



## Downtown Mixed-Use Space

17 S Main St

Winchester, Kentucky 40391

### Spaces

2nd floor

### Lease Rate

\$12.50 SF/yr

### Space Size

2,160 SF

## Property Highlights

- +/-10,440 SF three-story building in downtown Winchester
- +/-2,160 RSF of open space for lease on the 2nd floor
- Parking lot in the back of the building
- Located on South Main Street in the heart of Winchester
- Just 17 miles from Lexington, downtown Winchester is filled with architectural gems, quaint shops, restaurants and character
- Rental Rate: \$12.50 PSF modified gross

## For More Information

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Commercial Real Estate Services, Worldwide.

For Lease

2,160 SF | \$12.50 SF/yr

Mixed-Use Space



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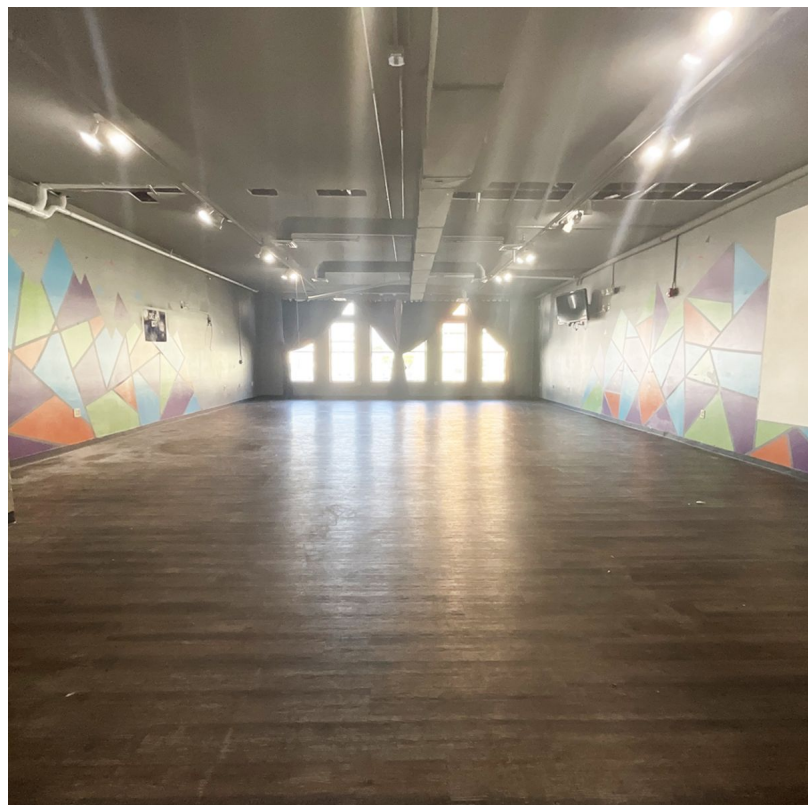
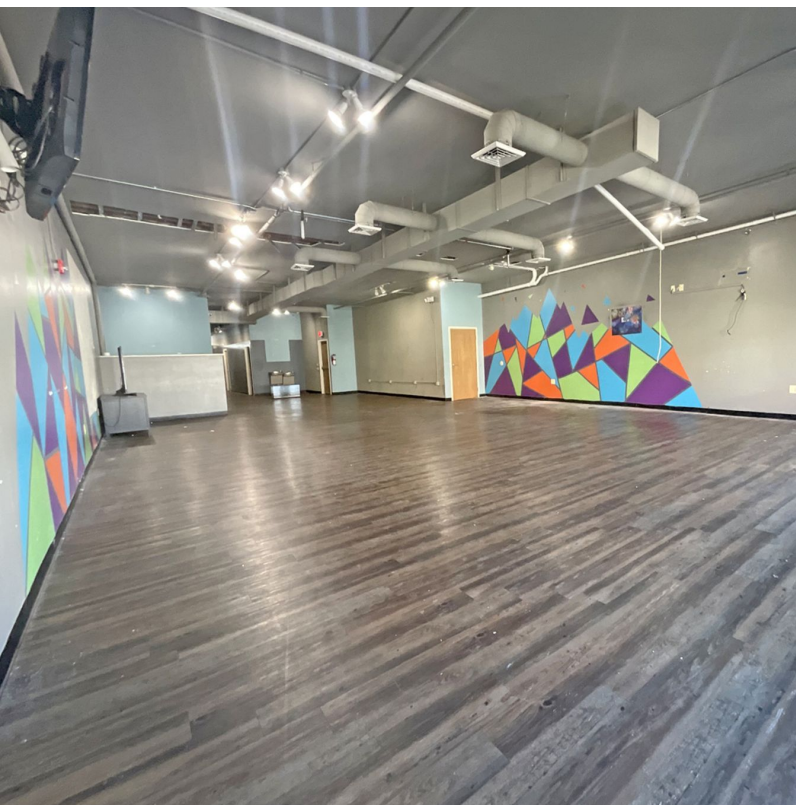
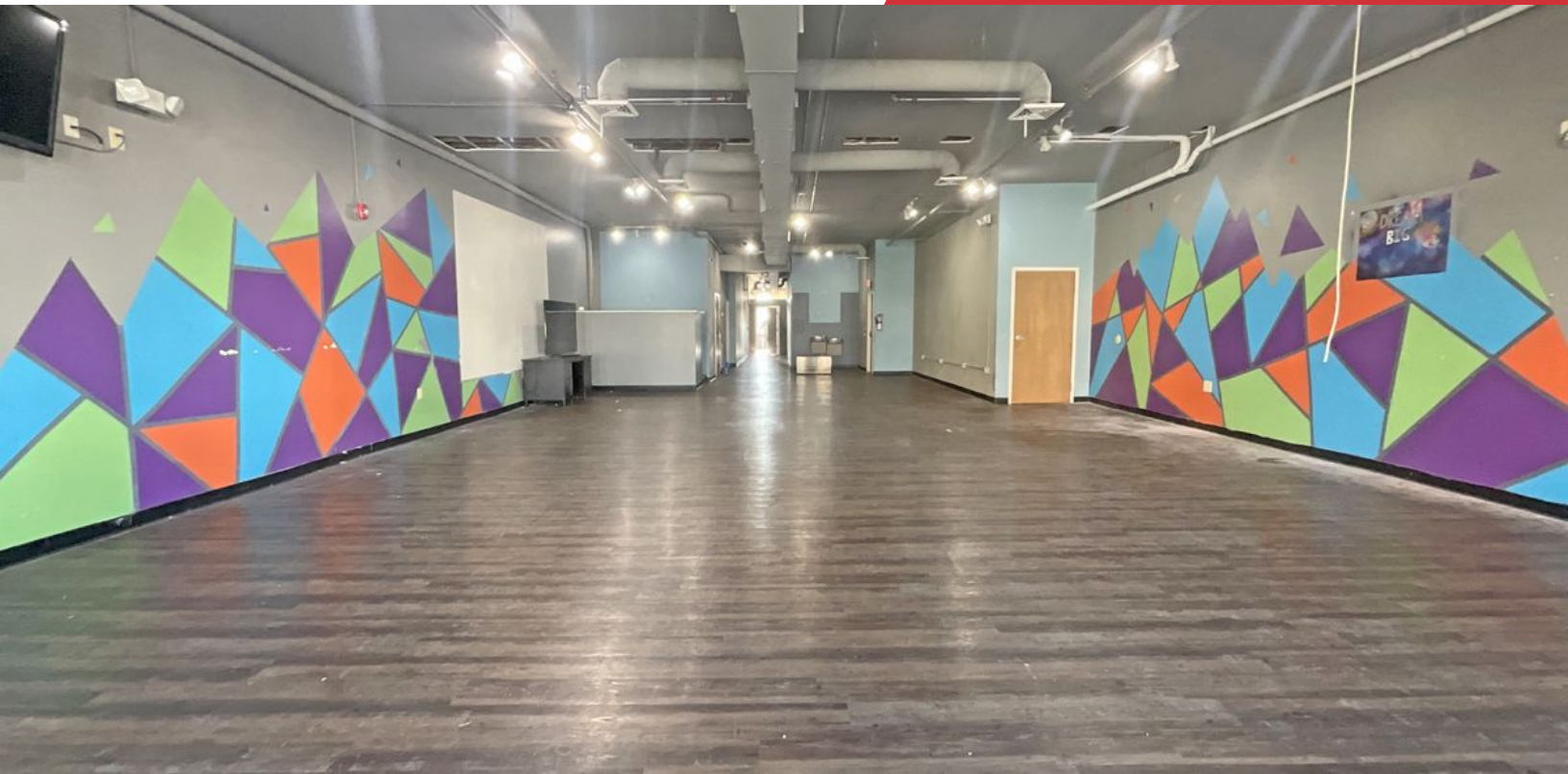


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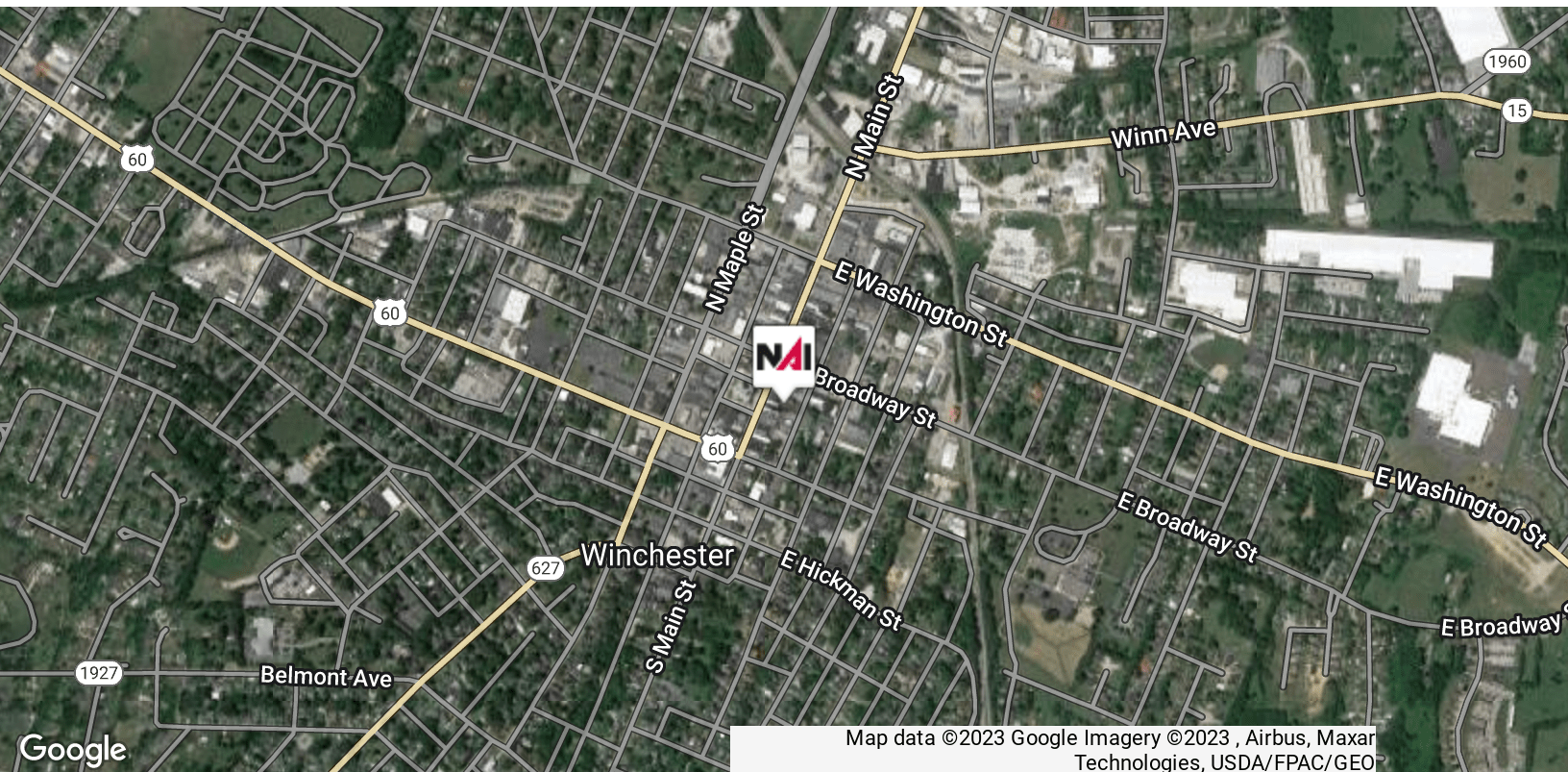
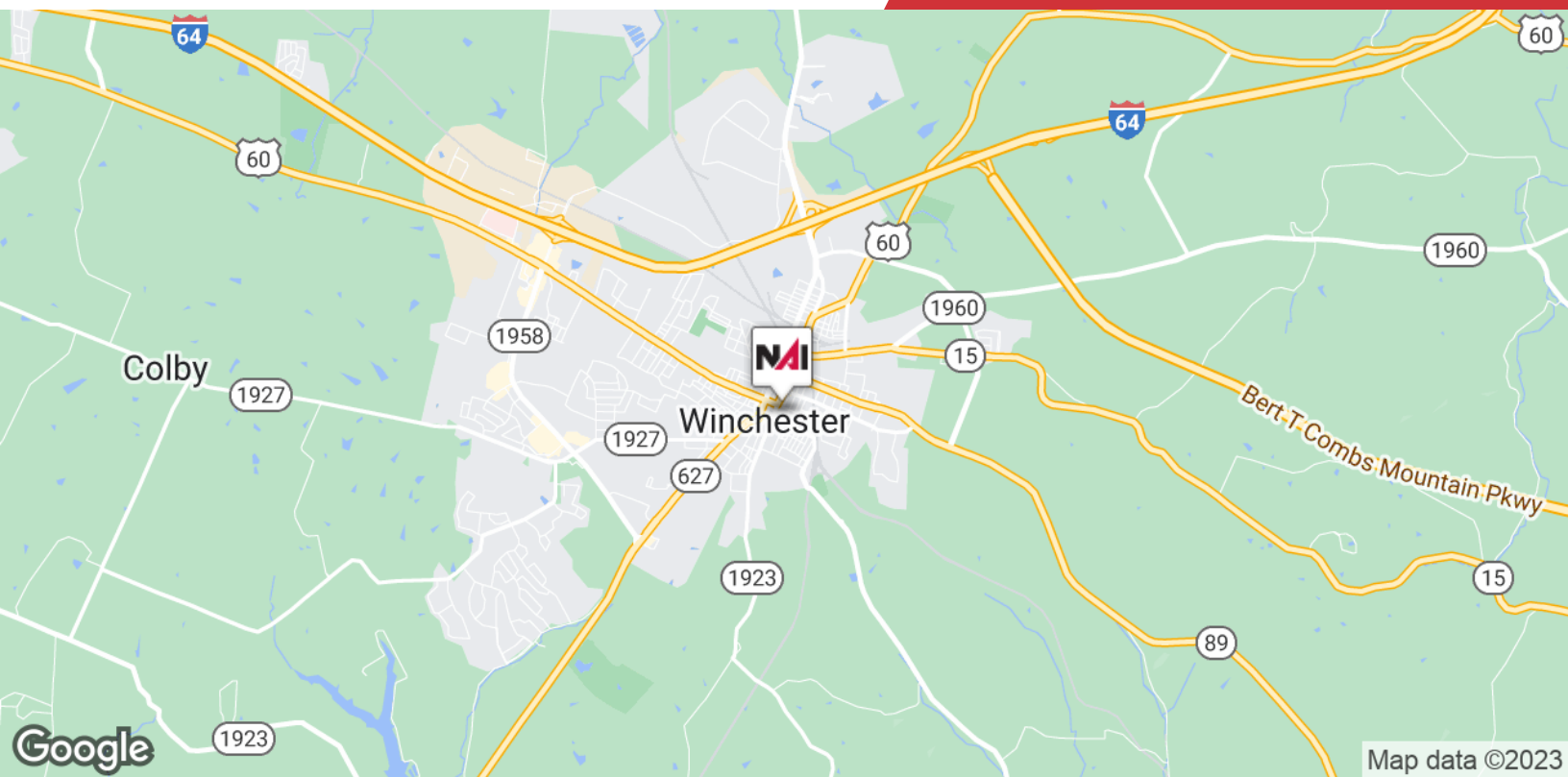


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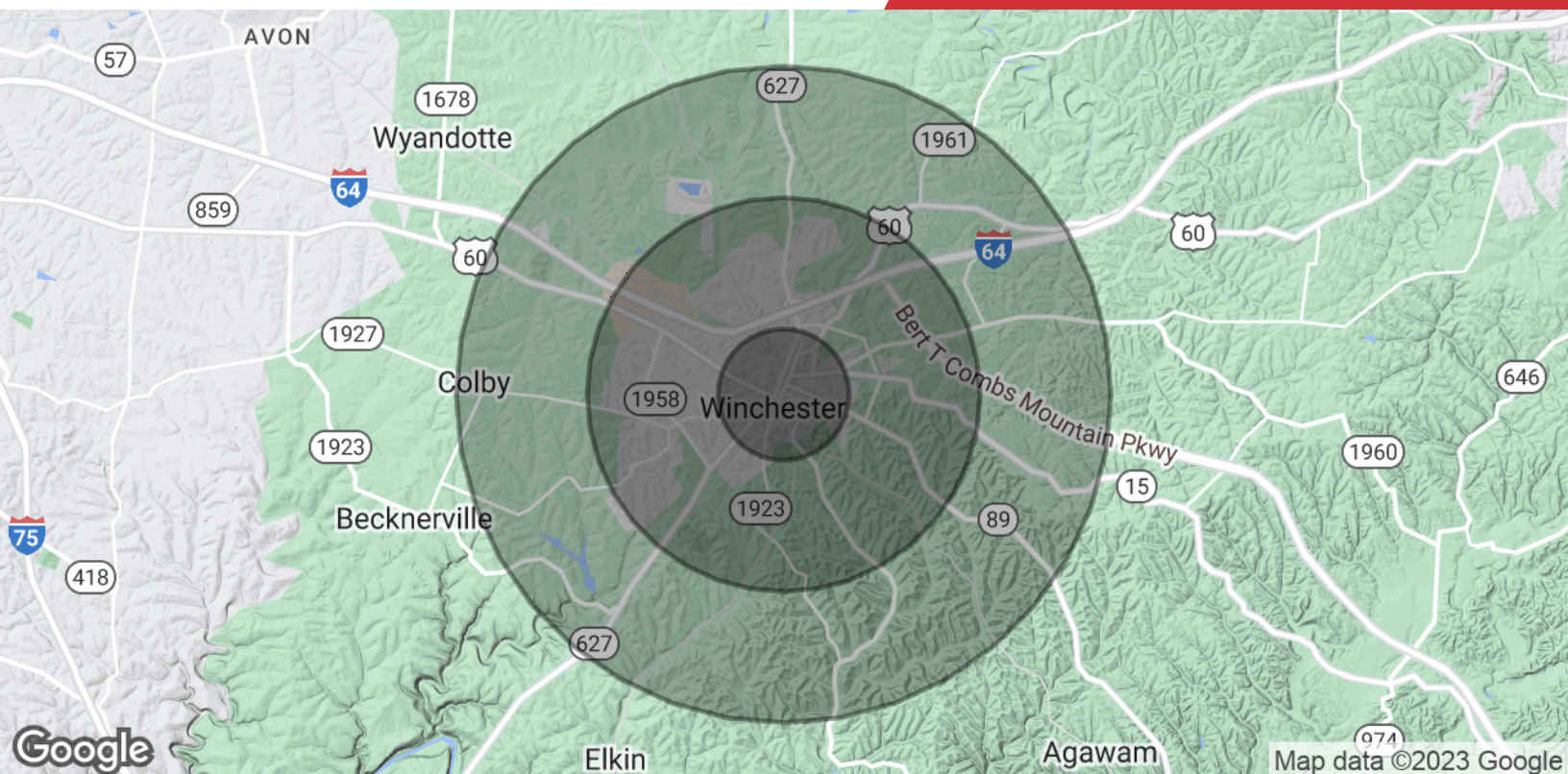
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### Population

	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	5,594	21,006	26,740
<b>Average Age</b>	42.3	41.2	41.4
<b>Average Age (Male)</b>	37.1	39.0	38.9
<b>Average Age (Female)</b>	43.5	42.4	42.6

### Households & Income

	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	2,877	9,707	12,004
<b># of Persons per HH</b>	1.9	2.2	2.2
<b>Average HH Income</b>	\$49,815	\$60,104	\$63,815
<b>Average House Value</b>	\$126,082	\$130,684	\$142,041

\* Demographic data derived from 2022 STDB