

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

C: 859.312.8069 || [Neal.metcalfe@svn.com](mailto:Neal.metcalfe@svn.com)

MATT STONE, CCIM, SIOR, MBA

C: 859.351.5444 | [Matt.stone@svn.com](mailto:Matt.stone@svn.com)

SVN®  
STONE COMMERCIAL REAL ESTATE

# 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

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

**NEAL METCALFE**  
O: 859.306.0614  
neal.metcalfe@svn.com

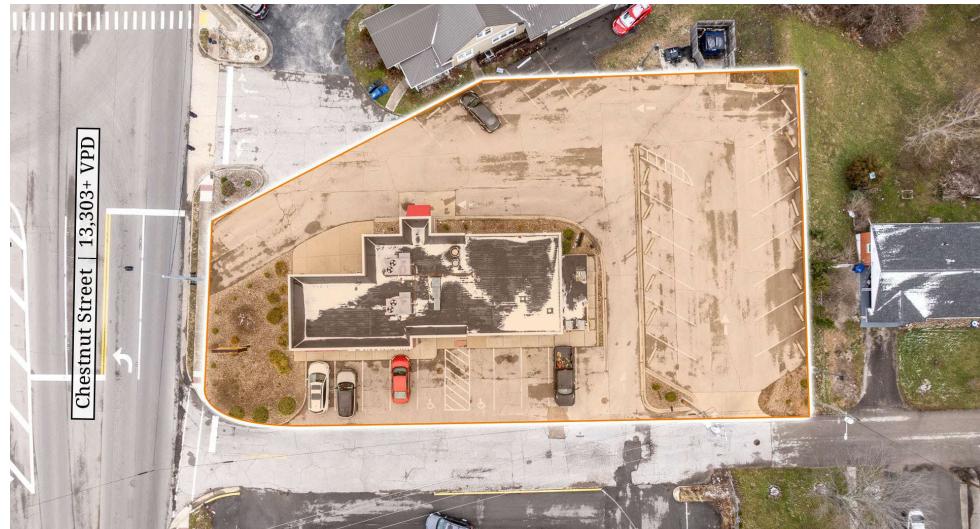
**MATT STONE, CCIM, SIOR, MBA**  
O: 859.306.0593  
matt.stone@svn.com

## 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



**NEAL METCALFE**

O: 859.306.0614

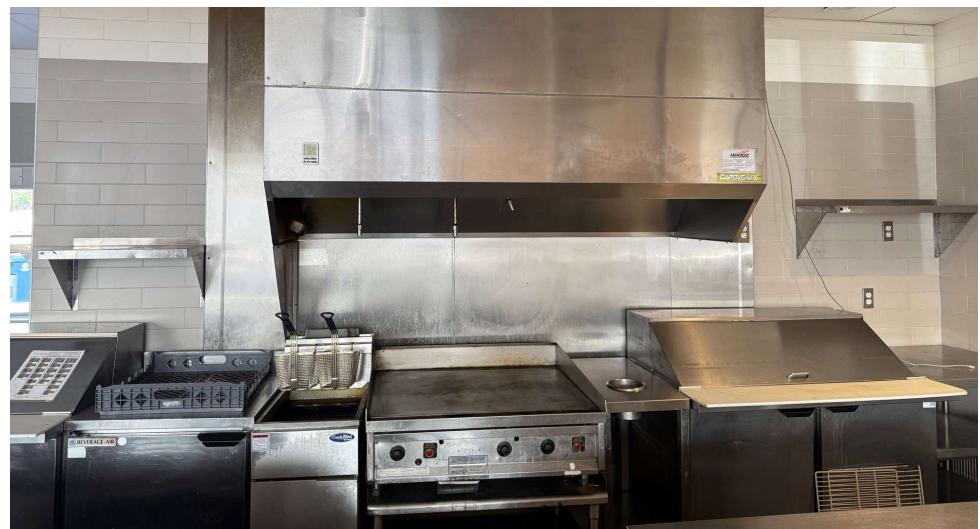
neal.metcalfe@svn.com

**MATT STONE, CCIM, SIOR, MBA**

O: 859.306.0593

matt.stone@svn.com

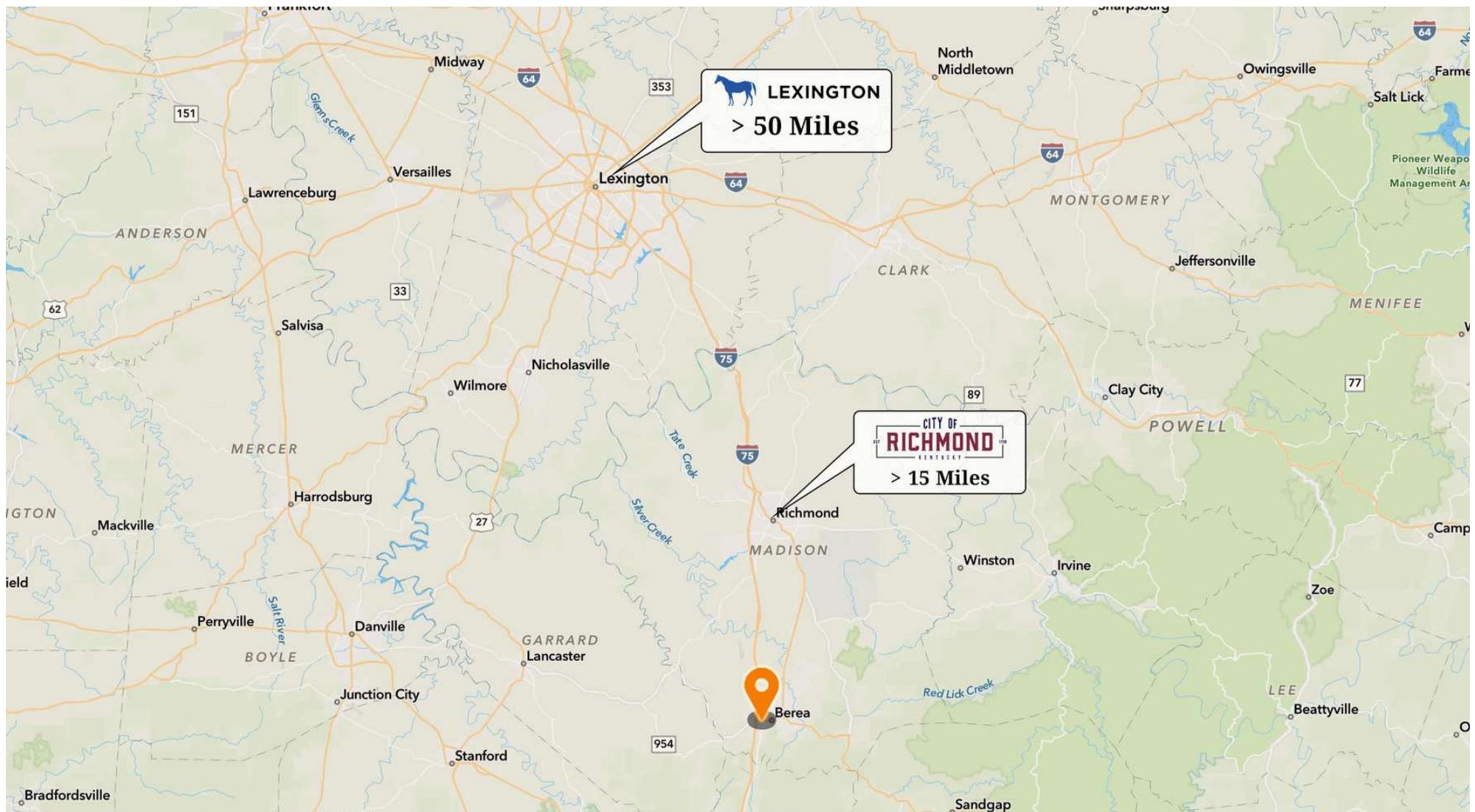
## INTERIOR PHOTOS



**NEAL METCALFE**  
O: 859.306.0614  
neal.metcalfe@svn.com

**MATT STONE, CCIM, SIOR, MBA**  
O: 859.306.0593  
matt.stone@svn.com

## LOCATION MAP



NEAL METCALFE

O: 859.306.0614

neal.metcalfe@svn.com

MATT STONE, CCIM, SIOR, MBA

O: 859.306.0593

matt.stone@svn.com

## 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



PELYCON  
TECHNOLOGIES

**SVN | Stone Commercial Real Estate**

270 S. Limestone

Lexington, KY 40508

859.264.0888

## 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

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

**ICSC** - International Council of Shopping Centers

**CPAL** - Commercial Property Association of Lexington



### 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 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.

### 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 purchase 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.

**NEAL METCALFE**  
O: 859.306.0614  
neal.metcalfe@svn.com

**MATT STONE, CCIM, SIOR, MBA**  
O: 859.306.0593  
matt.stone@svn.com