

**460 Brannon Road  
Nicholasville, KY 40356**



**THE GIBSON COMPANY**  
COMMERCIAL REAL ESTATE SERVICES



Langley Dr

Langley Dr

460 E Brannon  
7000+/- SF  
1.12 +/- AC

Orthopedic and Sports  
Physical Therapy &...

Jaclyn Dr

E Brannon

S&S Tire & Auto  
Service Center  
Tire shop

# 460 E Brannon Investment Property:

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\$1,900,000

7000 +/- SF

1.1 AC

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New 5 year Renewal thru March 2031

Absolute NNN

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NOI:

Years 1 & 2: \$129,600

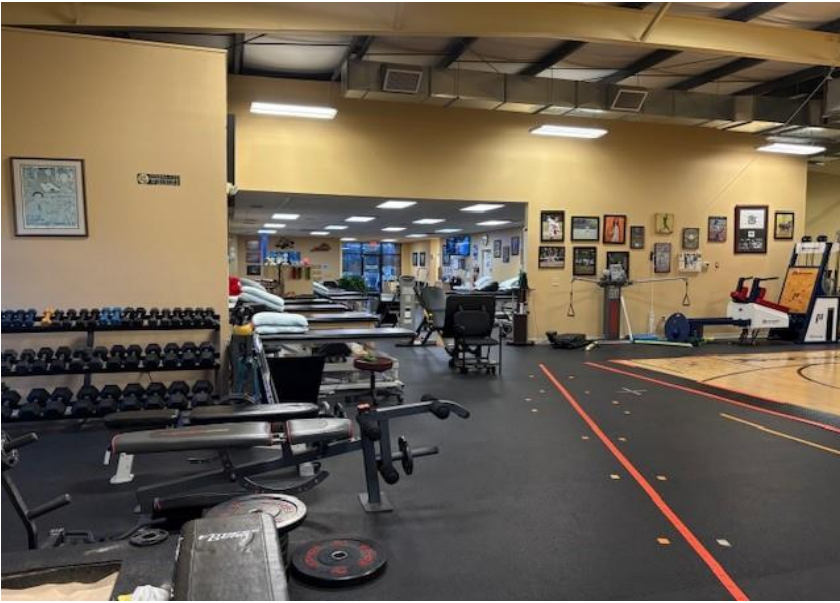
Years 3-5: \$132,000

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Tenant responsible for: Common Area  
Maintenance, Property Tax, Insurance, Roof,  
Structure, HVAC, Parking Lot...

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Tenant: OSPTKY, LLC







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***Christa Collins, CCIM***  
**859-321-3552**

The Gibson Company  
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