

Retail / Office Building for Lease

324 N. Elm Street
Henderson, KY 42420



Demographics:
(5-mile radius)



Financial Information:

Lease Price:

Entire space: \$9.75/SF/NNN
1st floor only: \$10.50/SF/NNN
2nd floor only: \$8.00/SF/NNN

Description:

Bldg. Size: 9,000 SF
Available: 5,900 SF
1st Floor: 2,900 SF
2nd Floor: 3,000 SF
Zoning: Central Business

Restrooms: 2
Water/Sewer: City
Electric: 800 amp, 120/208 volt, 3-phase electric service.
Parking: Approx. 26 spaces

Additional Information:

- Landlord would consider selling building.
- Space could be split to have 1st floor tenant and 2nd floor tenant.
- Two restrooms first floor. One restroom second floor.
- Landlord will bill utilities back to tenant. One stairwell in middle of space and one stairwell from the rear of space going to second floor.
- Six parking places in the rear of building and 20 places on street in front of building.
- Tenant sharing building is Attorney K. T. Williams.
- Currently open floor plan, but landlord would consider office build out with a long-term lease.
- Kitchenette with large refrigerator in the rear of the space on first floor.
- Multiple cubicle units on the second floor can remain or be removed.
- Large divider walls on first floor on wheels can remain or be removed.

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First Floor
Approximately 2,900 SF
Open with movable partitions and break room



Second Floor
Approximately 3,000 SF
Open area with cubicles and rear entrance

