

**LEASE**

# Landmark Office Centre Suite Available

**200 BEVINS LN STE F**  
Georgetown, KY 40324

**PRESENTED BY:**

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$18.00 SF/yr
LEASE TYPE:	NNN
AVAILABLE SF:	1,500 SF
YEAR BUILT:	2010
ZONING:	P-1

PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to offer this 1,500 SF office opportunity in Georgetown, KY. The property, which was formerly used by an orthodontics practice, comes with four stations for dentist chairs, a nurse's station, two ADA restrooms, a private office, and reception area. The space can be used for a wide range of medical and professional office uses. Located on an end-cap, there is an abundance of windows and natural light.

Located near Georgetown Community Hospital, join tenants such as UK Health Care, Baptist Health, Bluegrass Pediatrics and Internal Medicine, and Caretenders. The property is across the bypass from the 125,000 SF Kroger Marketplace and Landmark Shoppes Retail Shopping Center. Georgetown/Scott County is home to the Toyota Motor Manufacturing Plant, with over 8,000 employees. It is the fastest-growing county in Kentucky, with a population exceeding 57,000 per the 2020 US Census data.

For more information please contact Wade Haga at [wade.haga@svn.com](mailto:wade.haga@svn.com) // 859.285.2202 or Matt Stone CCIM, SIOR, MBA at [matt.stone@svn.com](mailto:matt.stone@svn.com) // 859.351.5444.

SPACES	LEASE RATE	SPACE SIZE
200 BEVINS LN STE F	\$18.00 SF/yr	1,500 SF

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COMPLETE HIGHLIGHTS



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LOCATION INFORMATION

BUILDING NAME	Landmark Office Centre Suite Available
STREET ADDRESS	200 Bevins Ln Ste F
CITY, STATE, ZIP	Georgetown, KY 40324
COUNTY	Scott

PROPERTY HIGHLIGHTS

- Located in the Landmark Office Centre Complex
- Near Georgetown Community Hospital
- Formerly used by an orthodontics practice



# AERIAL



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## INTERIOR PHOTOS



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KENTUCKY  
*Georgetown*  
SCOTT ★ COUNTY



#### LOCATION DESCRIPTION

Georgetown, Kentucky, 10 miles north of Lexington off I-75, is the county seat of Scott County as well as the home of Georgetown College, a private liberal arts college. Georgetown is very proud of its heritage and excited about the tremendous growth the city has experienced in the last few years. Scott County is the second fastest growing county in Kentucky with population now exceeding 57,000 per the 2020 US Census data. Georgetown is home to the largest Toyota Manufacturing plant in the world with over 8,000 employees. Toyota recently invested \$1.3 billion in their Georgetown plant. Since the opening of Toyota Motor Manufacturing, employment has risen; the City, County, and School System have prospered; Toyota is a wonderful asset to the community and a huge reason for the growth of the town. Georgetown is fortunate to have the finest of Fire, Police and Public Works Departments. The employees are highly trained with benefit of the latest in technology and equipment. Georgetown offers downtown shopping and shopping malls, restaurants, recreation, sports, beautiful surroundings, and Georgetown College.

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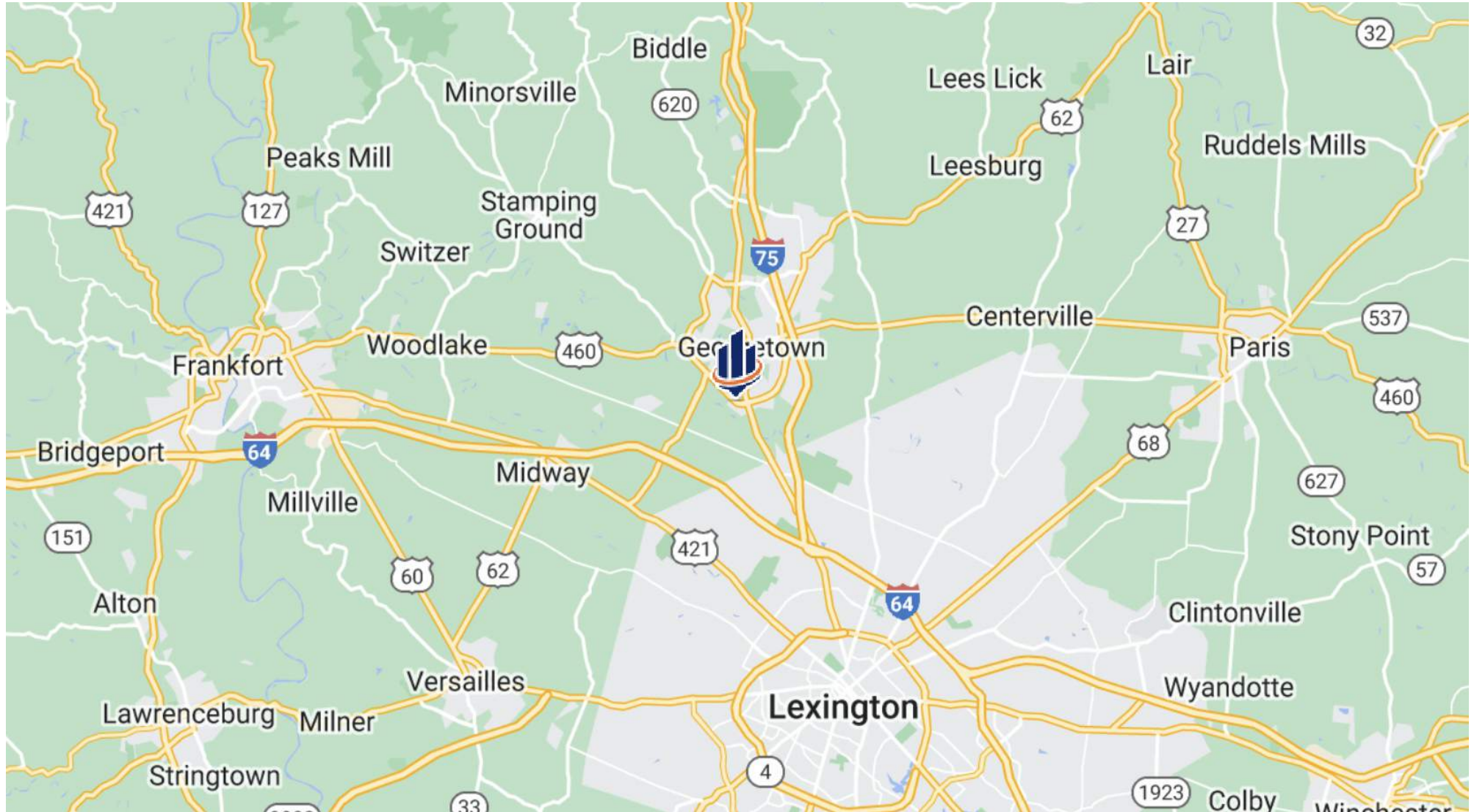
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## LOCATION MAP



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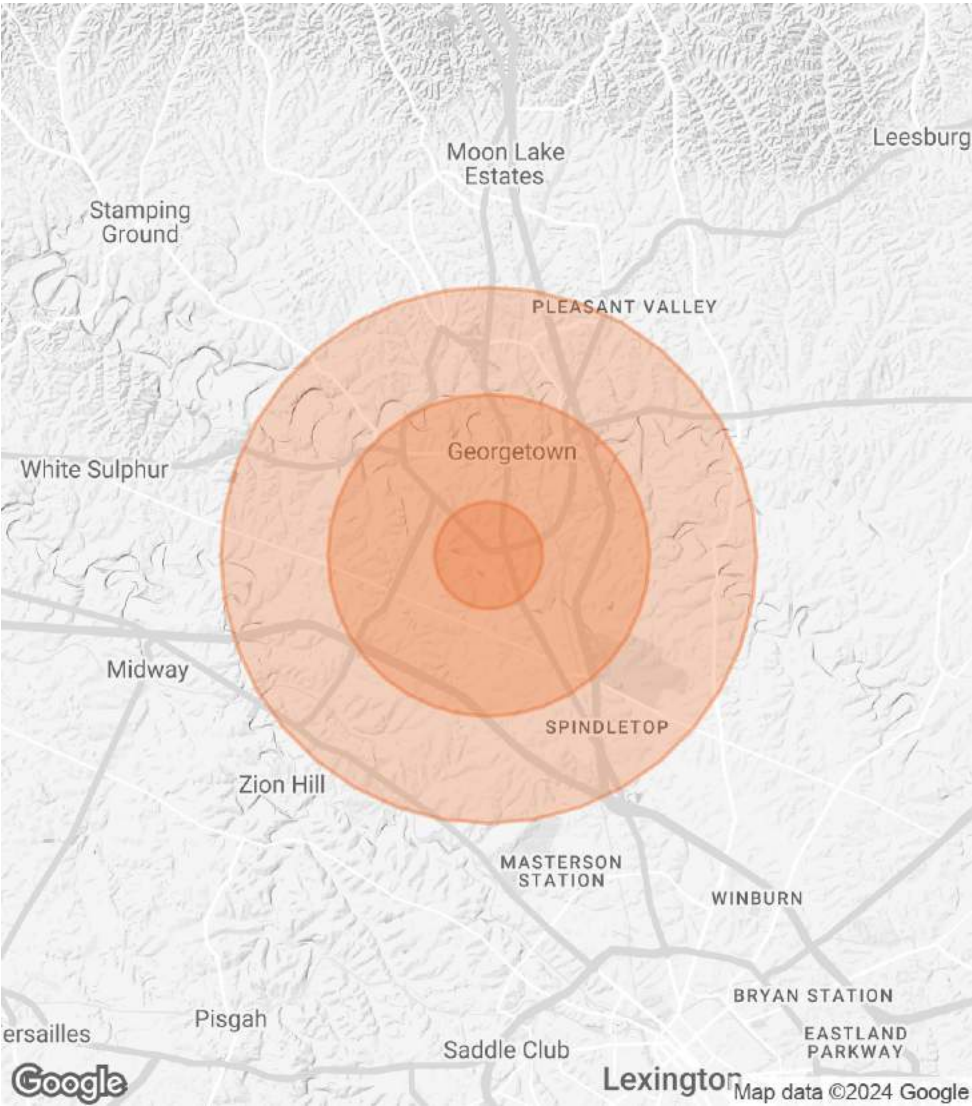
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# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,574	25,828	38,709
AVERAGE AGE	32.7	34.5	35.5
AVERAGE AGE (MALE)	34.0	33.9	34.7
AVERAGE AGE (FEMALE)	30.8	34.6	36.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,792	10,419	15,011
# OF PERSONS PER HH	2.6	2.5	2.6
AVERAGE HH INCOME	\$71,322	\$71,666	\$78,866
AVERAGE HOUSE VALUE	\$154,773	\$176,653	\$204,342

2020 American Community Survey (ACS)



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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.

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