

RETAIL PROPERTY FOR SUBLEASE

351 EAST BRANNON ROAD

NICHOLASVILLE, KY 40356



FREDERICK RUPP

859.533.2651

frupp@whiteoakcre.com

WHITE OAK
COMMERCIAL REAL ESTATE

Property Overview

For Lease



PROPERTY DESCRIPTION

Located in the popular Brannon Crossing development, this endcap suite, formerly Prime IV, is available for sublease. With frontage along E Brannon Rd, the property offers users a tremendous opportunity to enter the market and capitalize on premier visibility, accessibility and synergy with surrounding retailers, restaurants, and service providers.

LOCATION DESCRIPTION

351 E Brannon Rd presents a wide variety of users with a newly constructed suite, featuring high-end finishes in a functional layout with a lobby and reception, multiple patient rooms or offices, an open work area, storage and an employee workstation/break room.

PROPERTY HIGHLIGHTS

- Turn-key, move-in ready opportunity
- Excellent endcap visibility
- Ideal for medical, wellness, aesthetic, recovery, and other service-oriented users

OFFERING SUMMARY

Lease Rate:	\$26 SF/yr (NNN)
Available SF:	2,019 SF
Traffic Count:	12,700+ VPD

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,911	27,664	62,398
Total Population	4,870	64,609	144,755
Average HH Income	\$123,613	\$100,128	\$108,393

Frederick Rupp

frupp@whiteoakcre.com
859.533.2651



Entrance, Lobby, Reception

For Lease



Frederick Rupp
frupp@whiteoakcre.com
859.533.2651

WHITE OAK
COMMERCIAL REAL ESTATE

Patient Rooms, Office Space, Storage

For Lease



Frederick Rupp
frupp@whiteoakcre.com
859.533.2651

WHITE OAK
COMMERCIAL REAL ESTATE

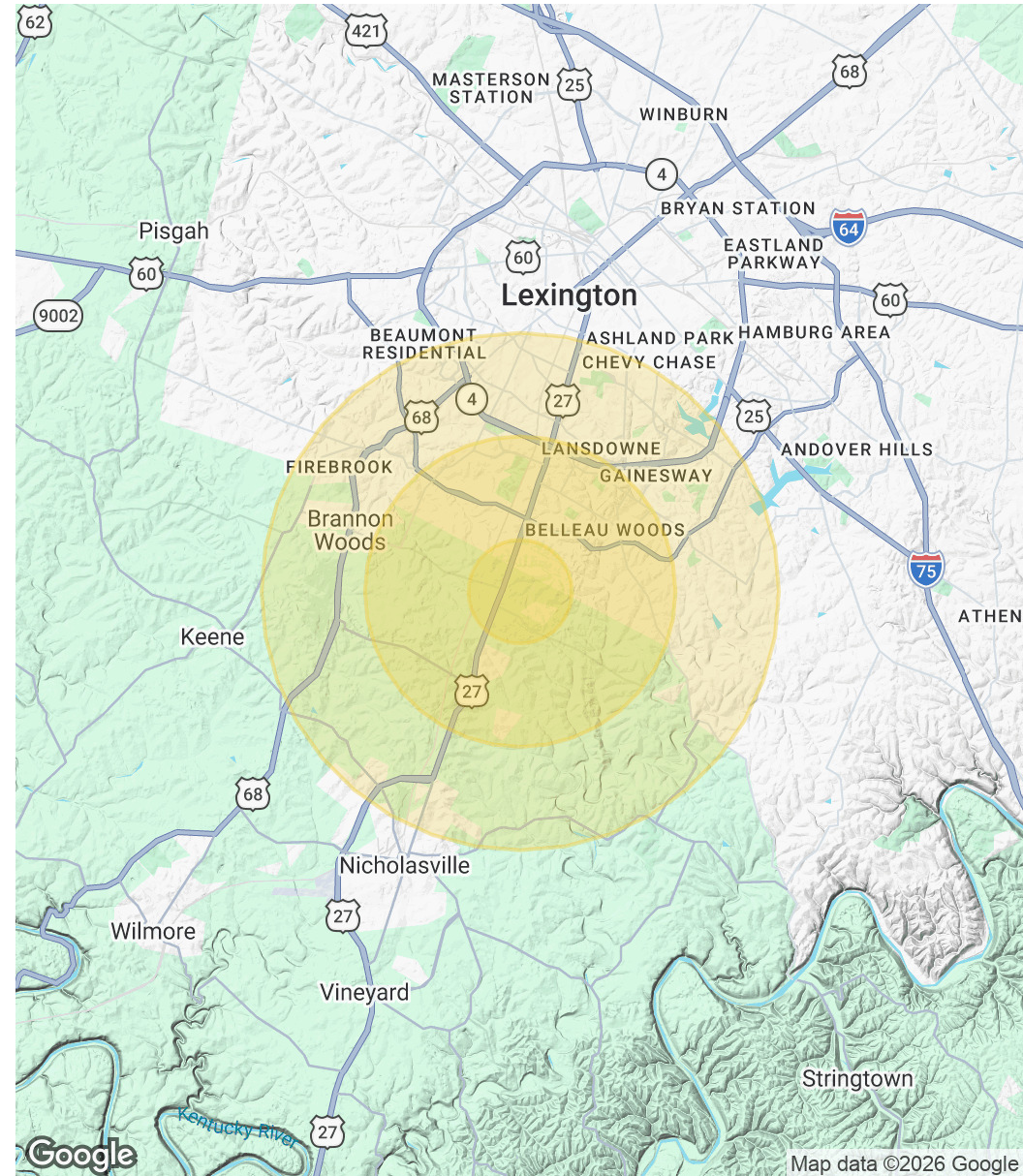
Demographics & Map Report

For Lease

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,870	64,609	144,755
Average Age	36.5	36.8	39.0
Average Age (Male)	35.1	35.5	37.1
Average Age (Female)	36.7	37.9	40.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,911	27,664	62,398
# of Persons per HH	2.5	2.3	2.3
Average HH Income	\$123,613	\$100,128	\$108,393
Average House Value	\$336,035	\$309,698	\$335,902

2023 American Community Survey (ACS)



Frederick Rupp
frupp@whiteoakcre.com
859.533.2651

WHITE OAK
COMMERCIAL REAL ESTATE

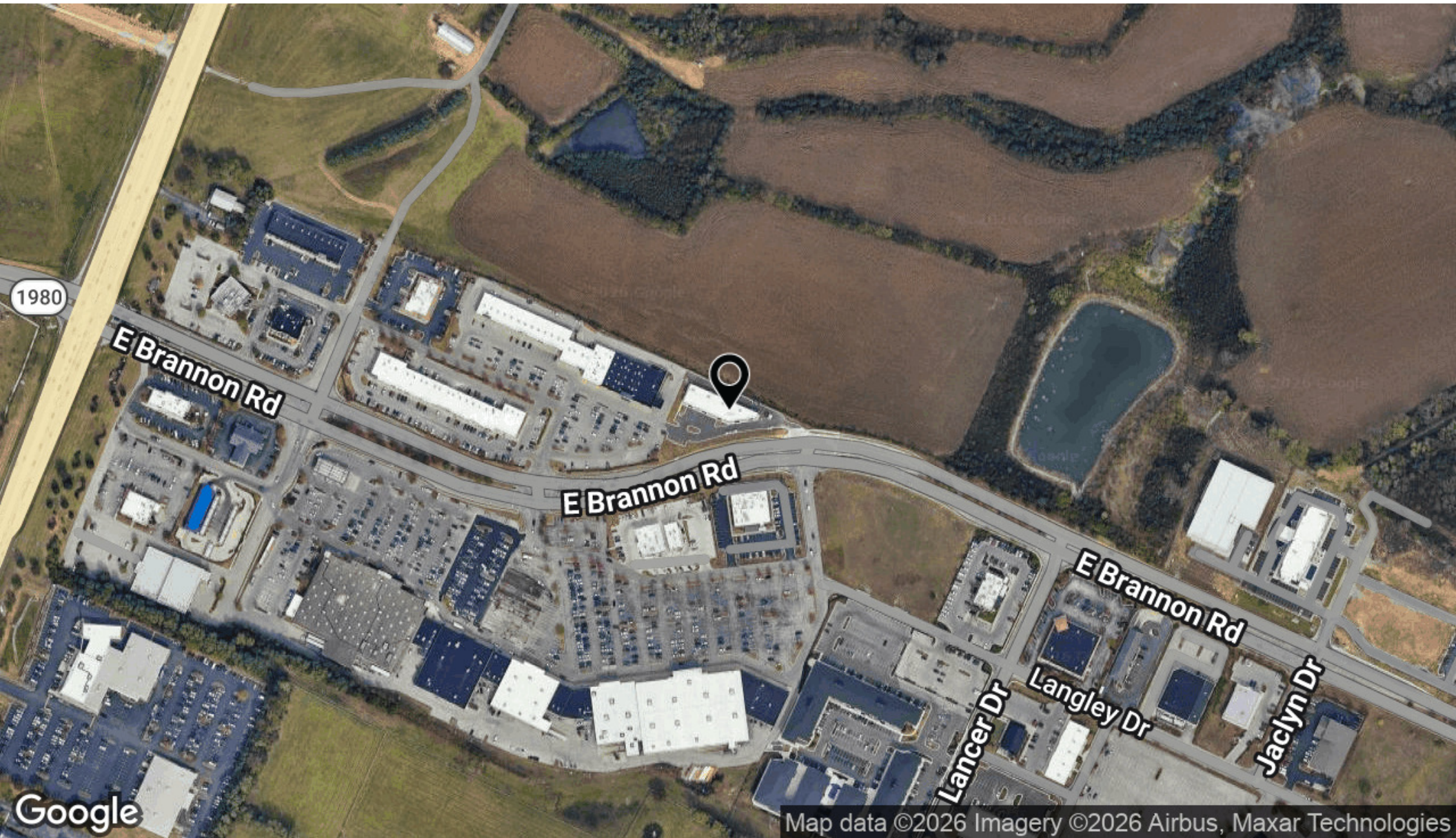


Frederick Rupp
 frupp@whiteoakcre.com
 859.533.2651

WHITE OAK
 COMMERCIAL REAL ESTATE

Location in Brannon Crossing

For Lease



Frederick Rupp
frupp@whiteoakcre.com
859.533.2651

WHITE OAK
COMMERCIAL REAL ESTATE