

# REAL ESTATE OPPORTUNITIES LIST

FEBRUARY

HAYMAKER/BEAN COMMERCIAL REAL ESTATE



3120 WALL STREET

LEXINGTON, KY

PHONE (859) 296-9696

## NEW LISTINGS



### 1792 Alysheba Way, Suite 300 Lexington, KY

- Office
  - For Sublease
  - 7,502 ± RSF
  - \$10.50/RSF Full Service Gross
- Class A office space aggressively priced at 50% of market value. Open floor plan. Furniture is negotiable.
- Steve Bean (859) 685-3027**



### 920 Citation Boulevard Lexington, KY

- Land
  - Build to Suit/Long Term Land Lease
  - 5.85 ± Acres
  - Price to be Negotiated
- Located in Coldstream Research Park. P-1 & I-1 uses - job creation a plus.
- Steve Bean (859) 685-3027**  
**Andy Haymaker (859) 685-3034**



### 6875 Danville Road Nicholasville, KY

- Land
  - For Sale
  - 35.39 ± Acres
  - \$250,000
- Amazing views of the Palisades on this wooded land overlooking the Kentucky River.
- Buddy Edwards (859) 229-1500**



### 1183 - A Brock McVey Drive Lexington, KY

- Warehouse
  - For Lease
  - 8,100 ± SF
  - \$8.00/SF + NNN
- Industrial space for lease with radiant gas heating, 1 dock door, 1 drive in door and small office area.
- Leah Robey (859) 685-3032**

*Please see next page for more New Listings*

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# REAL ESTATE OPPORTUNITIES LIST

## NEW LISTINGS (continued)



### 175 West Tiverton Way Lexington, KY

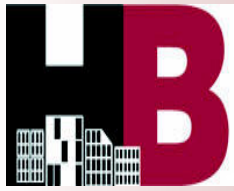
- Office
- For Lease
- 1,286 ± SF
- \$8.75/SF

Value priced unique opportunity for a small office user, destination location retail or service provider. On site parking available.

**Leah Robey (859) 685-3032**

## OFFICE SPACE

1792 Alysheba Way Suite 300 Lexington, KY	FOR SUBLEASE P-1	7,502 ± RSF -	\$10.50/RSF Full Service Gross	Steve Bean 859-685-3027
175 W. Tiverton Way Lexington, KY	FOR LEASE	1,286 ± SF	\$8.75/SF	Leah Robey 859-685-3032
2473 Fortune Drive Lexington, KY	FOR LEASE	1,200 - 14,000 ± SF B-1	\$12.00/SF + NNN	Steve Bean 859-685-3027
Citation Business Park Lexington, KY	FOR SALE	13.8 ± Acres P-1	\$250,000/Acre	<b>Reduced</b> Tim Haymaker 859-338-8500
740 New Circle Road Building 082 Lexington, KY	FOR LEASE	168,192 ± RSF I-1 P-1 Permitted	\$19.00/SF Full Service	Tim Haymaker/Andy Haymaker 859-338-8500/859-685-3034
One Plaza East 101 Prosperous Place Lexington, KY	FOR LEASE	1,580 - 9,200 ± SF P-1	\$19.50/SF Full Service	Steve Bean 859-685-3027
100 McCubbins Way Leitchfield, KY	FOR SALE	10,014 ± SF (8,588 ± RSF) C-1	\$900,000 Great Investment Opportunity Multi-Year Lease In Place	Buddy Edwards 859-685-3033
Advocate Messenger Bldg. 330 South Fourth Street Danville, KY	FOR LEASE	7,155 ± RSF 4,345 ± RSF 5,525 ± RSF Commercial	\$12.00/SF + NNN \$6.00/SF + NNN \$4.00/SF + NNN	Buddy Edwards 859-685-3033



# REAL ESTATE OPPORTUNITIES LIST

## OFFICE SPACE (continued)

111 Progress Drive Mount Vernon, KY	FOR LEASE	3,000 ± SF Office	\$14.00/SF + Fit Up, Utilities & Janitorial	Buddy Edwards 859-685-3033
745 W. New Circle Rd. Building 200 Lexington, KY	FOR LEASE	P-1 9,722 ± RSF 35,715 ± RSF	\$19.00/SF Full Service 1st Floor 4th Floor - Can Be Divided/Partially Raised Computer Floor	Tim Haymaker/Andy Haymaker 859-338-8500/859-685-3034
325 West Main Street Triangle Center Lexington, KY	FOR LEASE	3,394 / 13,715 ± SF - 1st Fl 2,808 - 9,567 ± SF - 2nd Fl B-2B	\$15.00 - \$21.00/SF	Steve Bean 859-685-3027
Beaumont South Shoppes 3061 Fieldstone Way Lexington, KY	FOR LEASE	Suite 500 - 1,491 ± SF B-3	\$18.00/SF + NNN	Tim Haymaker/Leah Robey 859-338-8500/859-685-3032
Beaumont South Shoppes 3061 Fieldstone Way Lexington, KY	FOR LEASE	Suite 700 - 2,450 ± RSF B-3	\$18.00/SF + NNN White Box Space	Tim Haymaker/Leah Robey 859-338-8500/859-685-3032
3120 Wall Street Lexington, KY	FOR LEASE	2,529 ± SF P-1	\$19.50/SF Full Service 1st Floor Location	Steve Bean/Tim Haymaker 859-685-3027/859-338-8500

**New White Box Space**

**Reduced Square Footage**

## RETAIL SPACE

303 W. Main Street Danville, KY	FOR LEASE	1,800 ± SF - 1st Floor 1,500 ± SF - Basement	\$3,000/Month Former Cue Restaurant	Buddy Edwards 859-685-3033
325 West Main Street Triangle Center Lexington, KY	FOR LEASE	3,394 - 8,417 ± SF - 1st Fl B-2B	\$15.00 - \$21.00/SF	Steve Bean 859-685-3027
Beaumont South Shoppes 3061 Fieldstone Way Lexington, KY	FOR LEASE	Suite 500 - 1,491 ± SF B-3	\$18.00/SF + NNN	Tim Haymaker/Leah Robey 859-338-8500/859-685-3032
Beaumont South Shoppes 3061 Fieldstone Way Lexington, KY	FOR LEASE	Suite 700 - 2,450 ± RSF B-3	\$18.00/SF + NNN White Box Space	Tim Haymaker/Leah Robey 859-338-8500/859-685-3032
Citation Pointe Citation Blvd. & US 25 Lexington, KY	FOR SALE	Shopping Center Site Outlots, Build To Suits & B-6P	\$300,000 - \$350,000/Acre Other Opportunities	Tim Haymaker 859-338-8500

**New White Box Space**

**Reduced Square Footage**

**Reduced**

## RETAIL SPACE (continued)

1190 Richmond Street Mount Vernon, KY	FOR SALE	3,473 ± SF 0.607 ± Acres	\$350,000 Car Wash	<b>Reduced</b> Buddy Edwards 859-685-3033
Advocate Messenger Bldg. 330 South Fourth Street Danville, KY	FOR LEASE	7,155 ± RSF 4,345 ± RSF 5,525 ± RSF Commercial	\$12.00/SF + NNN \$6.00/SF + NNN \$4.00/SF + NNN	Buddy Edwards 859-685-3033

## BEAUMONT CENTRE LOTS

950 Midnight Pass FOR SALE 1.16 Acres \$16.50/SF B-3



**Only 1 Commercial Lot Left**

For More Information Contact:

**Tim Haymaker**

859-338-8500 Office

859-338-8500 Cell

thaymaker@haymakercompany.com

Click **HERE** to link to our website

## INVESTMENT

100 McCubbins Way Leitchfield, KY	FOR SALE	10,014 ± SF (8,588 ± RSF) C-1	\$900,000 Great Investment Opportunity Multi-Year Lease In Place	Buddy Edwards 859-685-3033
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## WAREHOUSE / INDUSTRIAL / FLEX SPACE

1183-A Brock McVey Dr. Lexington, KY	FOR LEASE	8,100 ± SF B-4	\$8.00/SF + NNN	Leah Robey 859-685-3032
Citation Business Park Lexington, KY	FOR SALE	13.8 ± Acres P-1	\$250,000/Acre	Tim Haymaker 859-338-8500
6975 Danville Road Nicholasville, KY	FOR SALE	48,000 ± SF Industrial	\$1,250,000 8,000 SF office/40,000 SF warehouse/7 acres	Steve Bean 859-685-3027



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## LAND

6875 Danville Road Nicholasville, KY	FOR SALE	39.39 ± Acres	\$250,000	Buddy Edwards 859-229-1500
920 Citation Blvd. Lexington KY	LAND LEASE	5 - 6 ± Acres Professional & Industrial Uses	To Be Negotiated Build To Suit or Long Term Land Lease	Steve Bean/Andy Haymaker 859-685-3027/859-685-3034
US 460 Georgetown, KY	FOR SALE	11 ± Acres Commercial	\$2,400,000	Buddy Edwards 859-685-3033
Canewood Georgetown, KY	FOR SALE	.71 ± Acres - Lot 4 .72 ± Acres - Lot 5	\$300,000 \$300,000	Steve Bean 859-685-3027
Citation Pointe Citation Blvd. & US 25 Lexington, KY	FOR SALE	Shopping Center Site Outlots, Build To Suits & Other Opportunities B-6P	\$300,000 - \$350,000/Acre	Tim Haymaker 859-338-8500
Citation Business Park Lexington, KY	FOR SALE	13.8 ± Acres P-1	\$250,000/Acre	Tim Haymaker 859-338-8500
Wilderness Estates 235 & 237 Doe Run Road Stanford, KY	FOR SALE	2.1 ± Acres Commercial	\$250,000 Lots 8 & 9	Buddy Edwards 859-685-3033
Wilderness Estates 121 Cane Run Road Stanford, KY	FOR SALE	0.86 ± Acres Commercial	\$250,000 Lot 16	Buddy Edwards 859-685-3033
Wilderness Estates 111 Cane Run Road Stanford, KY	FOR SALE	Duplex Lot R-2	\$8,000 Lot 1	Buddy Edwards 859-685-3033
Wilderness Estates 107 Cannonade Drive Stanford, KY	FOR SALE	Duplex Lot R-2	\$7,000 Lot 26	Buddy Edwards 859-685-3033
3858 US 127 South Danville, KY	FOR SALE	9.334 ± Acres	\$950,000	Buddy Edwards 859-685-3033

**Reduced**

**Reduced**



# REAL ESTATE OPPORTUNITIES LIST

## LAND (continued)

Silvercreek Development Mt. Sterling, KY	FOR SALE	0.9 - 3.9 ± Acres B-2	\$202,500 - \$1,100,000 10 Tracts	Steve Bean 859-625-3027 Tim Haymaker 859-338-8500
320 Paint Lick Road Berea, KY	FOR SALE	1.62 ± Acres B-4	\$750,000	Buddy Edwards 859-685-3033
261 South Dogwood Dr. Berea, KY	FOR SALE	14 ± Acres B-4	\$1,900,000	Buddy Edwards 859-685-3033
#169 Nicholasville Bypass Nicholasville, KY	FOR SALE	0.5-1.25 ± Acres 7 Tracts Available	\$150,000 - \$325,000/Tract	Buddy Edwards 859-685-3033

## OUR AGENTS

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Individual Membership



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