



12,800 SF Multi-Tenant Retail Center For Sale



851 - 863 N. Main Street

NICHOLASVILLE, KY 40356

PRESENTED BY:

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PROPERTY SUMMARY

12,800 SF MULTI-TENANT RETAIL CENTER FOR SALE

851 - 863 N. MAIN STREET
NICHOLASVILLE, KY 40356

OFFERING SUMMARY

SALE PRICE:	\$1,865,000
BUILDING SIZE:	12,800 SF
LOT SIZE:	1.35 Acres
PRICE / SF:	\$146



PROPERTY SUMMARY

SVN Stone Commercial Real Estate is pleased to offer this 12,800 SF multi-tenant retail center at 851-863 N. Main Street in Nicholasville, KY — anchored squarely in the Walmart-driven retail node along US-27. The property comprises three tenant suites on a 1.35-acre site, 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. Offered at \$1,865,000 (\$146/SF). Ideal for owner-occupants seeking a flexible junior-box footprint plus in-place income, or investors seeking multi-tenant retail in one of Kentucky's fastest-growing markets.

Confidentiality Agreement required to access the rent roll and financials. Please contact Justin Ryder, CCIM at 859-447-3285 // Justin.Ryder@svn.com.

PROPERTY HIGHLIGHTS



- \$1,865,000 list price | \$146/SF
- 12,800 SF multi-tenant retail center on a 1.35-acre site
- Located on Nicholasville's primary US-27 / N. Main Street commercial corridor
- 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)
- Right end-cap suite of 8,000 SF – flexible junior-box footprint with strong signage exposure to N. Main Street; potential availability Fall '26
- Owner-occupant opportunity: flexible junior-box footprint plus in-place income from a multi-tenant retail asset
- Investor opportunity: multi-tenant retail with in-place income on a primary commercial corridor
- 5-mile trade area: 42,000+ residents, ~\$71,000 median household income
- Located within the Lexington-Fayette MSA – Kentucky's second-largest metro
- B-2 zoning supports flexible retail, fitness, medical, dollar-format, furniture, and owner-occupant uses
- Ample on-site parking
- 8,000 SF junior-box suite also available for lease at \$14.00/SF/yr NNN – listed by SVN Stone Commercial Real Estate





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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 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.