



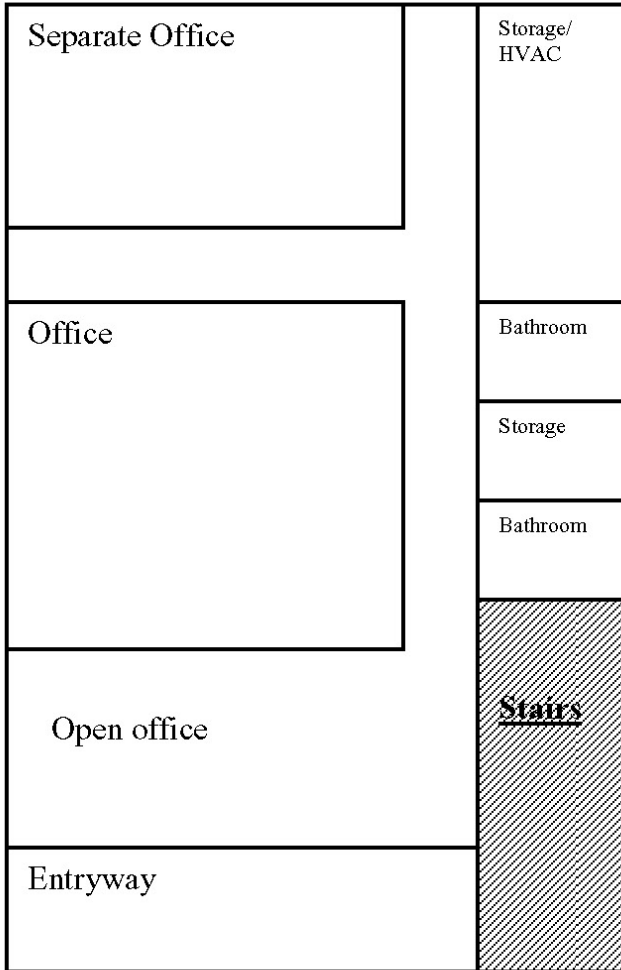
100 South Main St.; Nicholasville, KY 40356

Corner Office on Main Street for Lease

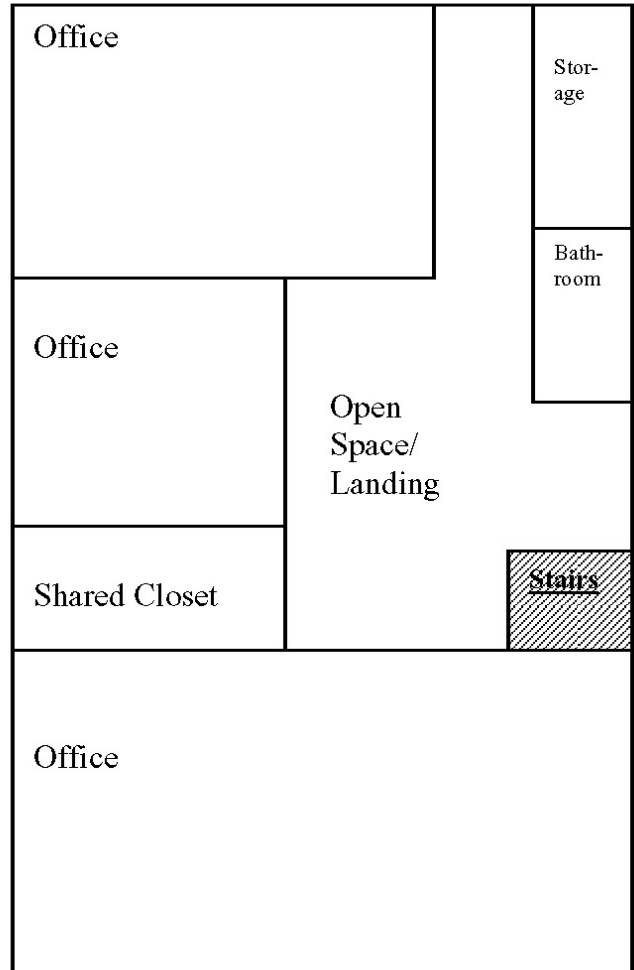
Property Highlights:

- ± 2,828 SF office building for lease
- Two story building can be leased in entirety or by floor
- First floor ± 1,414 SF for lease for \$700/month
- Second floor ± 1,414 SF for lease for \$550/month
- Entire Building for lease for \$1,250/month
- Tenant pays all utilities- electric, gas & water
- Great downtown traffic
- Signage available on street side windows
- Downtown Nicholasville, Kentucky
- Landlord offering 1 month free rent with 13 month lease

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Downstairs



Upstairs

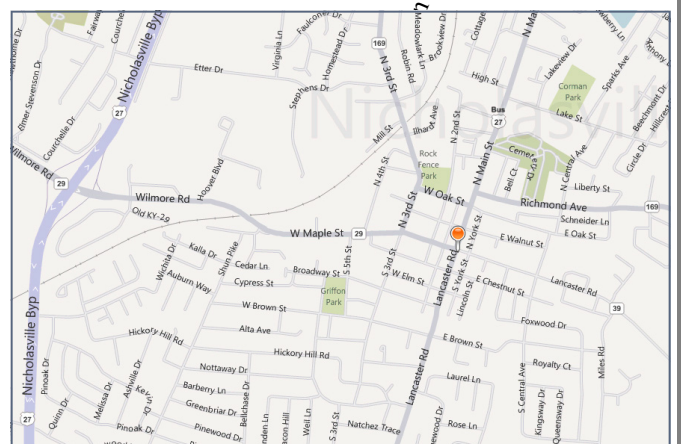
Space plan provided by building owner. Broker does not warrant space.

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Located downtown Nicholasville, KY.

- Located in the middle of downtown Nicholasville, KY
- Office building located on the corner across from Jessamine County Court Complex
- Traffic Count: 29,200 (2010)



<u>2009 Demographics</u>	<u>1 mile</u>	<u>2 mile</u>	<u>3 mile</u>
Population	10,299	27,638	35,243
Avg. Household Income	\$47,153	\$48,177	\$51,743