

REAL ESTATE OPPORTUNITIES LIST

MARCH

HAYMAKER/BEAN COMMERCIAL REAL ESTATE



3120 WALL STREET • LEXINGTON, KY • PHONE (859) 296-9696

NEW LISTINGS



630 East Main Street Lexington, KY

- Retail
- For Lease
- 1,690 ± SF
- \$16.50/SF
- B-1 Neighborhood Business

Great corner lot visibility and high traffic counts on East Main Street. Surrounded by businesses, office uses and shops.

Frank Mattone (859) 685-3036



102 South Main Street Cynthiana, KY

- Retail / Business
- For Sale
- \$825,000

Biancke's Restaurant - Turnkey sale of business and real estate. Numerous improvements. Apartment above restaurant.

Steve Bean (859) 685-3027



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



REAL ESTATE OPPORTUNITIES LIST

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 Can Divide/Call for Details	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
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 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

Reduced

New White Box Space

Reduced Square Footage



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

RETAIL SPACE

630 East Main Street Lexington, KY	FOR LEASE	1,690 ± SF B-1 Neighborhood Business	\$16.50/SF	Frank Mattone 859-685-3036
Biancke's Restaurant 102 South Main Street Cynthiana, KY	FOR SALE	Sale of Business & Building Commercial	\$825,000 Includes 2,700 SF Apartment Above Restaurant	Steve Bean 859-685-3027
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 & Other Opportunities B-6P	\$300,000 - \$350,000/Acre	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	Reduced	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

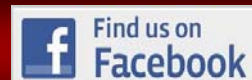
thaymaker@haymakercompany.com

Click **HERE** to link to our website

WAREHOUSE / INDUSTRIAL / FLEX SPACE

1183-A Brock McVey Dr. Lexington, KY	FOR LEASE	8,100 ± SF B-4	\$8.00/SF + NNN		Tim Haymaker/Leah Robey 859-338-8500/859-685-3032
Citation Business Park Lexington, KY	FOR SALE	13.8 ± Acres P-1	\$250,000/Acre	Reduced	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	Sale Pending	Steve Bean 859-685-3027

WWW.HAYMAKERBEAN.COM

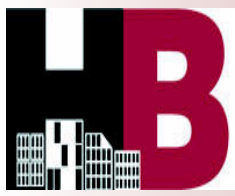




REAL ESTATE OPPORTUNITIES LIST

LAND

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
6875 Danville Road Nicholasville, KY	FOR SALE	35.39 ± Acres	\$250,000	Sale Pending Buddy Edwards 859-229-1500
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	Reduced Tim Haymaker 859-338-8500
Citation Business Park Lexington, KY	FOR SALE	13.8 ± Acres P-1	\$250,000/Acre	Reduced 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



REAL ESTATE OPPORTUNITIES LIST

LAND (continued)

US 460 Georgetown, KY	FOR SALE	11 ± Acres Commercial	\$2,400,000	Buddy Edwards 859-685-3033
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

Steve Bean, CCIM, SIOR

Phone: 859-685-3027
Email: sbean@haymakercompany.com

Buddy Edwards

Phone: 859-685-3033
Email: bedwards@haymakercompany.com

Andy Haymaker

Phone: 859-685-3034
Email: ahaymaker@haymakercompany.com

Tim Haymaker

Phone: 859-338-8500
Email: thaymaker@haymakercompany.com

Frank Mattone

Phone: 859-685-3036
Email: fmattone@haymakercompany.com

Leah Robey

Phone: 859-685-3032
Email: lrobey@haymakercompany.com



WWW.HAYMAKERBEAN.COM

