

# FOR SALE

RETAIL STOREFRONT WITH ABUNDANT PARKING



16 NORTH MAIN ST.  
WINCHESTER, KY 40391

**LARA THORNBURY**  
859.771.2552  
[lara@balrealestate.com](mailto:lara@balrealestate.com)



**BLOCK + LOT**

# 01: EXECUTIVE SUMMARY

16 NORTH MAIN ST.



## PROPERTY DESCRIPTION

**Available for sale is this 2,310 SF just-renovated retail storefront along the heart of Downtown Winchester, KY.**

The building may be old, but everything about it is new! That includes a new roof, 4 new skylights, exposed beams, new hardwood floors throughout, plumbed for 4 bathrooms, laundry room and back office with a window looking into the main space. All of the electrical and plumbing has been done as well.

This property boasts the largest back parking lot in the Downtown area making parking for customers and staff a dream. There are numerous grants available as well for this property. Winchester wants your business! 7 new, high-end apartments are going in across the street, there are 5 delicious restaurants on this block, and numerous shops, and the Leeds Center for the Arts is also across the street.



2,310 SF



FOR SALE:  
\$299,999



ZONED  
B-2

# 02: PROPERTY OVERVIEW

## PROPERTY HIGHLIGHTS

### RENOVATIONS

This property is recently renovated yet packed with a new roof, 4 new skylights, exposed beams, new hardwood floors, new plumbing and new electrical.

### WINCHESTER FIRST

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

### PRIME LOCATION

The property is located directly across from a brand-new apartment building and is surrounded by retail and restaurants.

### PARKING

This property boasts the largest back parking lot in the downtown area, a bonus for staff and customer accessibility.

### DOWNTOWN

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

16 NORTH MAIN ST.



# 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, La Trattoria, 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!



16 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  
16 NORTH MAIN ST.

