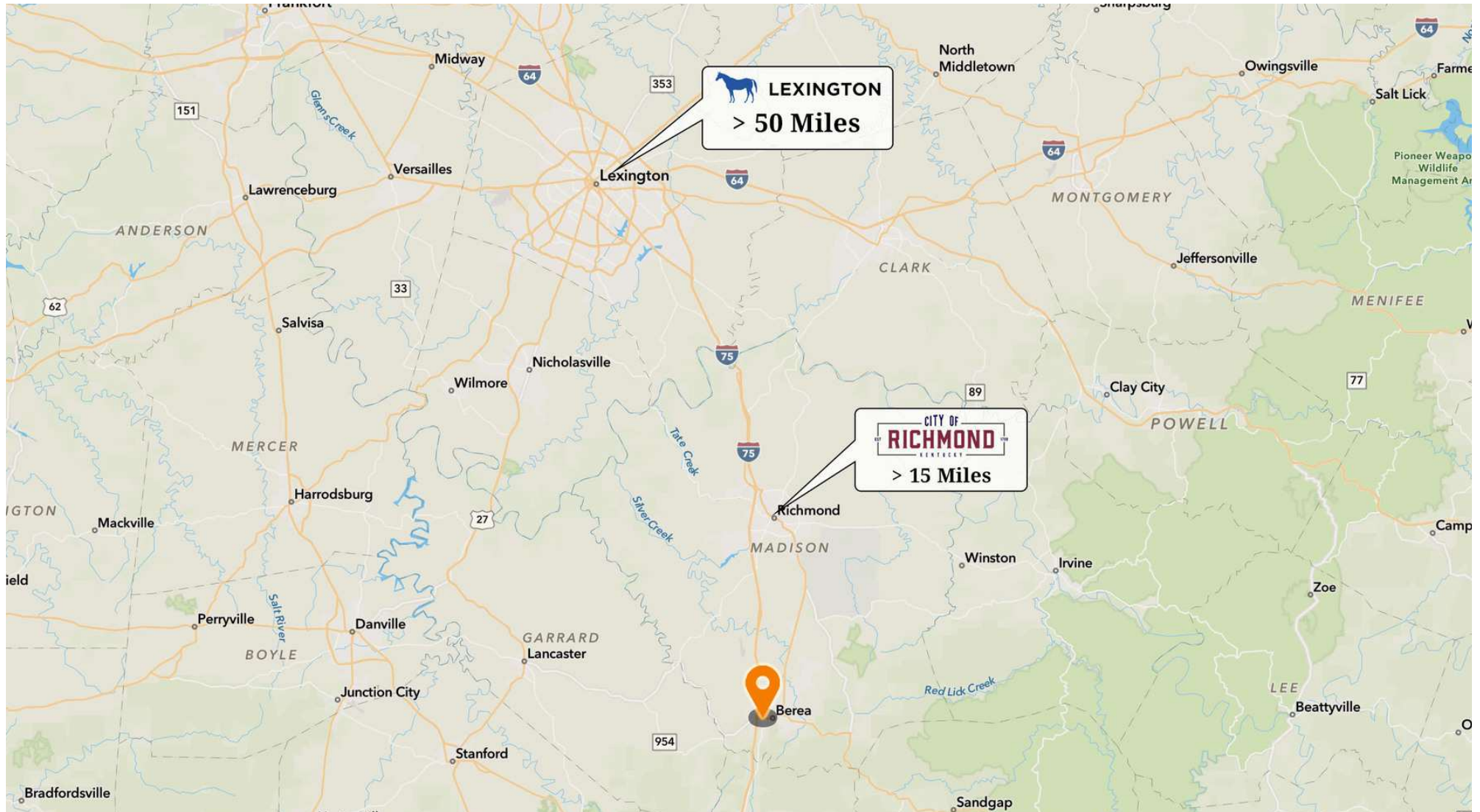


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## LOCATION MAP



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## ADVISOR BIO



### NEAL METCALFE

Senior Advisor

Neal.metcalfe@svn.com

Office: **859.306.0614** | Cell: **859.312.8069**

### EDUCATION

**1992** - B.S. Broadcasting- Communications- Eastern Kentucky University Richmond, KY

**1990** - A.A. Communications - University of Kentucky, Lexington, KY

### MEMBERSHIPS

**CCIM** - Certified Commercial Investment Member

**SIOR** - Society of Industrial and Office Realtors

**ICSC** - International Council of Shopping Centers

**CPAL** - Commercial Property Association of Lexington

## PROFESSIONAL BACKGROUND

Neal Metcalfe serves as a Senior Advisor for SVN Stone Commercial specializing in the Sale and Leasing of retail, office, land, industrial in Central and Eastern Kentucky since 2012. Prior to joining SVN, Neal has been in multiple commissioned sales opportunities for 25+ years via roles in Broadcasting and Digital Media Marketing, via NBC Affiliate WLEX-TV, and other Corporate Radio & Marketing groups where he gained a vast amount of marketing and B2B experience working directly with business owners and managers.

Neal resides in Richmond with his wife Christy, and has two daughters, Mayson and Emma. Neal has served on multiple boards and organizations in the region; Madison County Planning & Zoning Board, CCIM Lexington Board member, CPAL Commercial Property Association of Lexington, Richmond Chamber of Commerce Governing Board President, Richmond Chamber Economic Development Committee Member, KCREA Board member, Young Life Board Member, and supporter. You can reach Neal, 859-312-8069 or [neal.metcalfe@svn.com](mailto:neal.metcalfe@svn.com)

## CLIENTS I'VE SERVED



BAPTIST HEALTH



**SVN | Stone Commercial Real Estate**

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## ADVISOR BIO



**MATT STONE CCIM, SIOR, MBA**

Managing Director

Matt.stone@svn.com

Office: **859.306.0593** | Cell: **859.351.5444**

### EDUCATION

**Masters in Business Administration (MBA) -  
University of Kentucky**



### MEMBERSHIPS

**CCIM** - Certified Commercial Investment Member

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## PROFESSIONAL BACKGROUND

Matt Stone, CCIM, SIOR, MBA is the Managing Director of SVN Stone Commercial Real Estate. Since 2006, Matt has been the trusted advisor for many clients in transactions within the retail, office, industrial, multi-family, and hospitality product types. Matt personally oversees the day to day operations of the company, brokerage of commercial investment properties and user properties, as well as property management. He has worked with banks, private investors, and as a receiver to help with asset management and evaluation for distressed loan purchasing, workouts, REO disposition, and general opinions of value. Matt and his team continue to perform property management and bookkeeping services for retail, industrial, office, and multi-family properties throughout Central Kentucky.

Matt holds the prestigious Society of Industrial and Office Realtors designation (SIOR) [www.sior.com](http://www.sior.com) and the Certified Commercial Investment Member (CCIM) [www.ccim.com](http://www.ccim.com) designations. He was the past President of the Commercial Property Association of Lexington (CPAL), served as a past President for for the Lexington District of the Kentucky CCIM Chapter, a past Co-Chair of the Tennessee/Kentucky Idea Exchange for the International Council of Shopping Centers (ICSC), a board member for National Christian Foundation - Kentucky (NCF), an advisory board member for Bank of the Bluegrass, and on the board of Christian Student Fellowship (CSF) at the University of Kentucky. He is also on the Young Life Golf Committee to help raise awareness and funds for Young Life in Lexington every May. In addition to his commercial real estate designations, Matt earned a Masters of Business Administration (MBA) and a Bachelor of Science in Mathematics Education from the University of Kentucky.

Prior to SVN Stone Commercial Real Estate, Matt served on staff in Lexington with Young Life. He is currently involved at Southland Christian Church, and in other non-profit ministries and organizations around the country and in Lexington. Matt is an avid golfer, and runner, and also enjoys spending time and traveling with his wife, son, and two daughters.

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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.

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