



# Prime Nicholasville Retail Space For Lease



**863 N. Main Street**

**NICHOLASVILLE, KY 40356**

**PRESENTED BY:**

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## PROPERTY SUMMARY

### PRIME NICHOLASVILLE RETAIL SPACE FOR LEASE

863 N. MAIN STREET  
NICHOLASVILLE, KY 40356

#### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$14 SF/yr (NNN)
<b>BUILDING SIZE:</b>	12,800 SF
<b>AVAILABLE SF:</b>	8,000 SF



## PROPERTY SUMMARY

SVN Stone Commercial Real Estate is pleased to offer this 8,000 SF right-end cap retail suite at 863 N. Main Street in Nicholasville, KY — anchored squarely in the Walmart-driven retail node along US-27. Suite 863 is part of a 3 tenant retail strip and offers a flexible junior-box footprint with prominent end-cap visibility, abundant on-site parking, and immediate proximity to the highest-traffic generators in Jessamine County. Join established, in-place co-tenants in this three-suite multi-tenant strip, surrounded by Walmart Supercenter, Tractor Supply, Bargain Hunt, Planet Fitness, Workout Anytime, Walgreens, Advance Auto Parts, KOI Auto Parts, Goodwill, and a deep QSR and service cluster.

Available Fall 2026 at \$14.00/SF/yr NNN. Ideal for retail, fitness, medical, value apparel, dollar-format, furniture, or owner-occupant users targeting Nicholasville's strongest commercial corridor. For more information, please contact Justin Ryder, CCIM at 859-447-3285 // [Justin.Ryder@svn.com](mailto:Justin.Ryder@svn.com).

# PROPERTY HIGHLIGHTS



- 8,000 SF right end cap retail suite on Nicholasville's primary US-27 / N. Main Street commercial corridor
- \$14.00/SF/yr NNN – available Fall 2026
- Walmart Supercenter–anchored retail node – immediately adjacent to Tractor Supply, Bargain Hunt, Planet Fitness, Walgreens, Advance Auto Parts
- High-traffic US-27 corridor – ~18,200 VPD (KYTC)
- End-cap visibility with strong signage exposure to N. Main Street
- Multi-tenant strip with two established co-tenants since 2013 / 2014 – built-in stability
- 5-mile trade area: 42,000+ residents, ~\$71,000 median household income
- Jessamine County: ~58,000 residents, ~\$75,000 median household income
- Nicholasville: one of Kentucky's fastest-growing cities (+19% county population since 2010)
- Located within the Lexington-Fayette MSA – Kentucky's second-largest metro
- Flexible 8,000 SF junior-box footprint – fits retail, fitness, medical, dollar-format, furniture, or owner-occupant
- Ample on-site parking
- Surrounding co-tenants include Goodwill, Workout Anytime, KOI Auto Parts, Kentucky Mini Plaza (Advance Auto), McDonald's, Wendy's, Culver's, Papa John's, AT&T, Verizon

**12,800 SF multi-tenant retail center also available for sale at \$1,865,000 (\$146/SF) – listed by SVN Stone Commercial Real Estate**

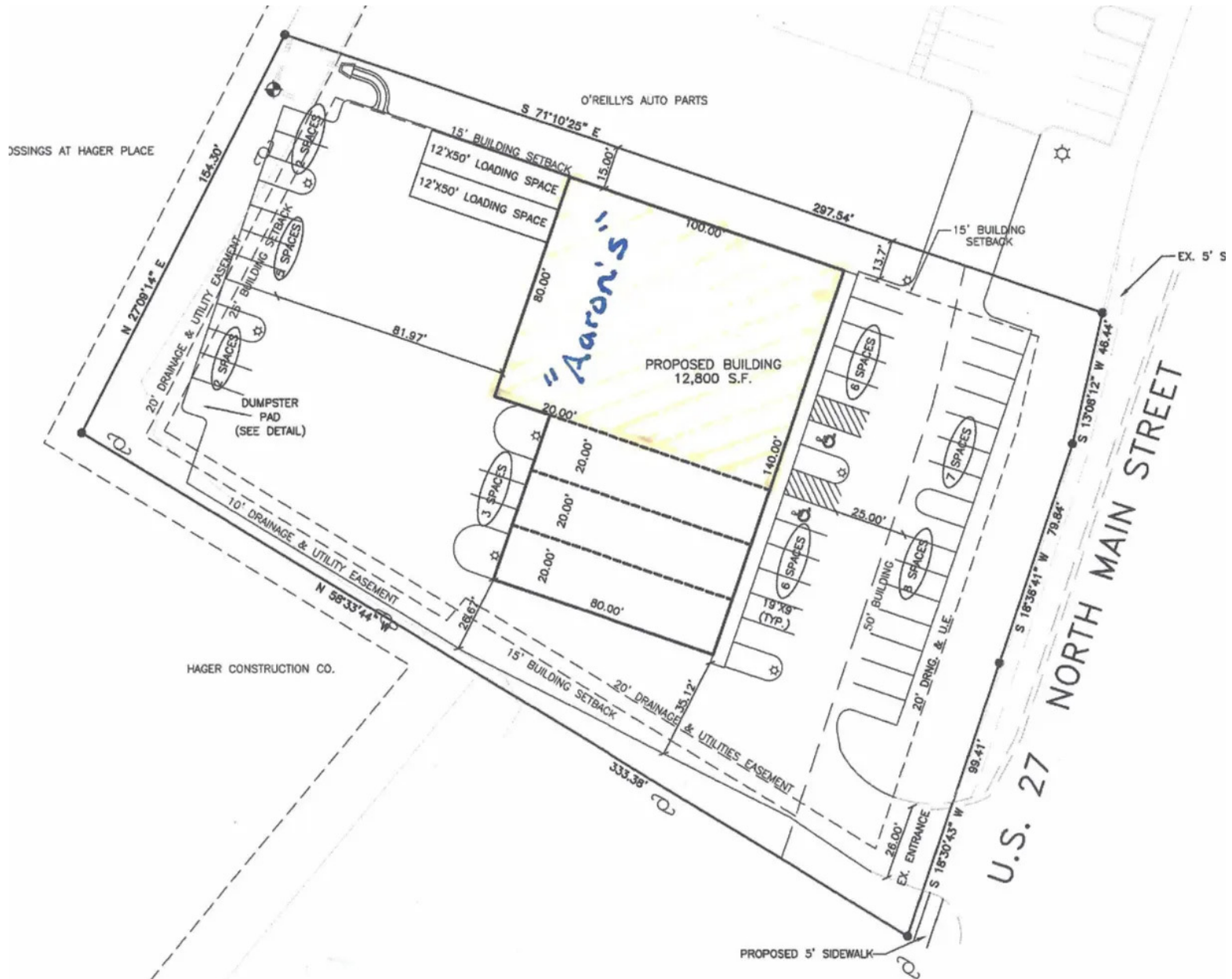


**SVN**  
STONE COMMERCIAL REAL ESTATE  
Subject  
Property

N Main St. | VPD 18,200+

For marketing purposes only;  
exact locations not warranted

# SITE PLAN





**JUSTIN RYDER, CCIM**

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## PROFESSIONAL BACKGROUND

Justin Ryder, CCIM is a distinguished Advisor at SVN Stone Commercial Real Estate, specializing in multi-family and auto-related investment sales. With over 184 transactions across Central Kentucky, Justin excels in maximizing property value through exclusive listings and comprehensive project management, including development land and stabilized properties.

A 4-time national award winner for sales volume at SVN, Justin was honored as the company-wide "Influencer of the Year" in 2023 for his impactful presence in commercial real estate media on platforms like LinkedIn, Twitter, and YouTube. He earned the globally recognized CCIM designation in 2021, signifying mastery in financial and market analysis, investment strategy, and ethical business practices. Justin has also served as President of the Lexington CCIM Chapter twice.

In addition to his real estate expertise, Justin is a partner and consultant with Bluegrass Business Advisors, continuing the firm's legacy of business brokerage in Central Kentucky since 1982.

A devoted family man, Justin and his wife, Libby, are proud parents to three wonderful daughters. He considers it a privilege to raise his family in such a vibrant community. Outside of work and family life, Justin is an avid CrossFitter, an enthusiastic reader, a passionate UK fan, and a dedicated Green Egg grilling connoisseur.

**SVN | Stone Commercial Real Estate**

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## DISCLAIMER

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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.

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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.

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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.