



HAYMAKER/BEAN

commercial real estate

3120 WALL STREET

LEXINGTON, KENTUCKY 40513

PHONE 859-296-9696

MARCH 2010

CENTRAL KENTUCKY REAL ESTATE OPPORTUNITIES

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

NEW LISTINGS



RETAIL SPACE FOR LEASE
108 Osborne Way
Georgetown, KY



RETAIL / LAND FOR LEASE
633 South Broadway /
416 Chair Avenue
Lexington, KY



TECHNOLOGY CENTER OFFICE SPACE FOR LEASE
745 W. New Circle Rd.
Building 200
Lexington, KY



INDUSTRIAL SPACE FOR LEASE
436 Chair Avenue
Lexington, KY



INDUSTRIAL SPACE FOR LEASE
441 Hayman Avenue
Lexington, KY



INDUSTRIAL/ INVESTMENT SPACE FOR SALE OR LEASE
220 Clintonville Road
Paris, KY

Other News



3320 Tates Creek Road
Lexington, KY



351 United Court
Lexington, KY



Lazy Lane Farm
Versailles, KY



3221 Summit Square Place
Lexington, KY

OFFICE SPACE FOR SALE OR LEASE

PROPERTY ADDRESS	SALE/LEASE STATUS	SIZE & ZONING	LEASE RATE OR SALES PRICE	For More Information Contact:
745 W. New Circle Rd. Building 200 Lexington, KY	FOR LEASE	P-1 23,399 SF 63,709 RSF 32,213 RSF 20,350 RSF	\$19.00/SF Full Service 1st Floor 3rd Floor 4th Floor 4th Floor - Raised Computer Floor	Tim Haymaker/Andy Haymaker 859-685-3022/859-685-3034
153 N. Martin Luther King Blvd. Former AAA Building Lexington, KY	FOR SALE	19,950 SF B-2	\$1,950,000	Steve Bean/Colleen Hampton 859-685-3027/859-685-3037
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
1999 Richmond Road Lexington, KY	FOR LEASE	4,897 SF P-1	\$16.25/SF + Utilities	Steve Bean 859-685-3027
143 Walton Avenue Lexington, KY	FOR LEASE	3,479 SF P-1	\$2,500/month + Utilities & Janitorial	Peter Barr 859-685-3039

OFFICE SPACE FOR SALE OR LEASE (Continued)

PROPERTY ADDRESS	SALE/LEASE STATUS	SIZE & ZONING	LEASE RATE OR SALES PRICE	For More Information Contact:
166 Prosperous Place Lexington, KY	FOR SALE FOR LEASE	4,560 SF 2,280 SF	\$505,000 \$10.52/SF	Colleen Hampton 859-685-3037
301 Highland Park Drive Richmond, KY	FOR LEASE FOR SALE	11,165-22,330 SF Commercial	\$13.00/SF + Utilities & Janitorial \$2,500,000	Greg Leveridge/Peter Barr 859-685-3027/859-685-3039
2620 Wilhite Drive, Ste 222 Lexington, KY	FOR LEASE FOR SALE	1,700 SF B-3	\$12.00/SF + Utilities & Janitorial \$115,000	Peter Barr 859-685-3039
2409 Members Way Lexington, KY	FOR LEASE	±2,000-21,500 SF P-1	\$15.00/-17.50SF Full Service	Colleen Hampton 859-685-3037
131-135 Church Street Lexington, KY	FOR LEASE	1,170 SF B-2	\$9.50/SF + Utilities & Janitorial	Peter Barr 859-685-3039
One Alumni Plaza 2393 Alumni Drive, Lexington, KY	FOR LEASE	1,027-2,318 SF P-1	\$15.50/SF Full Service	Peter Barr 859-685-3039
One Alumni Plaza, Suite 204 2393 Alumni Drive, Lexington, KY	FOR LEASE	1,239 SF P-1	\$15.50/SF Full Service	Peter Barr 859-685-3039
364 Longview Plaza Lexington, KY	FOR LEASE	4,800 SF Retail B-1	\$6.00/SF + Utilities & Janitorial	Tim Haymaker/Leah Robey 859-685-3022/859-685-3032
160 Prosperous Place Lexington, KY	FOR LEASE	1,174 SF	\$1,000/Month	Colleen Hampton 859-685-3037
100 Trade Street Lexington, KY	FOR LEASE	±5,900 SF P-1	\$15.50/SF + Utilities & Janitorial Medical Fit-Up	Colleen Hampton/Andy Haymaker 859-685-3037/859-685-3034
120-128 Kentucky Ave Lexington, KY	FOR LEASE	706-1,440 SF P-1	\$650.00 - \$1,750.00/month + electric	Peter Barr/Frank Mattone 859-685-3039/859-685-3036
2250 Thunderstick Lexington, KY	FOR SALE	1,199-18,000 SF P-1	1st Floor \$120.00/SF 2nd Floor \$118.00/SF	Colleen Hampton 859-685-3037
2480 Fortune Drive Lexington, KY	FOR LEASE	4,000-15,795 SF P-1	\$12.00/SF + Utilities & Janitorial	Steve Bean 859-685-3027
1202 Winchester Rd Suite 100, Lexington, KY	FOR SALE	1,511 SF	\$224,900	Colleen Hampton 859-685-3037
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
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
2464 Fortune Drive Lexington, KY	FOR LEASE	2,000-8,000 SF B-4	\$12.00/SF + Utilities & Janitorial	Steve Bean 859-685-3027
3221 Summit Square Place Lexington, KY	FOR SALE FOR LEASE	P-1 2,500-7,500 SF	\$1,550,000 \$14.50/SF+ Utilities & Janitorial	Colleen Hampton/Peter Barr 859-685-3037/859-685-3039
3221 Summit Square Place Suite 150, Lexington, KY	FOR LEASE	P-1 2,500 SF	\$14.50/SF+ Utilities & Janitorial	Colleen Hampton/Peter Barr 859-685-3037/859-685-3039

Lease Pending

Lease Pending

OFFICE SPACE FOR SALE OR LEASE (continued)

PROPERTY ADDRESS	SALE/LEASE STATUS	SIZE & ZONING	LEASE RATE OR SALES PRICE	For More Information Contact:
1202 Winchester Rd Suite 150, Lexington, KY	FOR SALE	1,827 SF	\$224,900	Colleen Hampton 859-685-3037
141 Prosperous Place Ste 24 A/B, Lexington, KY	FOR LEASE	3,000 SF P-1	\$9.50/SF	Frank Mattone 859-685-3036
260 Crossfield Drive Versailles, KY	FOR LEASE FOR SALE	7,856 Total SF 3,700 Available SF	\$7.75/SF + Utilities \$579,000	Peter Barr/Frank Mattone 859-685-3039/859-685-3036
3101 Beaumont Centre Cir Lexington, KY	FOR LEASE	±5,833 SF P-1	\$16.50/SF Full Service	Tim Haymaker/Leah Robey 859-685-3022/859-685-3032
One Plaza East 101 Prosperous Place, Lexington, KY	FOR LEASE	17,000 SF—3rd Floor 2,566 SF—1st Floor	\$18.75/SF Full Service	Steve Bean 859-685-3027
141 Prosperous Place Ste 24 A/B, Lexington, KY	FOR SALE	3,000 SF P-1	\$279,900	Frank Mattone 859-685-3036
3320 Tates Creek Road Lexington, KY	FOR LEASE	1,772—5,559 SF P-1	\$15.00/SF + Janitorial <i>Lease Incentive</i>	Peter Barr 859-685-3039
1792 Alysheba Way Lexington, KY	SUB-LEASE	2,332 SF P-1	\$15.00/RSF Full Service 2 Years Remain for Sub-Lease	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
Beaumont South Shoppes 3061 Fieldstone Way, Suite 800 Lexington, KY	FOR LEASE	±1,672 SF B-3	\$18.00/SF+ CAM	Tim Haymaker/Leah Robey 859-685-3022/859-685-3032

RETAIL SPACE FOR SALE OR LEASE

PROPERTY ADDRESS	SALE/LEASE STATUS	SIZE & ZONING	LEASE RATE OR SALES PRICE	For More Information Contact:
633 South Broadway/ 416 Chair Avenue Lexington, KY	FOR LEASE	912 SF Building .42 Acres B-4 / I-1	GROUND LEASE or BUILD TO SUIT	Peter Barr 859-685-3039
108 Osborne Way Georgetown, KY	FOR LEASE	1,682 SF	\$15.95/SF + NNN	Colleen Hampton 859-685-3037
211 E. New Circle Rd Lexington, KY	FOR LEASE	2,556 SF B-3	\$3,000/Month + NNN	Peter Barr/Frank Mattone 859-685-3039/859-685-3036
910 Commercial Drive Richmond, KY	FOR LEASE	3,200 SF B-3	\$6.50/SF + NNN	Greg Leveridge 859-685-3020
924 Commercial Drive Richmond, KY	FOR LEASE	3,200 SF B-3	\$6.50/SF + NNN	Greg Leveridge 859-685-3020
Beaumont South Shoppes 3061 Fieldstone Way, Ste 800 Lexington, KY	FOR LEASE	±1,672 SF B-3	\$18.00/SF+ CAM	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:
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
131-135 Church Street Lexington, KY	FOR LEASE	1,170 SF B-2	\$9.50/SF + Utilities & Janitorial	Peter Barr 859-685-3039
364 Longview Plaza Lexington, KY	FOR LEASE FOR SALE	4,800 SF Retail 9,600 SF Retail & 2,720 SF Warehouse	\$6.00/SF + Utilities & Janitorial \$699,000	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 300 Lexington, KY	FOR LEASE	±1,000 SF B-3	\$16.00/SF+CAM	Leah Robey/Tim Haymaker 859-685-3032/859-685-3022
763-779 Newtown Pike Lexington, KY	GROUND LEASE or BUILD TO SUIT	1.968 Acres B-3	\$5,500/Month + NNN	Peter Barr/Greg Leveridge 859-685-3039/859-685-3020
9 & 11 Carol Rd Winchester, KY	FOR SALE	.62 Acres B-3	\$400,000	Leah Robey/Tim Haymaker 859-685-3032/859-685-3022
479 Lexington Ave Versailles, KY	FOR LEASE	3,400 SF Retail	\$21.00/SF + NNN	Lease Pending Buddy Edwards 859-685-3033
Fortune Plaza Center Lexington, KY	FOR LEASE	1,200-16,000 SF 2,700 SF (New Listing)	\$10.00-12.00/SF + CAM Restaurant/Bar	Steve Bean 859-685-3027
180 Moore Drive Lexington, KY	FOR LEASE	3,620 - 5,000 SF B-3	\$7.20/SF + Utilities	Reduced Peter Barr 859-685-3039

WAREHOUSE/INDUSTRIAL SPACE FOR SALE OR LEASE

PROPERTY ADDRESS	SALE/LEASE STATUS	SIZE & ZONING	LEASE RATE OR SALES PRICE	For More Information Contact:
436 Chair Avenue Lexington, KY	FOR LEASE	4,000 SF I-1	\$4.25 SF + NNN	Peter Barr 859-685-3039
441 Hayman Avenue Lexington, KY	FOR LEASE	7,700 - 15,375 SF I-1	\$3.75/SF + NNN	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 \$900,000	Peter Barr 859-685-3039
260 Crossfield Drive Versailles, KY	FOR LEASE FOR SALE	7,856 Total SF 3,700 Available SF	\$7.75/SF + Utilities \$579,000	Peter Barr/Frank Mattone 859-685-3039/859-685-3036
125 Trade Street Lexington, KY	FOR LEASE	2,000 - 4,000 SF I-1	\$6.75/SF + NNN	Peter Barr 859-685-3039
274-280 Midland Trail Mount Sterling, KY	FOR LEASE FOR SALE	25,000 SF	\$2.50/SF \$495,000	Greg Leveridge 859-685-3020

WAREHOUSE/INDUSTRIAL SPACE FOR SALE OR LEASE (Continued)

PROPERTY ADDRESS	SALE/LEASE STATUS	SIZE & ZONING	LEASE RATE OR SALES PRICE	For More Information Contact:
259 South Stewarts Lane Danville, KY	FOR LEASE	28,000 SF with 7670 office I-1	\$2.00/SF + NNN	Buddy Edwards 859-685-3033
2740 Highway 1651 Stearns, KY	FOR SALE	104,680 SF No Zoning	\$900,000	Peter Barr/Greg Leveridge 859-685-3039/859-685-3020
1073 Industry Road Lexington, KY	FOR SALE FOR LEASE	25,230 SF I-1	\$1,100,000 \$3.95/SF + NNN	Colleen Hampton 859-685-3037
Kendall Springs Road Owingsville, KY	FOR SALE	50,350 SF I-1	\$1,185,000	Colleen Hampton 859-685-3037
590 Stanford Avenue Danville, KY	FOR LEASE FOR SALE	23,000 SF with 4,000 SF Office	\$3.50/SF \$599,000	Sold Buddy Edwards 859-685-3033
2437 Fortune Drive Lexington, KY	FOR LEASE	5,816 SF I-1	\$8.90/SF Stand Alone Building	Steve Bean 859-685-3027
Delaplain Industrial Park 269 Triport Road, Georgetown, KY	FOR SALE	26,360 SF I-1	\$949,000	Colleen Hampton 859-685-3037
1191 Brock McVey Drive 1191 D Brock McVey Drive Lexington, KY	FOR LEASE	3,740 SF 5,858 SF B-4	\$4.50/SF + NNN \$6.00/SF + NNN	Lease Pending Peter Barr/Greg Leveridge 859-685-3039/859-685-3020
1714 Main Street Paris, KY	FOR LEASE	23,081 SF I-1	\$1.00/SF + Utilities	Peter Barr 859-685-3039
565 BLT Way Winchester, KY	FOR LEASE	19,800 SF I-1	\$2.95/SF + NNN	Greg Leveridge 859-685-3020
116 Mercer Court Lexington, KY	FOR LEASE	10,625 SF I-1	\$5.00/SF + NNN	Peter Barr 859-685-3039
2064 Mercer Road Lexington, KY	FOR LEASE	14,136 SF I-1	\$6.00/SF + NNN	Peter Barr 859-685-3039
964-980 Contract Street Lexington, KY	FOR LEASE	5,600 SF I-1	\$6.85/SF + Taxes + Utilities	Peter Barr/Andy Haymaker 859-685-3039/859-685-3034
763-779 Newtown Pike Lexington, KY	GROUND LEASE or BUILD TO SUIT	1.968 Acres B-3	\$5,500/Month + NNN	Peter Barr/Greg Leveridge 859-685-3039/859-685-3020
351 United Court Lexington, KY	FOR SALE FOR LEASE	32,704 SF - 8.74 Acres I-1	\$1,150,000 \$3.50/SF + NNN	Reduced Peter Barr/Frank Mattone 859-685-3039/859-685-3036
#1 20th Street Paris, KY	FOR SALE	101,476 SF - 7.396 Acres I-2	\$950,000	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
140 Trade Street Lexington, KY	FOR SALE	26,750 SF I-1	\$1,397,000 Credit Tenants/8.9 Cap Rate	Steve Bean 859-685-3027
630 Richmond Ave Mt. Sterling, KY	FOR LEASE FOR SALE	71,232 Total SF with 30,000 Available SF	\$2.50/SF + Utilities \$950,000	Peter Barr 859-685-3039
180 Moore Drive, Unit C Lexington, KY	FOR LEASE	3,620 - 5,000 SF B-3	\$7.20/SF + Utilities	Reduced Peter Barr 859-685-3039

LAND FOR SALE OR LEASE

PROPERTY ADDRESS	SALE/LEASE STATUS	SIZE & ZONING	LEASE RATE OR SALES PRICE	For More Information Contact:
5878 Briar Hill Road Lexington, KY	FOR SALE	113.66 Acres A-R	\$65,000/Acre	Andy Haymaker/Peter Barr 859-685-3034/859-685-3039
633 South Broadway/ 416 Chair Avenue Lexington, KY	FOR LEASE	912 SF Building .42 Acres B-4 / I-1	GROUND LEASE or BUILD TO SUIT	Peter Barr 859-685-3039
809 Hustonville Road Danville, KY	FOR SALE	3.27 Acres	\$585,000	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
640 North View Drive Mt. Sterling, KY	FOR SALE	.6 Acres B-2	\$375,000	Sale Pending Greg Leveridge 859-685-3020
107 Jane Street Berea, KY	FOR SALE	.61 Acres B-4	\$375,000	Greg Leveridge 859-685-3020
Sugar Tree Lane Versailles, KY	FOR SALE	Six 4-Plex Lots	\$900,000 Total	Tim Haymaker/Buddy Edwards 859-685-3022/859-685-3033
2220 Thunderstick Lexington, KY	FOR SALE	1.26 Acres P-1	\$415,000	Sale Pending Colleen Hampton 859-685-3037
S 460 Georgetown, KY	FOR SALE	11 Acres Commercial	\$3,500,000	Buddy Edwards 859-685-3033
763-779 Newtown Pike Lexington, KY	GROUND LEASE or BUILD TO SUIT	1.968 Acres B-3	\$5,500/Month + NNN	Peter Barr/Greg Leveridge 859-685-3039/859-685-3020
Delaplain Industrial Park Georgetown, KY	FOR SALE	29 Acres Will Subdivide	\$45,000/Acre	Colleen Hampton 859-685-3037
Keene Rd & Bell Place Dr Nicholasville, KY	FOR SALE	1.31 Acres	\$995,000	Buddy Edwards 859-685-3033
#169 Nicholasville Bypass Nicholasville, KY	FOR SALE	0.5-1.25 Acres Tracts	\$300,000/Acre	Buddy Edwards 859-685-3033
9 & 11 Carol Rd Winchester, KY	FOR SALE	.62 Acres B-3	\$400,000	Leah Robey/Tim Haymaker 859-685-3032/859-685-3022
Centre Estates Drive Danville, KY	FOR SALE	3.56 Acres I-1	\$75,000	Buddy Edwards 859-685-3033
Canewood Georgetown, KY	FOR SALE	0.75-1.3 Acres Lots 3,4 & 5	\$275,000-300,000/Acre	Steve Bean 859-685-3027
David Drive Danville, KY	FOR SALE	1 Lot - 1.061 Acres Commercial	\$50,000	Buddy Edwards 859-685-3033

FARMS FOR SALE

Lazy Lane Farm 2490 Big Sink Pike, Versailles, KY	75 Acres	\$2,479,000 20 stall horse barn, 2 houses	Sale Pending	Buddy Edwards 859-685-3033
Glenworth Farm 781 Buster Pike, Harrodsburg, KY	208 Acres	\$2,100,000 Greek Revival home (c 1848), 17 stall horse barn		Buddy Edwards 859-685-3033
2420 Tyrone Pike Versailles, KY	209 Acres	\$2,190,000		Buddy Edwards 859-685-3033
Golden Run Farm 4395 Lancaster Road, Danville, KY	360 Acres	\$1,950,000 \$5,400/Acre		Buddy Edwards 859-685-3033

INVESTMENT PROPERTY

PROPERTY ADDRESS	SALE/LEASE STATUS	SIZE & ZONING	LEASE RATE OR SALES PRICE	For More Information Contact:
220 Clintonville Road Paris, KY	FOR LEASE FOR SALE	25,000 Available SF 125,000 Total SF I-1	\$1.45/SF + Utilities 12.45% Cap Rate \$900,000	Peter Barr 859-685-3039
260 Crossfield Drive Versailles, KY	FOR LEASE FOR SALE	7,856 Total SF 3,700 Available SF	\$7.75/SF + Utilities \$579,000 8.9% Proforma Cap Rate	Peter Barr/Frank Mattone 859-685-3039/859-685-3036
140 Trade Street Lexington, KY	FOR SALE	26,750 SF I-1	\$1,397,000 Credit Tenants/8.9 Cap Rate	Steve Bean 859-685-3027
US 460 Georgetown, KY	FOR SALE	11 Acres Commercial	\$3,500,000	Buddy Edwards 859-685-3033
#1 20th Street Paris, KY	FOR SALE	101,476 SF - 7.396 Acres I-2	\$950,000 14.2% Proforma Cap Rate	Peter Barr 859-685-3039

MULTI-FAMILY PROPERTIES FOR SALE OR LEASE

PROPERTY ADDRESS	SALE/LEASE STATUS	SIZE & ZONING	LEASE RATE OR SALES PRICE	For More Information Contact:
Centre Estates Drive Danville, KY	FOR SALE	Land Multi-Family	\$50,000	Buddy Edwards 859-685-3033

HAYMAKER/BEAN CONTACTS

Andy Haymaker	685-3034	ahaymaker@haymakercompany.com
Buddy Edwards	685-3033	bedwards@haymakercompany.com
Colleen Hampton, CCIM	685-3037	champton@haymakercompany.com
Frank Mattone	685-3036	fmattone@haymakercompany.com
Greg Leveridge	685-3020	gleveridge@haymakercompany.com
Leah Robey	685-3032	lrobey@haymakercompany.com
Peter Barr, CCIM	685-3039	pbarr@haymakercompany.com
Steve Bean, CCIM, SIOR	685-3027	sbean@haymakercompany.com
Tim Haymaker	685-3022	thaymaker@haymakercompany.com
REMMCO Property Management	685-3036	Frank Mattone, Property Manager



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