

FEBRUARY 2012

### CENTRAL KENTUCKY REAL ESTATE OPPORTUNITIES

*Information contained herein is believed to be accurate but is not warranted.*

#### NEW LISTINGS



**INDUSTRIAL SPACE FOR SALE / LEASE**  
353 Walnut Meadow Road  
Berea, KY



**RETAIL SPACE FOR SALE**  
932-934 Winchester Road  
Lexington, KY



**INDUSTRIAL SPACE FOR LEASE**  
1355 Lebanon Road  
Danville, KY



**OFFICE SPACE FOR LEASE**  
3205 Summit Square Place  
Lexington, KY



**OFFICE / INVESTMENT FOR SALE**  
101 Prosperous Pl. Place  
Lexington, KY



**RETAIL SPACE FOR LEASE**  
3090 & 3100 Old Todds Road  
Lexington, KY

#### OTHER NEWS



3444 Cumberland Falls Hwy.  
Corbin, KY



1618 Northgate Drive  
Richmond, KY



1714 Main Street  
Paris, KY



2520 Regency Road  
Lexington, KY



2526 Regency Road  
Lexington, KY

#### OFFICE SPACE FOR SALE OR LEASE

PROPERTY ADDRESS	SALE/LEASE STATUS	SIZE & ZONING	LEASE RATE OR SALES PRICE	For More Information Contact:
3205 Summit Square Place Lexington, KY	FOR LEASE	5,256 SF P-1	\$15.50/SF + Utilities & Cleaning	Tim Haymaker 859-685-3022
101 Prosperous Place Lexington, KY	FOR SALE	52,316 SF P-1	\$7,125,000 95% Occupancy	Steve Bean 859-685-3027
356 Longview Plaza Lexington, KY	FOR LEASE	1,200 - 4,800 SF B-1	\$9.00/SF	Tim Haymaker/Leah Robey 859-685-3022/859-685-3032
903 Manchester Street Lexington, KY	FOR LEASE	1,600 SF - Suite 180 Adaptive Reuse	\$9.00/SF	Greg Leveridge 859-685-3020

## OFFICE SPACE FOR SALE OR LEASE (continued)

PROPERTY ADDRESS	SALE/LEASE STATUS	SIZE & ZONING	LEASE RATE OR SALES PRICE	For More Information Contact:
200 West Vine Street BB&T Plaza Lexington, KY	Sub-Lease	19,221 SF B-2	\$15.00/SF Full Service Can Be Sub-Divided	Steve Bean 859-685-3027
One Plaza East 101 Prosperous Place Lexington, KY	FOR LEASE	1,100 SF - 3rd Floor 1,580 SF - 2nd Floor	\$18.75/SF Full Service	Steve Bean 859-685-3027
160 Prosperous Place Lexington, KY	FOR LEASE Suite 100 Suite 301	1,140 SF + Unfinished Storage 1,140 SF + Unfinished Storage	\$1,250/SF (Includes Utilities) \$750/Month + Utilities	Colleen Hampton 859-685-3037
160 Prosperous Place Lexington, KY	FOR SALE	6,840 SF + Unfinished Storage Unfinished Storage has 3,420 SF	\$590,000	Colleen Hampton 859-685-3037
3450 Richmond Road Suite 130 Lexington, KY	FOR LEASE	8,400 SF B-1	\$12.00/SF + NNN	Colleen Hampton 859-685-3037
1509 Bull Lea Road Lexington, KY	FOR LEASE	1,905 - 7,599 SF P-2	\$9.00/SF + NNN	Peter Barr 859-685-3039
141 Leestown Center Way Lexington, KY	FOR LEASE	3,496 & 8,180 SF P-1	\$16.50/SF Full Service <b>FREE RENT</b>	Peter Barr/Andy Haymaker 859-685-3039/859-685-3034
3320 Tates Creek Road Lexington, KY	FOR LEASE	3,874 SF P-1	\$14.00/SF + Janitorial	Peter Barr 859-685-3039
120-128 Kentucky Ave Lexington, KY	FOR LEASE	1,300 - 1,344 SF P-1	\$1,400.00 - \$1,800.00/month + Electric	Peter Barr 859-685-3039
One Alumni Plaza 2393 Alumni Drive, Lexington, KY	FOR LEASE	1,053 - 1,367 SF P-1	\$15.50/SF Full Service	Peter Barr 859-685-3039
120 Dennis Drive Lexington, KY	FOR SALE	5,208 SF B-4	\$299,000 \$57.41/SF	Colleen Hampton 859-685-3037
224 N. Martin Luther King Lexington, KY	FOR SALE	6,460 SF B-2A	\$475,000	Peter Barr 859-685-3039
2250 Thunderstick Lexington, KY	FOR SALE	1,199 - 2,489 SF P-1	2nd Floor \$115.00/SF	Colleen Hampton 859-685-3037
745 W. New Circle Rd. Building 200 Lexington, KY	FOR LEASE	P-1 23,399 SF 32,213 RSF 20,350 RSF	\$19.00/SF Full Service 1st Floor 4th Floor 4th Floor - Raised Computer Floor	Tim Haymaker/Andy Haymaker 859-685-3022/859-685-3034
1733 Harrodsburg Rd Lexington, KY	FOR LEASE	2,851 RSF P-1	\$15.50/SF Full Service	Tim Haymaker/Leah Robey 859-685-3022/859-685-3032
Beaumont North Shoppes 3070 Lakecrest Cir, Ste 200 Lexington, KY	FOR LEASE	±1,640 SF B-3	\$16.00/SF + CAM	Tim Haymaker/Leah Robey 859-685-3022/859-685-3032
Beaumont South Shoppes 3061 Fieldstone Way, Suite 800 Lexington, KY	FOR LEASE	±1,673 SF B-3	\$18.00/SF + CAM	Tim Haymaker/Leah Robey 859-685-3022/859-685-3032

## OFFICE SPACE FOR SALE OR LEASE (Continued)

PROPERTY ADDRESS	SALE/LEASE STATUS	SIZE & ZONING	LEASE RATE OR SALES PRICE	For More Information Contact:
121 Prosperous Place, #A,B Lexington, KY	FOR SALE FOR LEASE	1,845 - 2,767 SF 1,845 SF P-1	\$86.38/SF \$9.00/SF	Colleen Hampton 859-685-3037
2220 Young Drive Lexington, KY	FOR LEASE	5,650 SF P-1	\$16.00/SF + Utilities & Janitorial	Colleen Hampton/Steve Bean 859-685-3037/859-685-3027
100 Midland Avenue Lexington, KY	FOR LEASE	22,500 SF B-4	\$14.00/SF Full Service Lexington Herald Leader Building	Tim Haymaker/Peter Barr 859-685-3022/859-685-3039
605 & 607 Main Street Louisville, KY	FOR SALE	45,982 SF P-1	\$2,600,000	Buddy Edwards/Peter Barr 859-685-3033/859-685-3039
1795 Alysheba Way Units 3106 & 3206 Lexington, KY	FOR SALE	1,000 SF Each P-1	\$145,000 Each Unit	Tim Haymaker 859-685-3022
633 Chestnut Court Berea, KY	FOR SALE	8,400 SF B-2	\$995,000	Greg Leveridge 859-685-3020
451 Chair Avenue Lexington, KY	FOR LEASE	6,270 SF I-1	\$2,000/Month + Utilities	Peter Barr 859-685-3039
141 Prosperous Place Ste 24 A/B, Lexington, KY	FOR SALE FOR LEASE	3,000 SF P-1	\$299,900 \$9.50/SF	Frank Mattone 859-685-3036
1999 Richmond Road Lexington, KY	FOR LEASE	2,000 - 2,500 SF P-1	\$16.25/SF + Utilities	Steve Bean 859-685-3027
771 W. Main Street Lexington, KY	FOR LEASE	5,000 SF I-1	\$10.00/SF	Frank Mattone 859-685-3036
330 East Main Street Lexington, KY	FOR LEASE	7,298 SF B-2	\$16.75/RSF Full Service Top Floor Location	Tim Haymaker/Leah Robey 859-685-3022/859-685-3032
401 Lewis Hargett Circle Suite 120 Lexington, KY	FOR SALE	3,131 SF P-1	\$129.00/SF	Peter Barr 859-685-3039

## RETAIL SPACE FOR SALE OR LEASE

PROPERTY ADDRESS	SALE/LEASE STATUS	SIZE & ZONING	LEASE RATE OR SALES PRICE	For More Information Contact:
932 - 934 Winchester Road Lexington, KY	FOR SALE	5,300 SF B-3	\$350,000	Colleen Hampton 859-685-3037
Todds Center 3090 Old Todds Road, Lexington, KY 3100 Old Todds Road, Lexington, KY	FOR LEASE	2,088 SF - B-1 1,370 SF - B-6P	\$17.00/SF + NNN End Cap \$17.00/SF + NNN	Colleen Hampton 859-685-3037
1872 Plaudit Place Lexington, KY	FOR SALE FOR LEASE	11,704 SF - Main Floor 1,911 SF - Upper Level B-3	\$2,195,000 \$19.50/SF	Tim Haymaker 859-685-3022
356 Longview Plaza Lexington, KY	FOR LEASE	1,200 - 4,800 SF B-1	\$9.00/SF	Tim Haymaker/Leah Robey 859-685-3022/859-685-3032

## RETAIL SPACE FOR SALE OR LEASE (Continued)

PROPERTY ADDRESS	SALE/LEASE STATUS	SIZE & ZONING	LEASE RATE OR SALES PRICE	For More Information Contact:
903 Manchester Street Lexington, KY	FOR LEASE Adaptive Reuse	1,600 SF - Suite 180 10,000 SF - Suite 190	\$9.00/SF \$9.75/SF	Greg Leveridge 859-685-3020
Coleman Home Center Harrodsburg, KY	FOR SALE	3.2 Acres	\$795,000	Buddy Edwards 859-625-3033
3450 Richmond Road Suite 130 Lexington, KY	FOR LEASE	8,400 SF B-1	\$12.00/SF + NNN	Colleen Hampton 859-685-3037
381 South Main Street Winchester, KY	FOR SALE FOR LEASE	1,740 SF B-3	\$125,000 \$800/Month	Colleen Hampton 859-685-3037
633 Chestnut Court Berea, KY	FOR SALE	8,400 SF B-2	\$995,000	Greg Leveridge 859-685-3020
38 North Main Street Winchester, KY	FOR SALE	4,800 SF B-2	\$160,000 Ground Floor Retail 3 Bedroom Apartment Above	Greg Leveridge 859-685-3020
3519 Lansdowne Drive Lexington, KY	FOR LEASE	1,750 SF Commercial	\$8.50/SF	Frank Mattone 859-685-3036
Frankfort Square 200-202 Limestone Frankfort, KY	FOR LEASE	26,790 SF Commercial	\$5.75/SF + NNN	Peter Barr 859-685-3039
180 Moore Drive Lexington, KY	FOR LEASE	3,338 SF B-3	\$2,200/Month + Utilities	Peter Barr 859-685-3039
1618 Northgate Drive Richmond, KY	FOR SALE	61,200 SF B-3	\$1,000,000	<b>Reduced</b> Greg Leveridge/Buddy Edwards 859-685-3020/859-685-3033
Daniels/Jackson Development Danville, KY	FOR SALE	1.212 & 1.000 Acres HC	\$150,000/Acre	Buddy Edwards 859-685-3033
Daniels/Jackson Development Danville, KY	FOR SALE	1.375 & 1.762 Acres HC & AR-1	\$300,000	Buddy Edwards 859-685-3033
Beaumont South Shoppes 3061 Fieldstone Way, Suite 1400 Lexington, KY	FOR LEASE	1,368 SF	\$23.00/SF + CAM	Tim Haymaker/Leah Robey 859-685-3022/859-685-3032
Beaumont South Shoppes 3061 Fieldstone Way, Ste 1100 Lexington, KY	FOR LEASE	±1,200 SF B-3	\$18.00/SF + CAM	Tim Haymaker/Leah Robey 859-685-3022/859-685-3032
1446 Cherry Blossom Way Georgetown, KY	FOR LEASE	23,183 SF B-2	\$17,500/Month	Tim Haymaker 859-685-3022
Fortune Plaza Center Lexington, KY	FOR LEASE	1,200 -16,000 SF	\$10.00-12.00/SF + CAM	Steve Bean 859-685-3027
Beaumont South Shoppes 3061 Fieldstone Way, Ste 800 Lexington, KY	FOR LEASE	±1,673 SF B-3	\$18.00/SF + CAM	Tim Haymaker/Leah Robey 859-685-3022/859-685-3032
3444 Cumberland Falls Hwy. Corbin, KY	FOR SALE	16,240 SF B-3	\$495,000	<b>Reduced</b> Greg Leveridge/Peter Barr 859-685-3020/859-685-3039

## RETAIL SPACE FOR SALE OR LEASE (Continued)

Beaumont North Shoppes 3070 Lakecrest Cir, Ste 200 Lexington, KY	FOR LEASE	±1,640 SF B-3	\$16.00/SF + CAM	Tim Haymaker/Leah Robey 859-685-3022/859-685-3032
Beaumont South Shoppes 3061 Fieldstone Way, Suite 300 Lexington, KY	FOR LEASE	±1,000 SF B-3	\$16.00/SF + CAM	Leah Robey/Tim Haymaker 859-685-3032/859-685-3022

## WAREHOUSE/INDUSTRIAL SPACE FOR SALE OR LEASE

PROPERTY ADDRESS	SALE/LEASE STATUS	SIZE & ZONING	LEASE RATE OR SALES PRICE	For More Information Contact:
1355 Lebanon Road Danville, KY	FOR LEASE	53,000 SF I-1	\$2.35/SF + NNN	Buddy Edwards/Steve Bean 859-685-3033/859-685-3027
353 Walnut Meadow Road Berea, KY	FOR SALE FOR LEASE	50,000 - 606,612 SF I-2 40.68 Acres	\$7,250,000 \$2.00/SF + NNN	Steve Bean 859-685-3027
1709 Jaggie Fox Way & 2308 Maggard Drive Lexington, KY	FOR SALE (Together)	23,101 SF - Jaggie Fox Way 12,060 SF - Maggard Drive	\$2,150,000 For Both Buildings	Tim Haymaker 859-685-3022
310 Cutters Hill Court Lexington, KY	FOR SALE	3,434 SF I-1	\$295,000 2,474 SF Office & 960 SF Storage 1.125 Acres Fenced Storage	Steve Bean 859-685-3027
1025 Russell Cave Road Lexington, KY	FOR SALE	76,800 SF I-1	\$1,825,000	Steve Bean 859-685-3027
2520 Regency Road Lexington, KY	FOR LEASE	7,626 SF B-3 / B-4	\$5.75/SF + NNN	<b>Leased</b> Peter Barr 859-685-3039
2526 Regency Road Lexington, KY	FOR LEASE	1,920 SF B-3 / B-4	\$5.75/SF + NNN	<b>Lease Pending</b> Peter Barr 859-685-3039
2526 Regency Road Lexington, KY	FOR SALE FOR LEASE	30,400 SF 1,440 SF B-3 / B-4	\$1,600,000 \$5.75/SF + NNN	Peter Barr 859-685-3039
1618 Northgate Drive Richmond, KY	FOR SALE	61,200 SF B-3	\$1,000,000	<b>Reduced</b> Greg Leveridge/Buddy Edwards 859-685-3020/859-685-3033
193-197 Computrex Drive Nicholasville, KY	FOR SALE FOR LEASE	32,500 SF Total 16,500 SF Available I-1	\$1,590,000 \$4.75/SF + NNN	Peter Barr 859-685-3039
941 Manchester Street Lexington, KY	FOR RENT	5,148 SF	\$1,500/Month	Greg Leveridge 859-685-3020
1 Bells Lane & Route 300 Penn Ventilation Plant Danville, KY	FOR SALE	134,000 SF on 11 Acres	\$550,000	Buddy Edwards 859-685-3033
441 Hayman Avenue Lexington, KY	FOR LEASE	15,700 SF I-1	\$2.50/SF + NNN	Peter Barr 859-685-3039
763-779 Newtown Pike Lexington, KY	GROUND LEASE or BUILD TO SUIT	1.97 Acres B-3/B-4		Peter Barr/Greg Leveridge 859-685-3039/859-685-3020
220 Clintonville Road Paris, KY	FOR LEASE  FOR SALE	25,000 Available SF 125,000 Total SF I-1	\$1.45/SF + Utilities  \$900,000	Peter Barr 859-685-3039

## WAREHOUSE/INDUSTRIAL SPACE FOR SALE OR LEASE (continued)

PROPERTY ADDRESS	SALE/LEASE STATUS	SIZE & ZONING	LEASE RATE OR SALES PRICE	For More Information Contact:
3444 Cumberland Falls Hwy. Corbin, KY	FOR SALE	16,240 SF B-3	\$495,000	Greg Leveridge/Peter Barr 859-685-3020/859-685-3039
1714 Main Street Paris, KY	FOR LEASE FOR SALE	60,000 SF 115,000 SF / 1.18 Acre I-1	\$1.00/SF + Utilities \$500,000 (2 Buildings & Lot)	Peter Barr 859-685-3039
771 West Main Street Lexington, KY	FOR LEASE	5,000 SF I-1	\$10.00/SF	Frank Mattone 895-685-3036
Kendall Springs Road Owingsville, KY	FOR SALE	50,350 SF I-1	\$649,000	Colleen Hampton 859-685-3037
351 United Court Lexington, KY	FOR SALE FOR LEASE	32,704 SF - 8.74 Acres I-1	\$850,000 \$3.50/SF + NNN	Peter Barr/Frank Mattone 859-685-3039/859-685-3036

Reduced

## LAND FOR SALE OR LEASE

PROPERTY ADDRESS	SALE/LEASE STATUS	SIZE & ZONING	LEASE RATE OR SALES PRICE	For More Information Contact:
250 Connector Road Georgetown, KY	FOR SALE	2.789 Acres B-2	\$750,000	Peter Barr 859-685-3039
120 Eastern Bypass Richmond, KY	FOR LEASE	1 Acre B-3	\$80,000/Year + NNN or BUILD TO SUIT	Greg Leveridge 859-685-3020
Memorial Sports Complex 3350 Danville Road Nicholasville, KY	FOR SALE	36.88 Acres B-2	\$5,000,000 6 Baseball Fields	Peter Barr 859-685-3039
2464 Hustonville Road Danville, KY	FOR SALE	154 Acres 20 Acres Retail 134 Acres Residential	\$3,250,000	Buddy Edwards 859-685-3033
Coleman Lumber Yard Harrodsburg, KY	FOR SALE	3.2 Acres I-1	\$795,000	Buddy Edwards 859-685-3033
3858 US 127 South Danville, KY	FOR SALE	9.334 Acres	\$950,000	Buddy Edwards 859-685-3033
US 460 Georgetown, KY	FOR SALE	11 Acres Commercial	\$3,500,000	Buddy Edwards 859-685-3033
Daniels/Jackson Development Danville, KY	FOR SALE	1.212 & 1.000 Acres HC	\$150,000/Acre	Buddy Edwards 859-685-3033
Daniels/Jackson Development Danville, KY	FOR SALE	3.137 Acres HC & AR-1	\$300,000	Buddy Edwards 859-685-3033
350 East Brannon Road Nicholasville, KY	FOR SALE	1.19 Acres B-2 Retail	\$450,000	Steve Bean 859-685-3027
2220 Thunderstick Lexington, KY	FOR SALE	1.26 Acres P-1	\$415,000	Colleen Hampton 859-685-3037

## LAND FOR SALE OR LEASE (Continued)

PROPERTY ADDRESS	SALE/LEASE STATUS	SIZE & ZONING	LEASE RATE OR SALES PRICE	For More Information Contact:
855 Manchester Street Lexington, KY	FOR LEASE or BUILD TO SUIT	.664 Acres Adaptive Reuse	\$3,950/Month + NNN	Greg Leveridge 859-685-3020
Canewood Georgetown, KY	FOR SALE	0.75-1.3 Acres Lots 3,4 & 5	\$275,000 - 300,000/Acre	Steve Bean 859-685-3027
Keene Rd & Bell Place Dr Nicholasville, KY	FOR SALE	1.31 Acres	\$995,000	Buddy Edwards 859-685-3033
763-779 Newtown Pike Lexington, KY	GROUND LEASE or BUILD TO SUIT	1.97 Acres B-3/B-4	\$3,500/Month	Peter Barr/Greg Leveridge 859-685-3039/859-685-3020
#169 Nicholasville Bypass Nicholasville, KY	FOR SALE	0.5-1.25 Acres Tracts	\$300,000/Acre	Buddy Edwards 859-685-3033
Merchant Place Development Richmond, KY	FOR SALE FOR LEASE	39 Acres	\$250,000/Acre \$60,000/Acre/Year	Greg Leveridge 859-685-3020
107 Jane Street Berea, KY	FOR SALE	.61 Acres B-4	\$335,000	Greg Leveridge 859-685-3020

## FARMS FOR SALE

PROPERTY ADDRESS	SIZE	SALES PRICE	For More Information Contact:
Woodstock Farm Danville, KY	154 Acres	\$3,250,000 Saddlebred Farm	Buddy Edwards 859-685-3033
Glenworth Farm Buster Pike Harrodsburg, KY	108 Acres	\$1,295,000 Historic Home with Outbuildings	Buddy Edwards 859-685-3033
Former Broodmare Division of Stonewall Farm 900 Aiken Pike Versailles, KY	112 Acres	\$1,950,000	Buddy Edwards 859-685-3033
East Office Street Harrodsburg, KY	30 Acres	\$510,000	Buddy Edwards 859-685-3033
Keenewoods Farm 2600 Keene-Troy Pike Versailles, KY	31 Acres	\$1,125,000 Greek Revival Home and 2 Barns	Buddy Edwards 859-685-3033
816 & 840 Burgin Road Harrodsburg, KY	27.5 Acres 2 Homes	\$378,000 3,000 Feet of Frontage on 127 Bypass	Buddy Edwards 859-685-3033
Barber Farm Corner of I-75 & Iron Works Pike Lexington, KY	119 Acres	\$30,000/Acre Across Interstate from KY Horse Park	Buddy Edwards 859-685-3033
2420 Tyrone Pike Versailles, KY	210 Acres	\$2,100,000	Buddy Edwards 859-685-3033

## INVESTMENT PROPERTY

PROPERTY ADDRESS	SALE/LEASE STATUS	SIZE & ZONING	LEASE RATE OR SALES PRICE	For More Information Contact:
101 Prosperous Place Lexington, KY	FOR SALE	52,316 SF P-1	\$7,125,000	Steve Bean 859-685-3027
Memorial Sports Complex 3350 Danville Road Nicholasville, KY	FOR SALE	36.88 Acres B-2	\$5,000,000 6 Baseball Fields	Peter Barr 859-685-3039
2520 - 2526 Regency Road Lexington, KY	FOR SALE FOR LEASE	30,400 SF 1,440 - 8,160 SF B-3 / B-4	\$1,600,000 \$5.75/SF + NNN 10% Proforma Cap Rate	Peter Barr 859-685-3039
220 Clintonville Road Paris, KY	FOR LEASE  FOR SALE	25,000 Available SF 125,000 Total SF I-1	\$1.45/SF + Utilities 80% Occupied \$900,000	Peter Barr 859-685-3039



**Frank Mattone**  
REMMCO  
Property Manager

**(859) 685-3036**

REMMCO is a full service property management company specializing in the daily maintenance and operations, organization of repairs, lease administration, contract administration, construction management and more.

[fmattone@haymakercompany.com](mailto:fmattone@haymakercompany.com)

**CALL TODAY to see how REMMCO can service the needs of your Commercial Property!**

## HAYMAKER/BEAN CONTACTS

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REMMCO Property Management	685-3036	Frank Mattone, Property Manager



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