



FOR LEASE | OFFICE

OFFICE/RETAIL STAND-ALONE BUILDING AVAILABLE FOR LEASE IN GEORGETOWN, KY

420 North Broadway Street , Georgetown, KY 40324



### LEASE OVERVIEW

AVAILABLE SF:	1,350 SF
LEASE RATE:	\$1,400 Per Month (Plus Utilities)
BUILDING SIZE:	1,350 SF
BUILDING CLASS:	B
MARKET:	Central Kentucky
SUB MARKET:	Georgetown
TRAFFIC COUNT:	14,759

### PROPERTY DESCRIPTION

SVN Stone Commercial Real Estate is pleased to offer this stand alone office/retail building for lease in Georgetown, KY. The 1350sf standalone building, currently fit up as professional office space, is fit up nicely inside. It includes a main entry reception area, 3 enclosed offices, and 1 large office/conference room. It is partially furnished with modern, excellent condition equipment that is included with the lease, or can be removed. Also included is a dual face digital messaging pole sign directly on US 25, as well as lit building signage. The lot also features both front and rear parking spaces. This building is in a high traffic location (14,759 cars per day) on Broadway/US-25 near downtown, and located close to the Scott County High School. The building is available starting November 1, 2015. The ask price for rent is \$1400 per month plus utilities. Please contact Matt Stone at [matt.stone@svn.com](mailto:matt.stone@svn.com) or 859-264-0888 for more information.



**MATT STONE, CCIM, MBA**  
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**Lease Rate:** \$1,400 PER MONTH (PLUS UTILITIES)      **Total Space** 1,350 SF  
**Lease Type:** Plus Utilities      **Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
420 North Broadway Street	Office Building	\$1,400 PER MONTH	Plus Utilities	1,350 SF	Negotiable	Space available is 1,350 sf for \$1,400 per month plus utilities.



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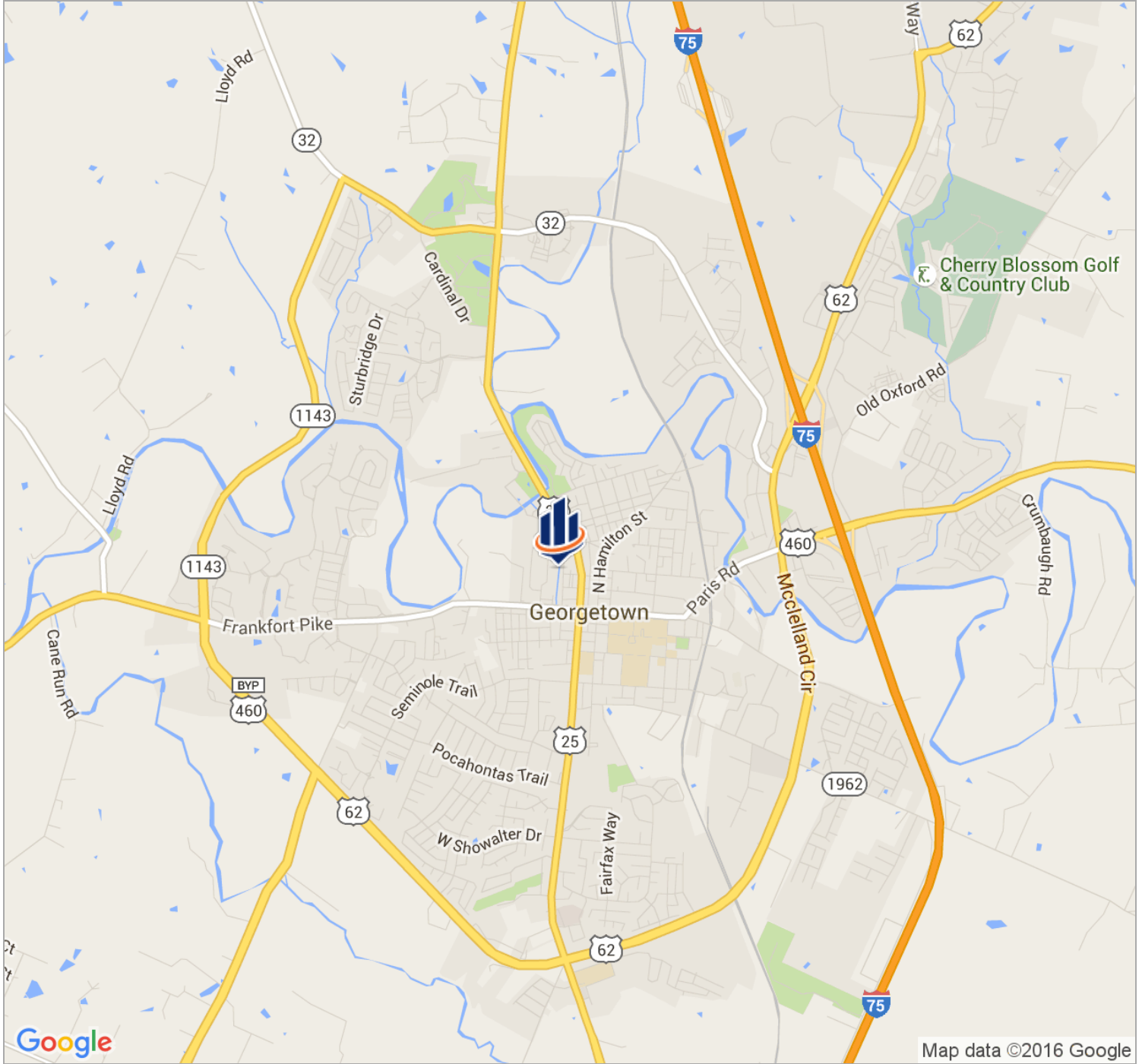
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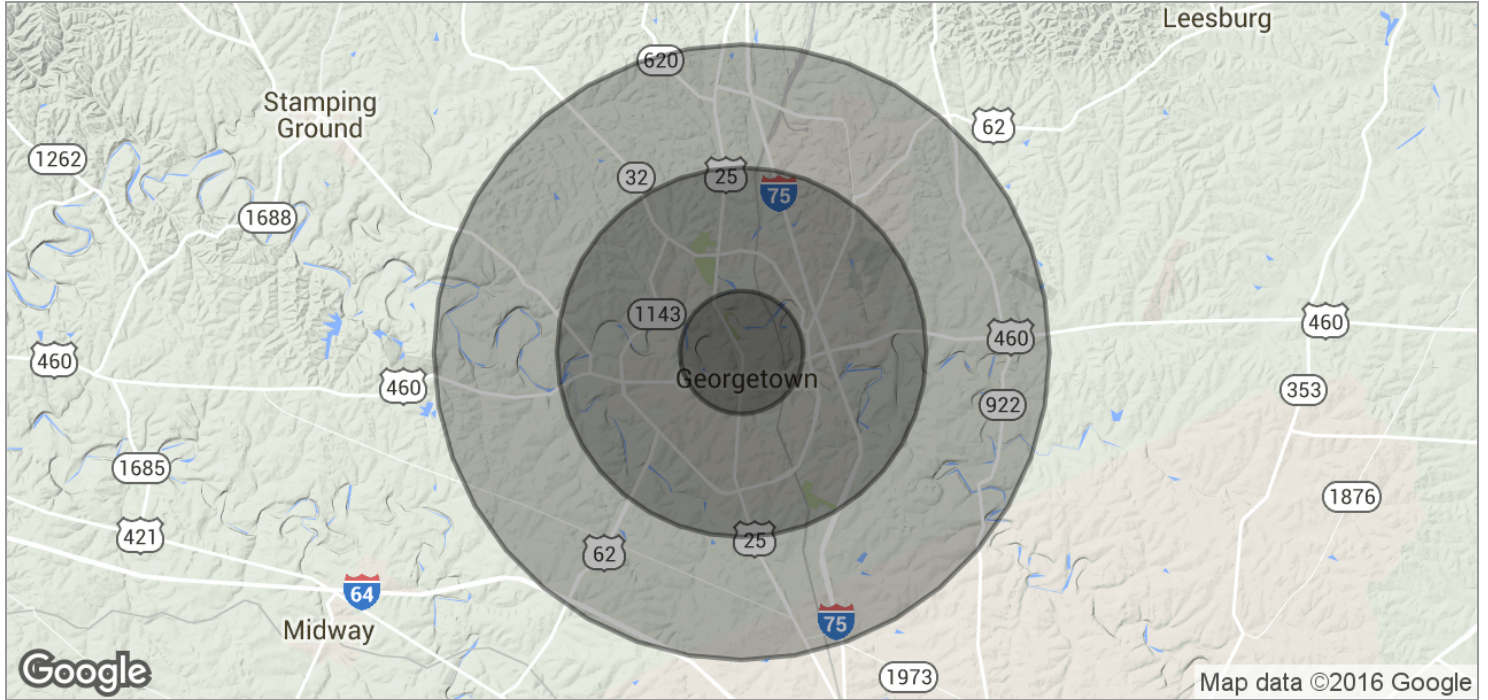
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	6,480	25,608	36,100
MEDIAN AGE	32.4	31.2	32.2
MEDIAN AGE (MALE)	33.5	31.5	32.3
MEDIAN AGE (FEMALE)	32.1	32.0	33.1
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	2,715	10,055	14,008
# OF PERSONS PER HH	2.4	2.5	2.6
AVERAGE HH INCOME	\$48,006	\$54,789	\$61,827
AVERAGE HOUSE VALUE	\$159,303	\$154,024	\$166,345



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