



# New 2,000 - 10,000 SF Retail / Warehouse For Lease



US 27 | 19,489 VPD

**200 DONERAIL DRIVE**

**NICHOLASVILLE, KY 40356**

**PRESENTED BY:**

**TRAVIS ROSE, MBA**  
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# FRONT ELEVATION RENDERING



## PROPERTY SUMMARY

### NEW 2,000 - 10,000 SF RETAIL / WAREHOUSE AVAILABLE

200 DONERAIL DRIVE  
NICHOLASVILLE, KY 40356

#### 10,000 SF NEW CONSTRUCTION FOR LEASE

AVAILABLE:	SPRING 2026
ZONED / USE:	B-1 RETAIL/WAREHOUSE
AVAILABLE SF:	2,000 - 10,000 SF
LEASE RATE:	\$12.00 SF/YR (NNN)
BUILDING SIZE:	10,000 SF
EASY ACCESS:	US-27



## PROPERTY SUMMARY

SVN Stone is pleased to offer 200 Donerail Dr in Nicholasville, Kentucky for lease. This 10,000-square-foot new construction building, delivering in Spring 2026, can accommodate retail or warehouse/flex users and will include a small office, restroom, and a warehouse area with a drive-in door; the space can also be divided into suites as small as 2,000 square feet. The property faces busy US-27 with easy access and over 19,000 vehicles per day. Call Travis Rose at 859-806-1591 to schedule a showing.

## PROPERTY HIGHLIGHTS

- **New Construction**
- **Delivery Date Spring 2026**
- **10,000 SF \$12 per foot NNN**
- **Great Highway Visibility**
- **Easy Access**
- **12 x 12 Doors**
- **Zoned B-1**
- **2,000-10,000 SF Available**



**HIGH VOLUME AREA**



**\$12 SF/YR (NNN)**



# SPACES AVAILABLE



## 1 FIRST FLOOR

1/8" = 1'-0"

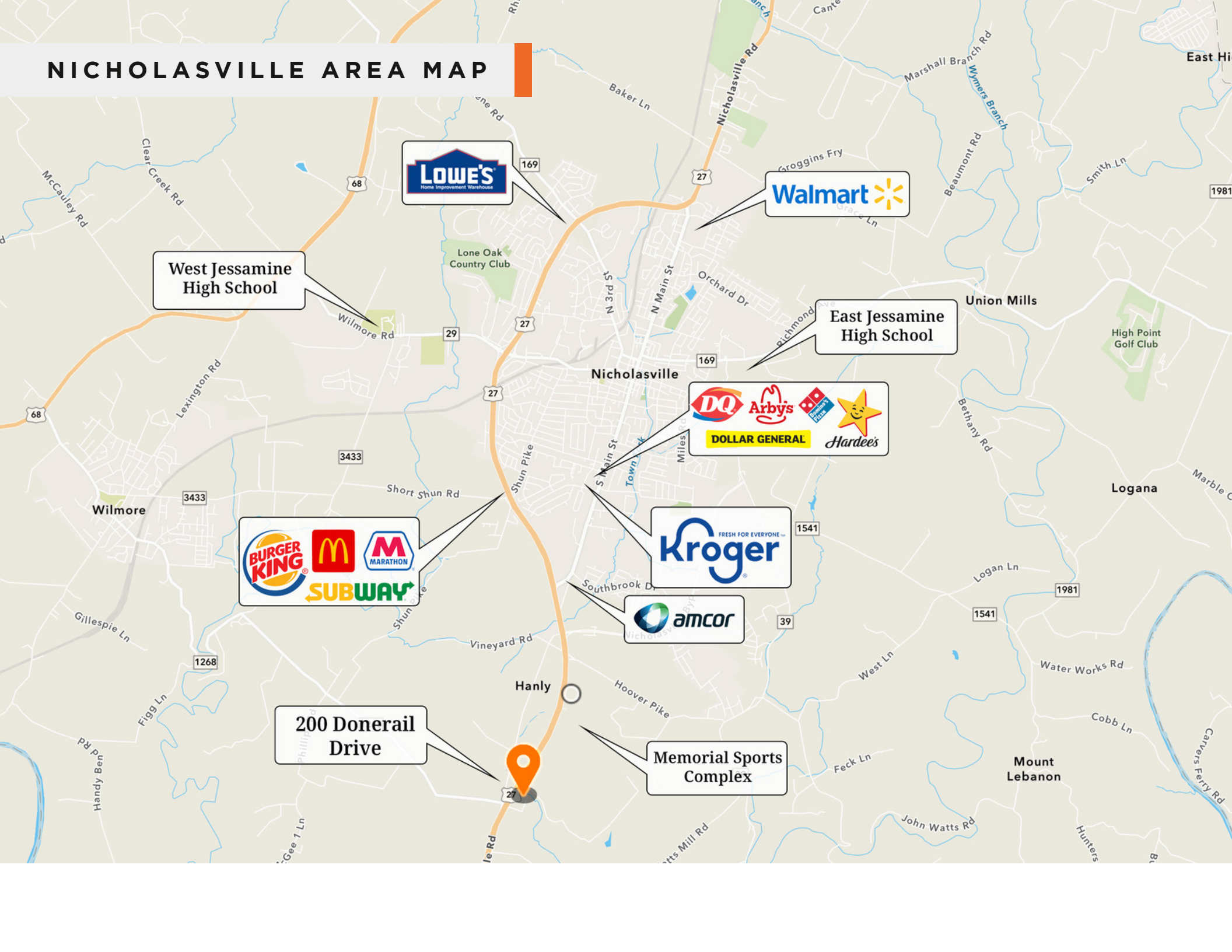
HIGH VOLUME, EASY ACCESS LOCATION

US-27 South  
to Danville  
& Lancaster

US 27 | 19,489 VPD



# NICHOLASVILLE AREA MAP



West Jessamine High School



East Jessamine High School



200 Donerail Drive

Memorial Sports Complex



## TRAVIS ROSE, MBA

travis.rose@svn.com

Cell: **859.806.1591**

### PROFESSIONAL BACKGROUND

Travis Rose serves as an Advisor at SVN Stone Commercial Real Estate, where he specializes in the acquisition and sale of large farm, residential, and commercial development tracts across Central Kentucky. In addition to land brokerage, Travis also assists clients with the buying, selling, and leasing of investment properties, offering market insight and tailored strategies to meet each client's goals.

A native of Nicholasville, Travis brings a deep understanding of Kentucky's land and investment landscape. His relational approach to brokerage is rooted in trust, service, and a commitment to long-term client success. In 2024, he was recognized with the SVN Achievers Award, a national production honor awarded to top-performing advisors based on annual sales volume.

Travis earned his Bachelor's degree from Eastern Kentucky University, where he was a member of the ECU golf team, named to the President's List, and honored as an Academic All-American. He later completed his MBA at Murray State University, further sharpening his financial and strategic expertise.

Outside of real estate, Travis resides in Lexington with his wife, Bitty, and their three daughters. He enjoys playing golf, spending time with family, and serving in various roles at his local church.

### EDUCATION

Bachelors - Eastern Kentucky University  
(President's List, Golf Team, Academic All-American)  
MBA - Murray State University

**SVN | Stone Commercial Real Estate**  
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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.