



TWO-TENANT NNN INVESTMENT OPPORTUNITY

BRANNON CROSSING

350 & 354 E. BRANNON ROAD, NICHOLASVILLE, KY

CBRE



EXECUTIVE SUMMARY

CBRE IS PLEASED TO EXCLUSIVELY OFFER THIS TWO-TENANT INVESTMENT OPPORTUNITY: FIRST WATCH & SKYLINE CHILI IN NICHOLASVILLE, KENTUCKY

First Watch and Skyline Chili are located at 350 & 354 E. Brannon Road within Brannon Crossing, Nicholasville, Kentucky. This regional shopping center is strategically positioned along US-27 (Nicholasville Road), approximately one mile south of Lexington/Fayette County.

Nicholasville functions as a prominent commuter town for Lexington, with US-27 serving as the primary artery connecting the two cities. Brannon Crossing capitalizes on this daily commuter flow, acting as a crucial retail stop for traffic entering or exiting Nicholasville. This location ensures exceptionally high visibility and accessibility for businesses due to significant traffic counts and a dense surrounding residential population in both north Nicholasville and south Lexington.

Brannon Crossing is anchored by Hobby Lobby, Marshalls, HomeGoods, and the Movie Tavern. Complementing these are diverse dining options such as Red Robin, Panera Bread, McDonald's, and Bob Evans. The area is a high-growth market, with multiple multi-family residential projects currently under construction, alongside planned developments like a Publix (opening 2027) and Menards.

First Watch is an award-winning daytime café celebrated for its breakfast, brunch, and lunch offerings, while Skyline Chili is recognized for its distinctive Cincinnati-style chili.

HIGH GROWTH RETAIL CORRIDOR



PROPERTY DESCRIPTION

**350 & 354 E. BRANNON ROAD
NICHOLASVILLE, KY**

±5,585 & ±2,832 SF

Building Size

±1.19 ACRES

Land Area

100%

Occupancy

2021

Year Built

±61 SPACES

Total Parking Available

7.24:1,000

Parking Ratio

B2 - LOCAL COMMERCIAL

Zoning

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