

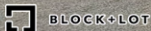
FOR LEASE

THOROUGHbred SQUARE - OFFICE



201-217 N. MAIN ST.

VERSAILLES, KY 40383



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01: EXECUTIVE SUMMARY

201-217 N. MAIN ST.



PROPERTY DESCRIPTION

Thoroughbred Square, located at 201-217 N. Main Street, is the premier mixed-use office/retail property in the heart of Versailles Central Business District. The property boasts significant charm and character with its Class A, two-story, steel/concrete construction and exterior combination of ornamental stone, wood siding, and a masonry brick veneer. The total 20,858 SF has an outstanding tenant mix inclusive of dental, medical, accounting, insurance, education, fitness, technology, professional office, and retail. Situated on 1.853 acres, building tenants enjoy a 55-space parking lot with additional reciprocal easement and street parking. The building is equipped with an elevator for 2nd-floor tenants.

209 (D&E) N. Main Street: 2,023 SF of professional office space consisting of sleek sealed concrete flooring, a lobby area with a kitchenette as you enter the space, with two large private offices or conference/meeting rooms, an open bullpen area, storage closet, and IT closet for \$2,444.46/month. The space was previously used as a classroom and office space, and the layout could allow for cubicles or desks in the open bullpen area or in one of the private rooms making it conducive for office users. There is signage available to the Tenant on the large directory in the breezeway.



2,023 SF



**\$14.50 PSF
MODIFIED GROSS**



**ZONED
B-2A**

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 **BLOCK+LOT**

02: PROPERTY OVERVIEW

201-217 N. MAIN ST.

PROPERTY HIGHLIGHTS

PARKING

Ample on-site parking with a 55-space parking lot and an additional reciprocal easement and street parking.

MANAGEMENT

Locally owned and managed.

CONSTRUCTION

Class-A, two-story, steel/concrete construction and exterior combination of ornamental stone, wood siding, and a masonry brick veneer.

FLEXIBLE

B-2 zoning allows for an abundance of professional/medical office, retail, and other commercial uses.

LOCATION

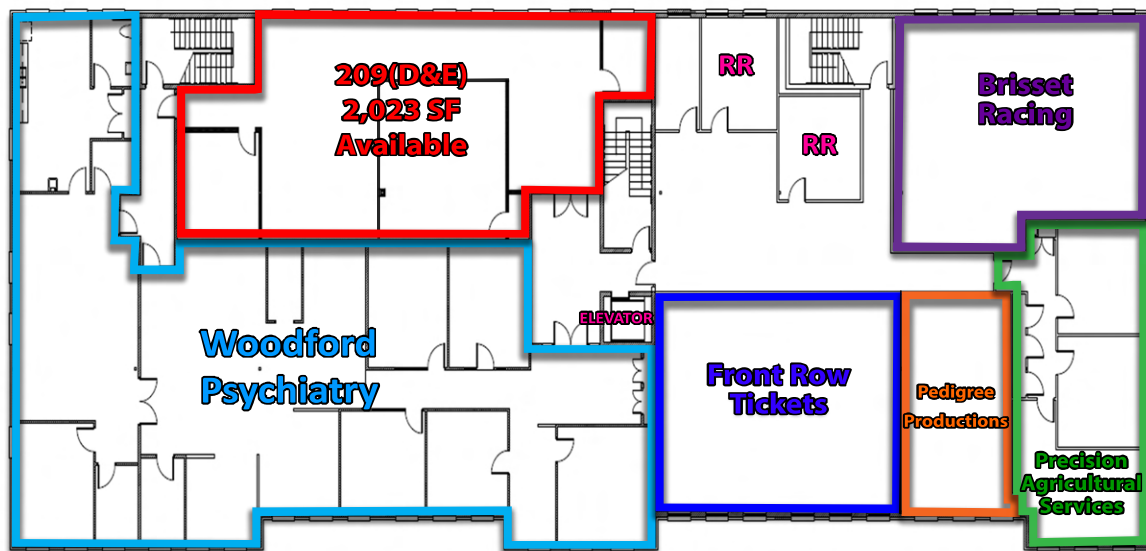
Charming landmark building on Main Street in Downtown Versailles.



02: PROPERTY OVERVIEW

201-217 N. MAIN ST.

FLOOR PLAN - SECOND FLOOR



Second Floor Plan

SCALE: NTS

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03: LOCATION INSIGHTS

LOCATION DESCRIPTION

The subject property is located in the heart of horse country and the Bluegrass Region on the west side of North Main Street between West Green and North Streets in the Versailles, Kentucky Central Business District.

Google Maps: [CLICK HERE](#)
Google Street View: [CLICK HERE](#)



201-217 N. MAIN ST.

2024 AREA DEMOGRAPHICS

TOTAL POPULATION

1 MILE: 7,767
3 MILE: 18,535
5 MILE: 21,094



AVERAGE HOUSEHOLD INCOME

1 MILE: \$77,523
3 MILE: \$95,749
5 MILE: \$99,903



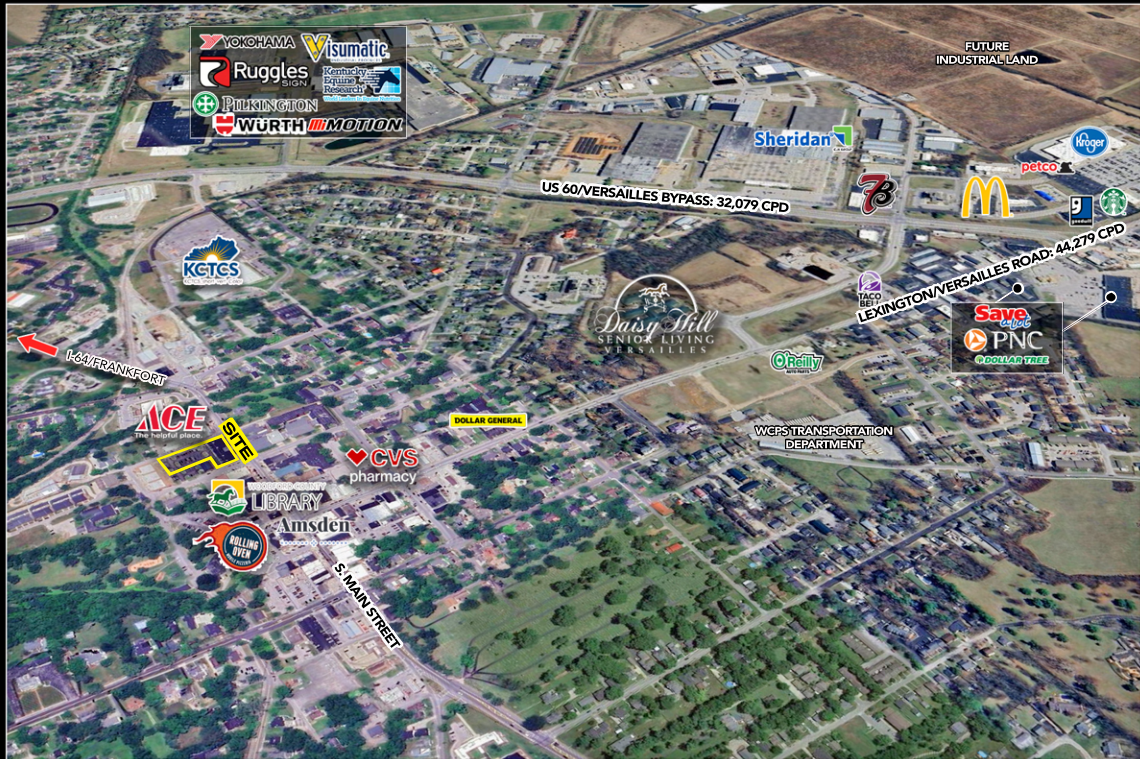
NUMBER OF HOUSEHOLDS

1 MILE: 3,380
3 MILE: 7,418
5 MILE: 8,474



03: LOCATION INSIGHTS

AERIAL
201-217 N. MAIN ST.



03: LOCATION INSIGHTS

VERSAILLES AERIAL
201-217 N. MAIN ST.

