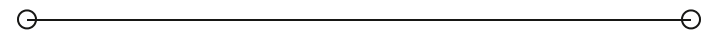


LEASE

Downtown Georgetown Retail Opportunity

166 W MAIN STREET

Georgetown, KY 40324



PRESENTED BY:

NATHAN DILLY

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nathan.dilly@svn.com

WESTON LOCKHART

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PROPERTY SUMMARY



LEASE RATE

26.00 SF/YR

OFFERING SUMMARY

BUILDING SIZE:	10,227 SF
AVAILABLE SF:	2,227 - 6,252 SF
YEAR BUILT:	1962
ZONING:	B-3

PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to present Water Street Commons-- a downtown Georgetown redevelopment project. This proposed redevelopment will include a total of 10,227 SF at the corner of S Water Street and W Main Street in Georgetown, KY. This development is a perfect location for your small-shop local retail, restaurant, coffee shop, creative space, and so much more. Water Street Commons currently offers three retail suites ranging from 2,227 SF - 6,252 SF with the opportunity for a unique patio dining experience. The spaces can be combined if needed.

Located in Scott County, the fastest growing county in the state of Kentucky, this redevelopment project is located in close proximity to Georgetown College and several new large residential developments.

For further inquiry or to schedule a personal tour, please reach out to Nathan Dilly at 859.420.5492 // nathan.dilly@svn.com or Weston Lockhart at 859. 317.3538 // weston.lockhart@svn.com.

PROPERTY HIGHLIGHTS

- 2,227 SF - 6,252 SF Available for Lease
- Multi-tenant small shop retail / restaurant space
- New construction redevelopment
- Excellent location in Downtown Georgetown

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ADDITIONAL PHOTOS



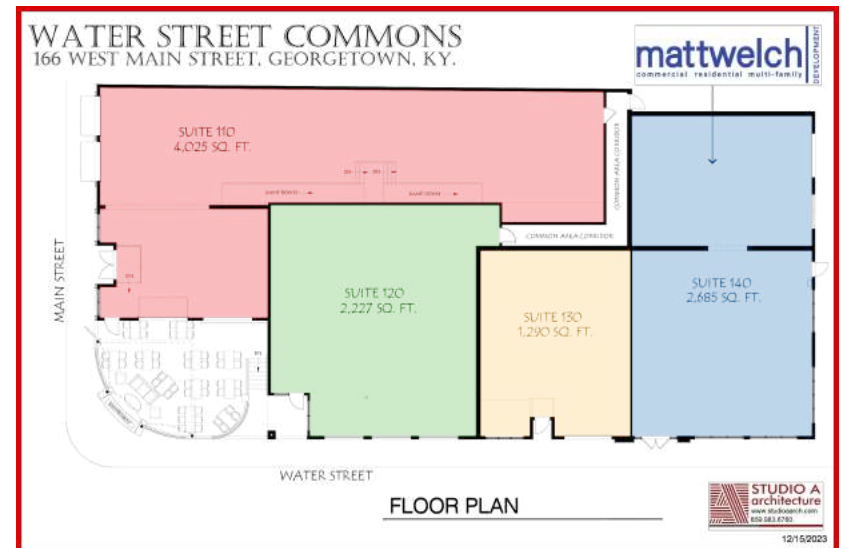
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RENDERINGS



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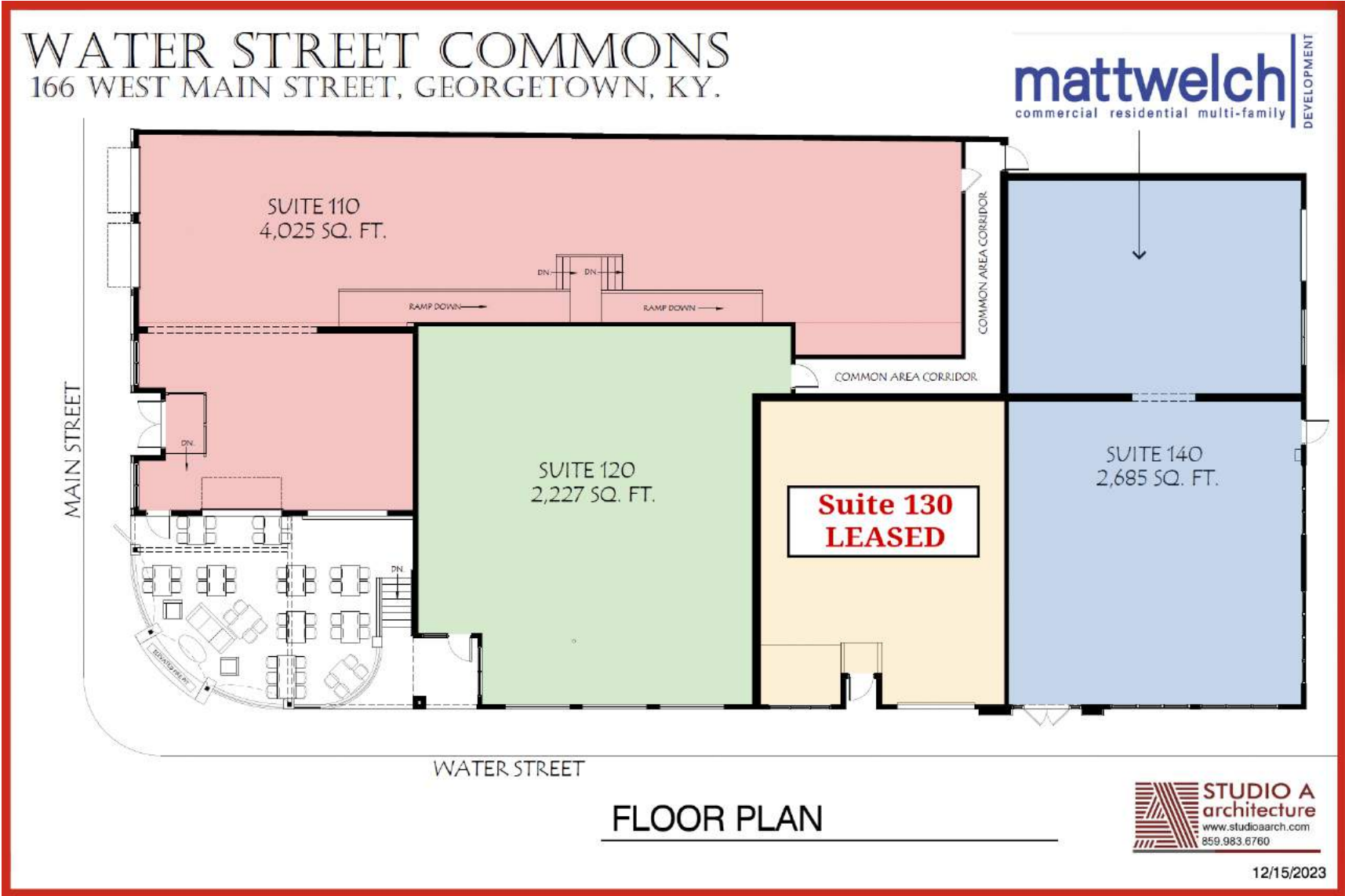
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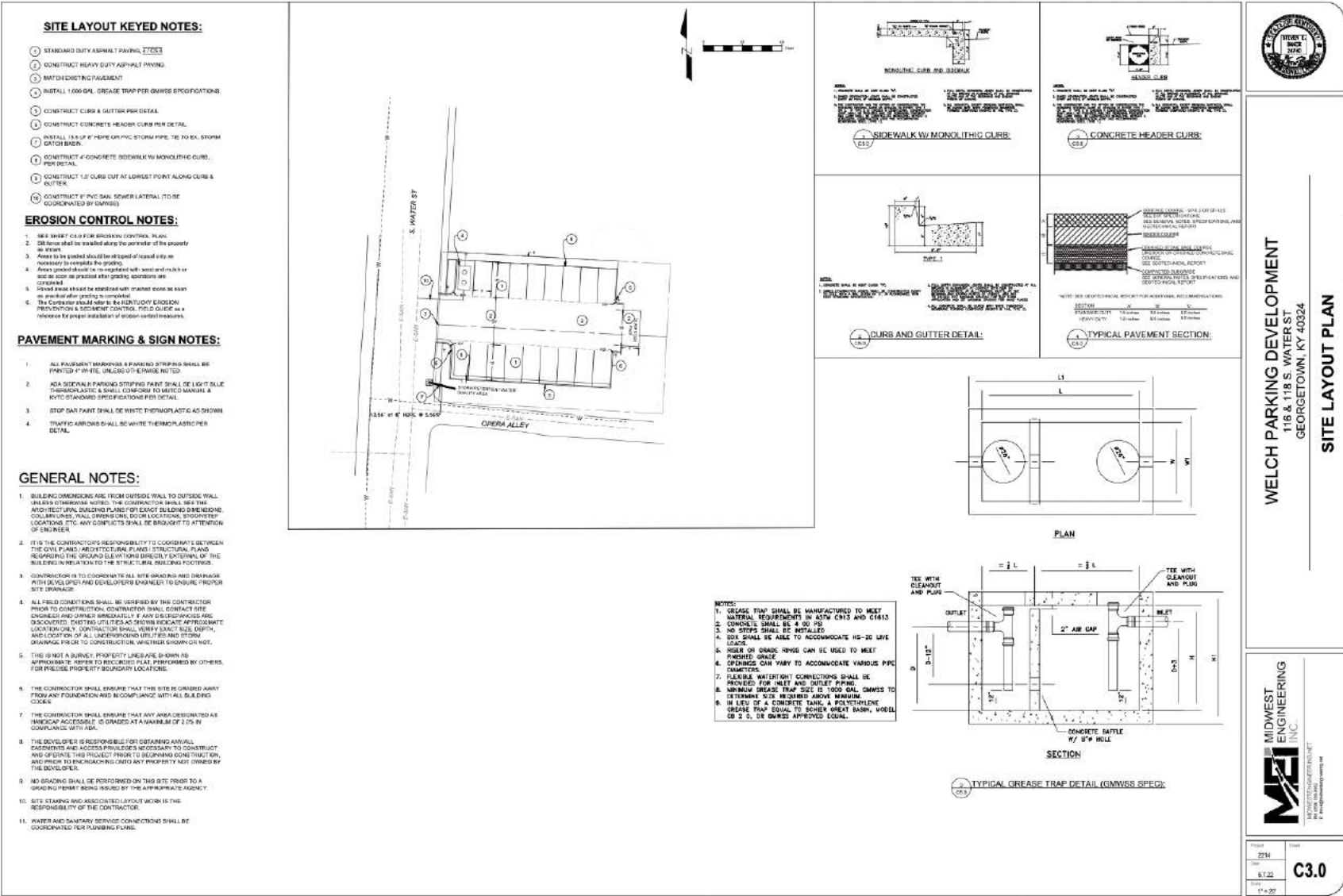
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FLOOR PLAN



SITE LAYOUT PLAN



LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	2,227 - 6,252 SF	LEASE RATE:	\$26.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 110	Available	4,025 SF	NNN	\$26.00 SF/yr	Restaurant Space
120	Available	2,227 SF	NNN	\$26.00 SF/yr	Retail/Restaurant/Office
Suite 110-120 Combined	Available	6,252 SF	NNN	\$26.00 SF/yr	Retail/Restaurant/Office
130	-	1,290 SF	NNN	\$28.80 SF/yr	Retail/Restaurant/Office
140	Matt Welch Development	2,685 SF	NNN	\$24.00 SF/yr	Retail/Restaurant/Office

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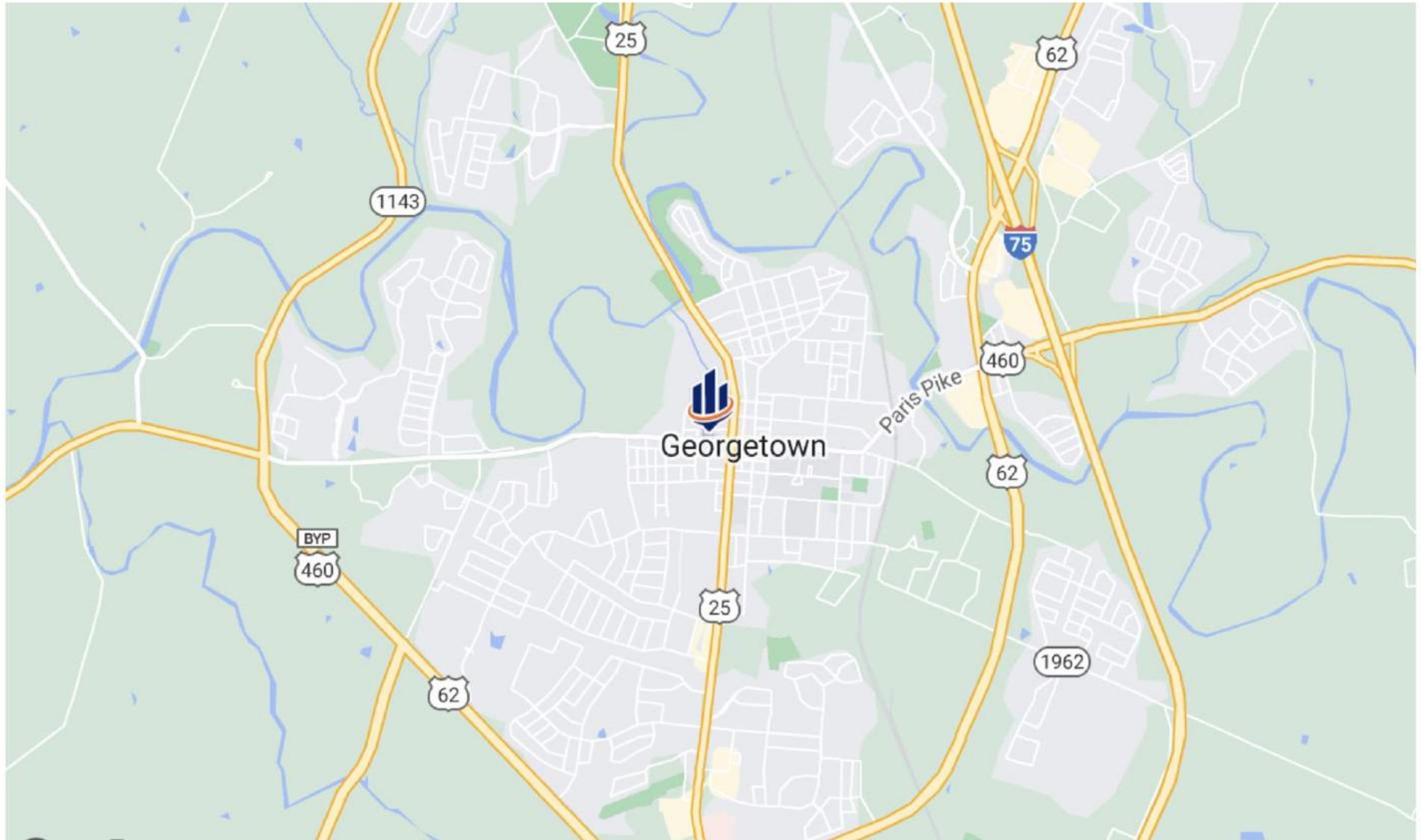


**Water Street
Commons - Downtown
Georgetown Redevelopment**
*166 W Main St.
Georgetown, KY*

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LOCATION MAP



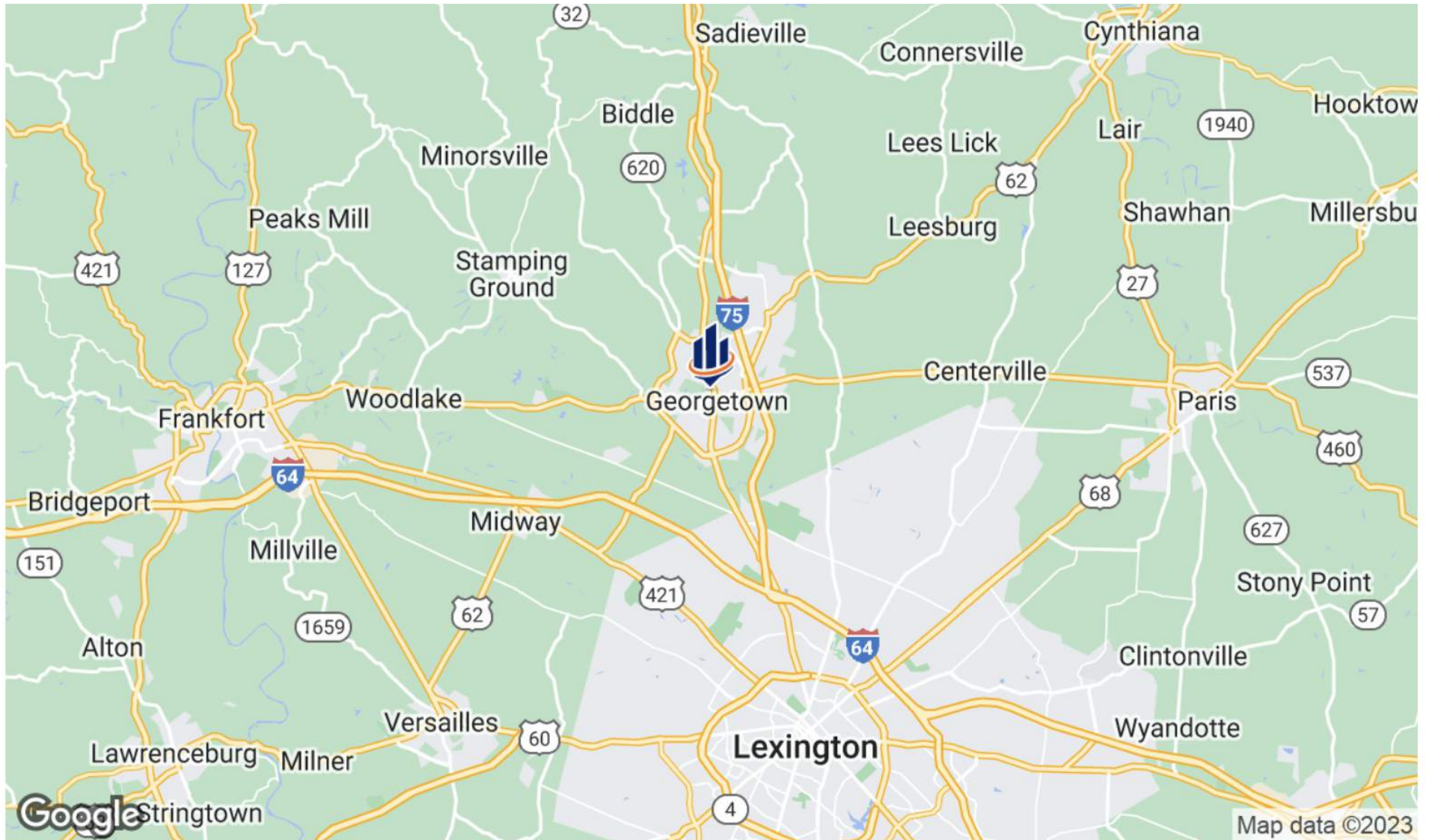
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LOCATION MAP



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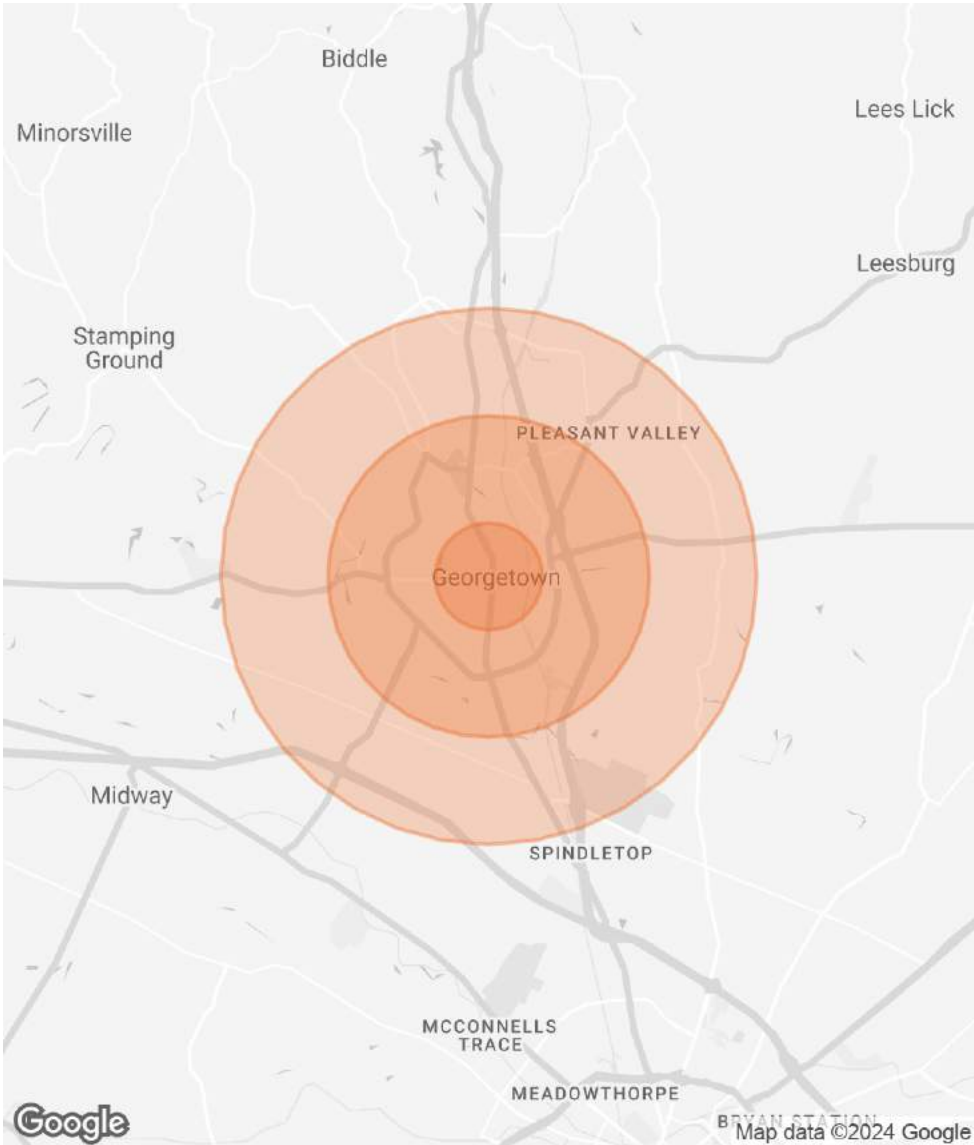
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,589	31,176	39,833
AVERAGE AGE	38.0	34.7	35.2
AVERAGE AGE (MALE)	36.3	33.4	34.4
AVERAGE AGE (FEMALE)	38.0	35.1	35.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,536	12,738	15,917
# OF PERSONS PER HH	2.1	2.4	2.5
AVERAGE HH INCOME	\$56,939	\$74,281	\$79,334
AVERAGE HOUSE VALUE	\$170,616	\$178,787	\$199,378

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO



NATHAN DILLY

Senior Advisor

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PROFESSIONAL BACKGROUND

Nathan Dilly is a senior advisor with SVN Stone Commercial Real Estate where he began his real estate career in 2016. His specialty and expertise is in retail-related properties and has helped many clients sell, lease, and develop their properties over the years. He has worked with a variety of clients including individual investors, trusts, banks, franchisees, publicly traded companies, and private equity groups in assisting them with leasing, acquisitions, and dispositions. Nathan is deeply connected with other top SVN advisors throughout the country, which he leverages to help his clients achieve their needs across state lines. Nathan has been an SVN Award recipient for sales and leasing production every year since 2018 and is actively involved in organizations such as CCIM, CPAL, and ICSC.

On a personal level, Nathan enjoys spending time with his wife and two kids as well as traveling, fitness, playing guitar, and hunting for the next business/real estate opportunity. Nathan is a native of Lexington, KY where he graduated from the University of Kentucky.

EDUCATION

University of Kentucky

MEMBERSHIPS

International Council of Shopping Centers - ICSC
Commercial Property Association of Lexington - CPAL
Certified Commercial Investment Member - CCIM
Bluegrass M&A Professionals - BLUEMAP

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ADVISOR BIO



WESTON LOCKHART

Advisor

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Direct: 859.306.0613 | Cell: 859.317.3538

PROFESSIONAL BACKGROUND

Weston Lockhart serves as an Advisor with SVN Stone Commercial Real Estate focusing on Investment Sales and Retail Leasing/Site Selection. He is a native of Lexington and received a Bachelor of Business Administration from the University of Kentucky.

During his time at SVN, Weston has worked successfully with clients assisting with asset acquisition/disposition, site selection and development, and property repositioning through lease-up. Weston serves as the Kentucky / Tennessee Talent Development Chair for ICSC and is heavily involved in Retail Real Estate in the Southeast. Weston has worked closely on portfolio expansion with the following tenants: Popeyes Chicken, Driven Brands, Ractetrac, Five Guys Burgers and Fries, Take 5 Oil Change, Take 5 Car Wash, Auto Glass Now, & more. Being in a relationship-driven industry, he views himself as another team member for Emerging Brands, Developers, and Investors in order to achieve their goals and optimize their respective businesses and investment portfolios.

Weston currently resides in the heart of Lexington with his wife, Abby. He is passionate about the growth of Kentucky, various forms of investing, and finding the perfect camping spot (by a creek, preferably) at Red River Gorge. You can contact Weston at (859)-317-3538 or weston.lockhart@svn.com.

EDUCATION

University of Kentucky Gatton College of Business & Economics, Bachelor of Business Administration - Magna Cum Laude

MEMBERSHIPS

Kentucky & Tennessee Talent Development Chair - ICSC
Kentucky Commercial Real Estate Alliance Committee
Commercial Property Association of Lexington
Lexington Forum - Community Conversations

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DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

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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.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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.

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