

FOR SALE OR LEASE

LYON COUNTY BUSINESS CENTER

\$3,595,000 | 159,423 sqft | 16.77 ac site



Investment Sale & Leasing Opportunity

A rare opportunity to acquire a large-scale commercial center with existing rental income, significant lease-up potential, flexible space configurations, and seller willing to sell buildings separately. Lyon County Business Center offers multiple buildings that can function independently, creating opportunities for retail, office, medical, education, fitness, service, warehouse, or redevelopment uses.

- 159,423 SF total building area
- 16.77 acres
- 7 commercial buildings
- Six buildings approximately 25,468 SF each
- One building approximately 6,615 SF
- Existing rental income
- Multiple tenant mix
- Flexible leasing configurations
- Commercial zoning
- Water, sewer, electric, and gas
- Extensive parking
- Level topography
- Strong visibility along US Hwy 62 & KY Hwy 93
- Convenient access to I-24/I-69



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STRATEGIC WESTERN KENTUCKY LOCATION

Lyon County Business Center is positioned near the intersection of US Highway 62 and KY Highway 93, with convenient access to Interstate 24/69 and the Western Kentucky lake region. The property's size, access, parking, and flexible building configurations make it well suited for a wide variety of commercial users and investment strategies.

FLEXIBLE REDEVELOPMENT POTENTIAL

Each building can operate independently, allowing ownership to create multiple uses across the property. Potential concepts include:

- Medical or healthcare pavilion
- Professional office suites
- Education or training center
- Fitness and wellness
- Retail and showroom space
- Service businesses
- Warehouse or flex space
- Mixed commercial uses

A PROPERTY WITH ROOM TO GROW

Lyon County Business Center offers a compelling combination of existing income, significant vacancy upside, flexible floor plans, and redevelopment potential. Whether acquired as a value-add investment or utilized for a combination of owner-user and tenant spaces, the property provides multiple paths for future growth.



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