

RETAIL/OFFICE INVESTMENT PROPERTY FOR SALE

# HISTORIC HUB BUILDING

236 W MAIN ST  
DANVILLE, KY 40422

**GORDY HOAGLAND, CCIM**

502.387.1734  
hoagland@whiteoakcre.com

**CONNOR HOBBS**

502.724.5924  
chobbs@whiteoakcre.com

**WHITE OAK**  
COMMERCIAL REAL ESTATE



## EXECUTIVE SUMMARY

Rare opportunity to acquire this well-known and historic 100% occupied retail/office property in the heart of downtown Danville. The historic Hub Building has stood as the cornerstone of downtown Danville for over a century. Originally constructed to house The Hub Department Store, founded by Lithuanian immigrants Harry and Hyman Pushin in 1906, the building quickly became a retail landmark. Later operated as The Hub-Frankel for more than 75 years, it remained a beloved shopping destination until 1996.

Today, this beautifully renovated three-story property continues its legacy of community impact, serving as a vibrant mixed-use space for cafes, medical offices, and innovation hubs, along with Centre College's bookstore. With its prime location at Main and 3rd Streets and a rich story woven into the fabric of Danville's downtown, the Historic Hub Building offers a rare opportunity to own a piece of local history with great upside investment potential.

- Historic Building in the Heart of Downtown Danville
- 100% Occupied
- Vibrant Mixed-Use Space
- Rare Opportunity to Own Historic Space
- Room to increase current under market rents

## OFFERING SUMMARY

Sale Price:	\$2,150,000
Building Size:	27,660 SF
NOI:	\$161,250.00
Cap Rate:	7.5%

**Gordy Hoagland, CCIM**  
502.387.1734  
ghoagland@whiteoakcre.com

**Connor Hobbs**  
502.724.5924  
chobbs@whiteoakcre.com

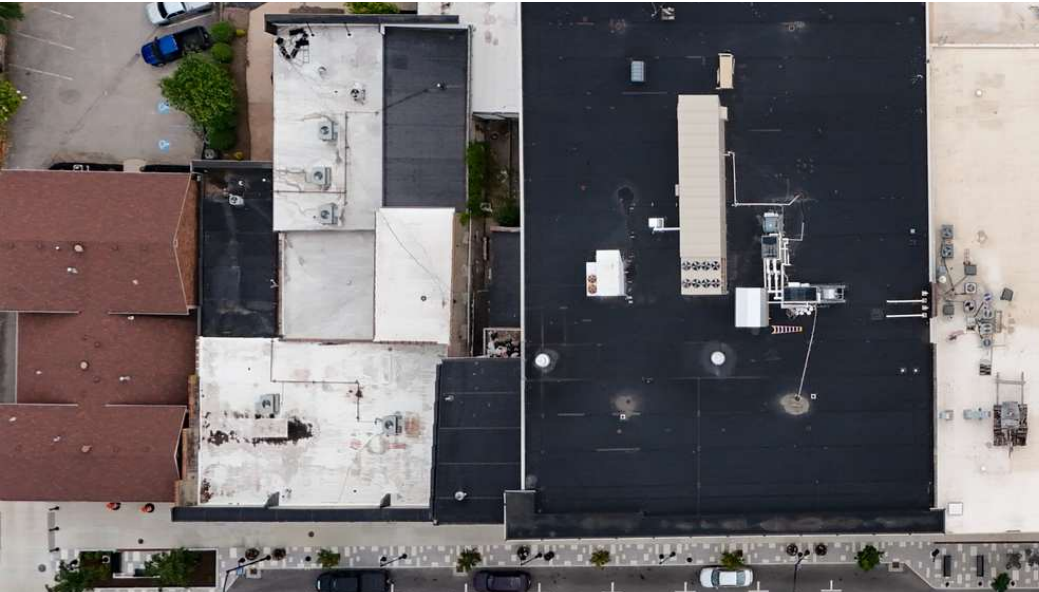


# Building Information

For Sale

## BUILDING INFORMATION

Address:	236 W. Main Street	Danville, KY 40422
County:	Boyle	
Building:	27,660 SF	
Year Built:	1914	
Number of Stories:	3	
Parking:	Garage and Street Parking	Garage Parking Not Included in Sale
Tenancy:	Multi ( 100% Occupied)	
Heating/ Air:	13 Units at 60.5 Tons	
Elevators:	2	



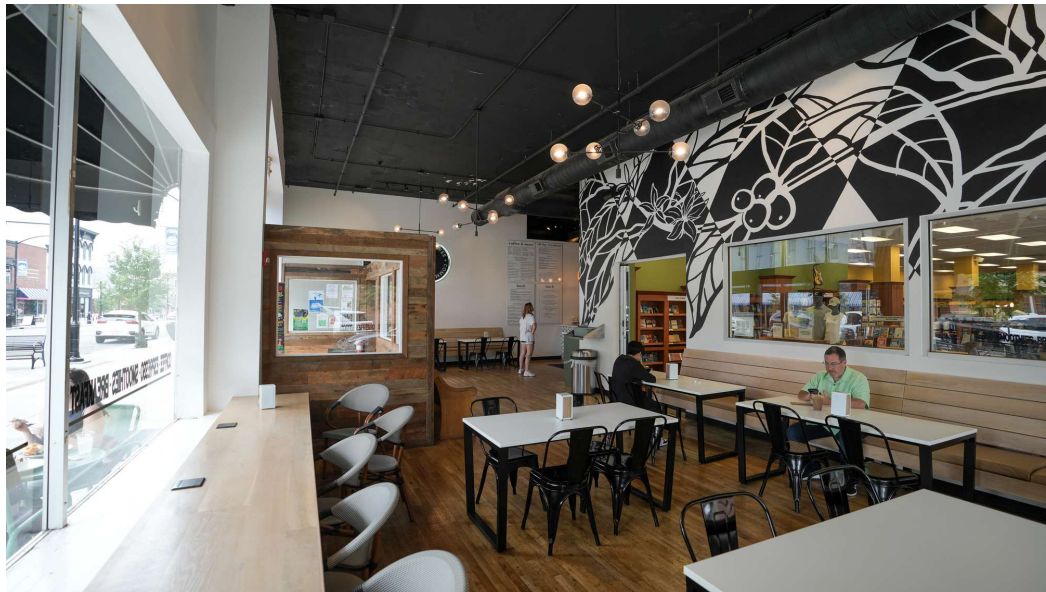
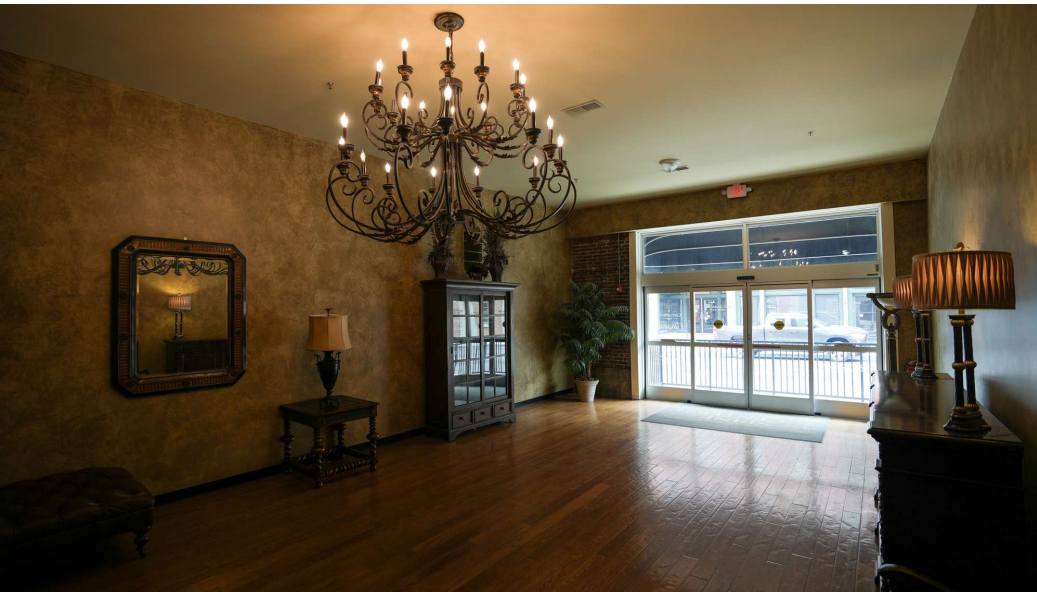
**Gordy Hoagland, CCIM**  
502.387.1734  
ghoagland@whiteoakcre.com

**Connor Hobbs**  
502.724.5924  
chobbs@whiteoakcre.com

**WHITE OAK**  
COMMERCIAL REAL ESTATE

Danville, KY 40422

For Sale



**Gordy Hoagland, CCIM**  
502.387.1734  
ghoagland@whiteoakcre.com

**Connor Hobbs**  
502.724.5924  
chobbs@whiteoakcre.com

**WHITE OAK**  
COMMERCIAL REAL ESTATE

# Danville, Kentucky

For Sale



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	7,378	18,541	26,249
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,686	7,389	10,204
Average HH Income	\$68,048	\$73,739	\$75,284

*Demographics data derived from AlphaMap*

Located in the heart of Kentucky’s scenic Bluegrass Region, Danville is a dynamic small city with outsized significance. Known as the “Birthplace of the Bluegrass,” Danville was home to Kentucky’s first constitution and remains a hub of civic and cultural heritage.

Danville’s economy is fueled by a diverse mix of healthcare, education, advanced manufacturing, and small business innovation. Ephraim McDowell Health is the region’s leading employer, complemented by a thriving industrial base including manufacturers like American Greetings and Denyo Manufacturing. Centre College, a nationally ranked liberal arts institution, anchors the city’s intellectual and cultural life, bringing students and faculty from across the U.S. and abroad.

Located along U.S. Routes 127 and 150 and just a short drive from Interstate 75 and I-64, Danville offers strategic access to major markets like Lexington (35 miles), Louisville, and Cincinnati. This central positioning makes it a smart location for business and lifestyle alike.

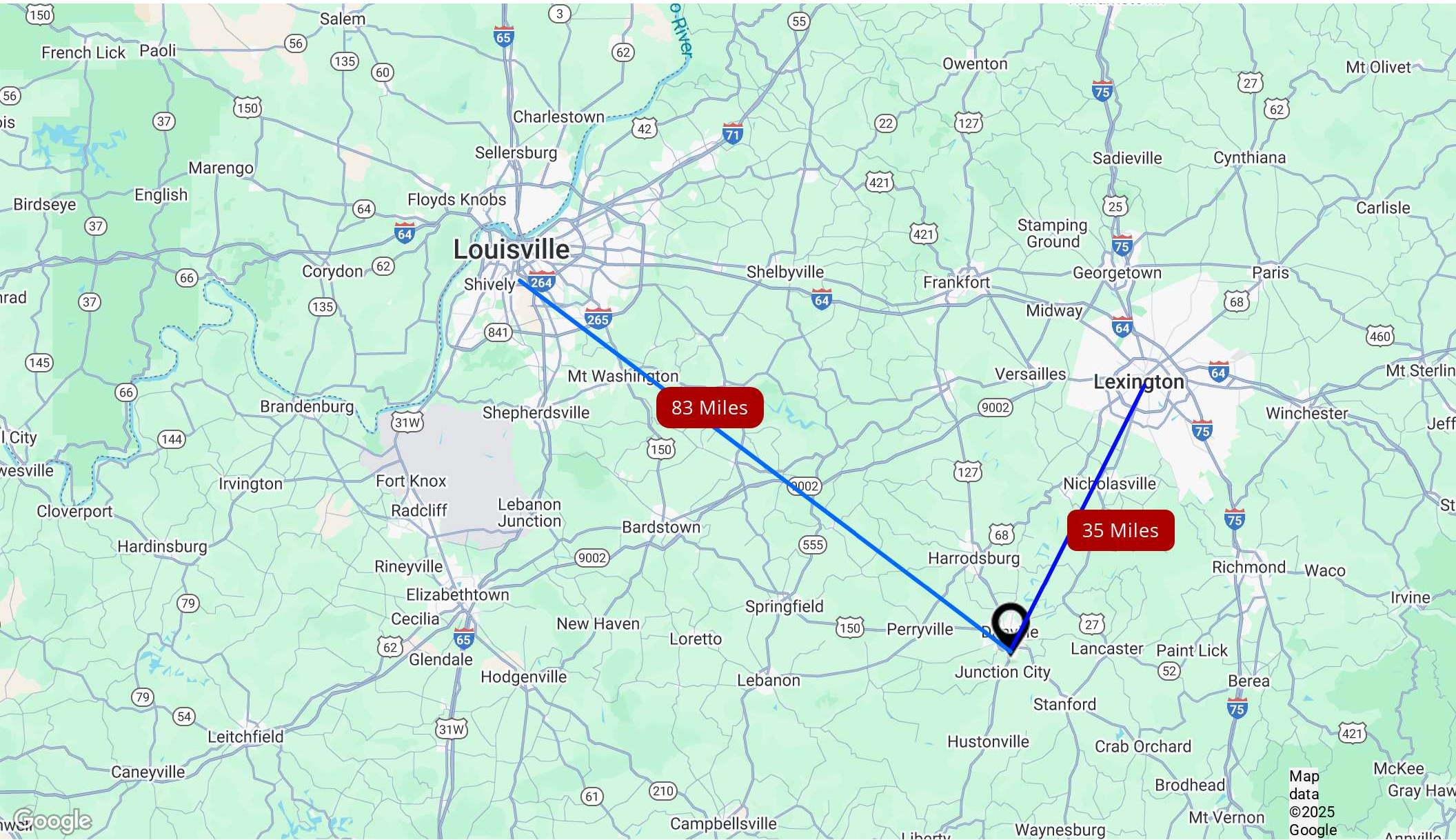
**Gordy Hoagland, CCIM**  
502.387.1734  
ghoagland@whiteoakcre.com

**Connor Hobbs**  
502.724.5924  
chobbs@whiteoakcre.com



Danville, KY 40422

For Sale



**Gordy Hoagland, CCIM**  
502.387.1734  
ghoagland@whiteoakcre.com

**Connor Hobbs**  
502.724.5924  
chobbs@whiteoakcre.com

