

FOR LEASE

DOWNTOWN RESTAURANT/RETAIL SPACE



30 NORTH MAIN ST.
WINCHESTER, KY 40391



BLOCK+LOT

LARA THORNBURY
859.771.2552
lara@balrealestate.com



01: EXECUTIVE SUMMARY

30 NORTH MAIN ST.



PROPERTY DESCRIPTION

A 3,000 SF first-floor restaurant space packed with original history right in the heart of Downtown Winchester.

This beautifully renovated space is perfect for restaurant. Currently home to the Central KY's favorite, La Trattoria (which is moving to their larger location soon) this space has hard wood floors throughout, tin ceilings, a well appointed bar area and seating availability for 100. The downtown area has seen tremendous growth over the past 10 years. Other businesses in the immediate vicinity include Leeds Center for the Arts which has numerous live productions every year bringing thousands of people downtown. There are three other well established restaurants on this block alone. Winchester also allows for sidewalk dining. There are also numerous new businesses grants. Adjacent to this store front there is a large space that would make an excellent event space available for lease soon.



3,000 SF



**\$2,500/MO
MODIFIED GROSS**



**ZONED
B-2**

02: PROPERTY OVERVIEW

30 NORTH MAIN ST.

PROPERTY HIGHLIGHTS

RENOVATIONS

This property is renovated (2020) yet packed with original charm in tin ceilings, exposed brick walls, and hardwood floors.

WINCHESTER FIRST

Winchester First is offering numerous new business grants to kick-start your new business.

VIBRANT AREA

The property is located in the heart of Downtown Winchester.

SEATING

With seating for 100 patrons, the space allows for abundant occupancy.

DOWNTOWN

Downtown Winchester, KY is booming - everyone wants to be Downtown, introducing shops, restaurants, and new apartment living options.



03: LOCATION INSIGHTS

LOCATION DESCRIPTION

Winchester, KY is conveniently situated just 18 miles east of Lexington and, with proximity to I-64, provides quick access to the larger city's amenities. Downtown Winchester is home to a variety of beloved local establishments, including the historic Leeds Center for the Arts, Engine House Pizza, Loma's, The Hall Coffee & Social Club, and several small shops. Over 30 new, high-end apartments are coming to Downtown Winchester - residents and tourists want to be Downtown!



30 NORTH MAIN ST.

AREA DEMOGRAPHICS

TOTAL POPULATION

1 MILE: 9,944
3 MILE: 25,465
5 MILE: 30,008



AVERAGE HOUSEHOLD INCOME

1 MILE: \$66,013
3 MILE: \$75,705
5 MILE: \$79,097



NUMBER OF HOUSEHOLDS

1 MILE: 4,155
3 MILE: 10,489
5 MILE: 12,235



03: LOCATION INSIGHTS

AERIAL
30 NORTH MAIN ST.

