



# 14K SF Office or Retail Downtown



**255 E. Main Street**

**RICHMOND, KY 40475**

**PRESENTED BY:**

**NEAL METCALFE**

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# PROPERTY SUMMARY

## 14K SF OFFICE OR RETAIL DOWNTOWN RICHMOND KY

255 E MAIN STREET  
RICHMOND, KY 40475

### OFFERING SUMMARY

**LEASE RATE:** \$8,100 6.91 (MG)

**AVAILABLE SF:** 14,057 SF

## PROPERTY SUMMARY

SVN Stone Commercial Real Estate is pleased to present 255 E Main Street in Richmond, Kentucky. Rarely does a space of this size and versatility become available in the heart of Downtown Richmond — and this is one worth seeing in person. Offering 14,057 square feet of open, adaptable space, 255 E Main Street is positioned in a high-visibility downtown corridor with B-2 zoning, welcoming a wide range of retail, office, service, and specialty uses. Whether you're expanding an established operation or planting a flag in one of Central Kentucky's most active small-city markets, this space is built to accommodate your vision.

**Space Highlights:** 14,057 SF of flexible retail or office space. Large open floor plan — configure it your way Private offices for administrative or professional use, storage rooms for inventory, equipment, or back-of-house needs. Abundant power to support a variety of commercial operations Dock access for deliveries and logistics Two restrooms on-site. Shared parking with Family Dollar — convenient, accessible, and ample B-2 Zoning — broad use permissions to fit your business model. Downtown Richmond continues to attract investment, foot traffic, and community activity, making this an ideal location for businesses looking to grow their presence and connect with the local customer base. Don't just read about it — come see it.

This space shows exceptionally well and the floor plan speaks for itself. Reach out today to schedule a private tour and let's talk about what's possible here. Neal Metcalfe, Senior Advisor, 859-312-8069, [neal.metcalfe@svn.com](mailto:neal.metcalfe@svn.com). Serving the Madison County, Berea & I-75 Corridor Markets



## PROPERTY HIGHLIGHTS

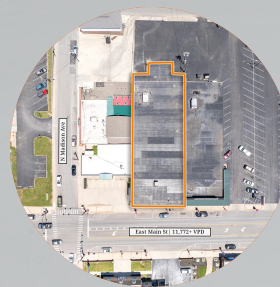
- **Former Grocery, Retail Space Available**
- **Abundant Power**
- **Storage space**
- **Dock Access**
- **Low PSF Rent**
- **Landlord is willing to spend some money for improving the space**



**OPEN RETAIL OR  
WORKSPACE**



**HIGH VISIBILITY  
DOWNTOWN  
LOCATION**



**AMPLE  
PARKING**

AERIAL

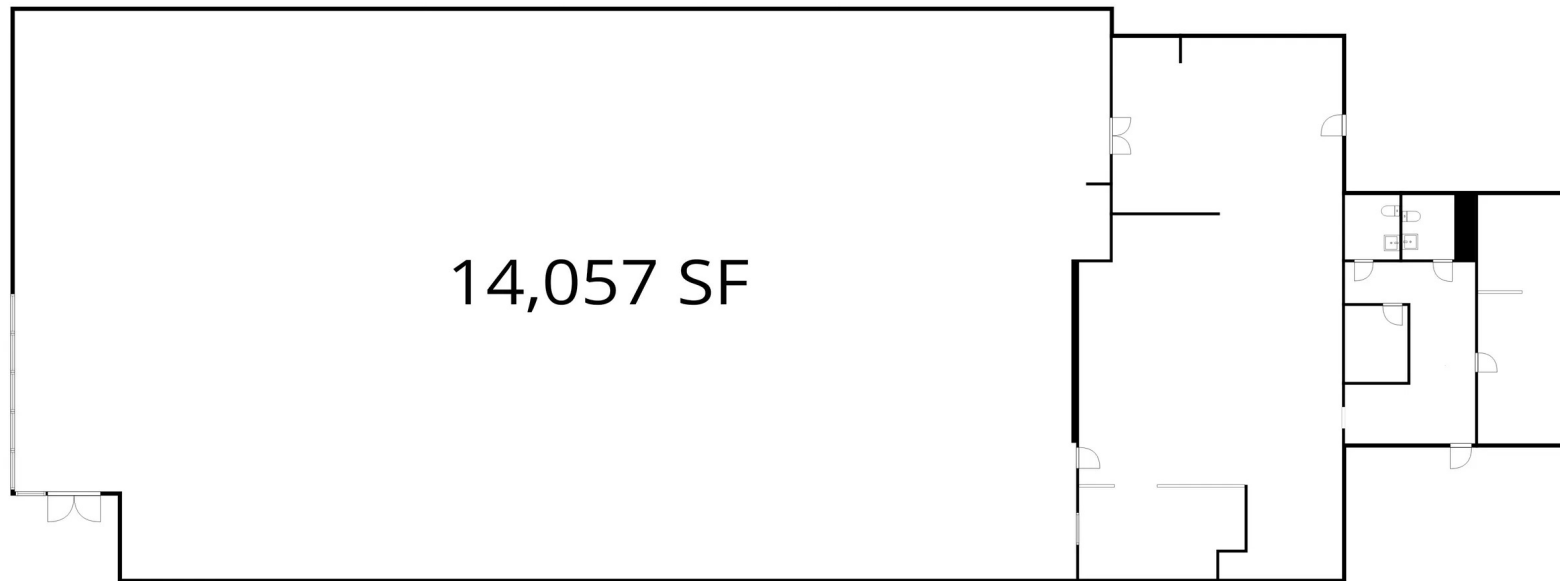


E Irvine St

East Main St | 11,772+ VPD



# FLOOR PLAN



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

# ADDITIONAL PHOTOS



# ADDITIONAL PHOTOS





## DISCLAIMER

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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.