

# FOR SALE

DOWNTOWN MIXED-USE



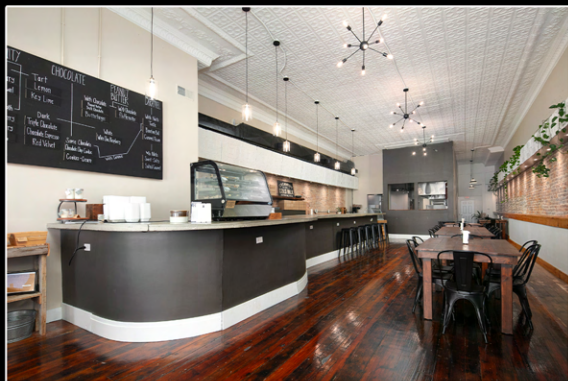
**39 SOUTH MAIN ST.**  
WINCHESTER, KY 40391

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# 01: EXECUTIVE SUMMARY

39 SOUTH MAIN ST.



## PROPERTY DESCRIPTION

Wonderfully renovated historic building across from the Court House in Downtown Winchester! The well appointed restaurant space has a full hood system, concrete bar, beautiful hardwood floors, tin ceiling and parking in the back. The apartment is the perfect size and has a private deck! Great opportunity to live upstairs and have your restaurant downstairs!

Downtown Winchester is the place to be. Close enough to Lexington to but far enough away to be a destination. Numerous apartments are coming soon, great restaurants and lots of tourists make this a great place to start a business.



**3,538 SF**



**\$415,000**



**ZONED  
B-2**

# 02: PROPERTY OVERVIEW

39 SOUTH MAIN ST.

## PROPERTY HIGHLIGHTS

### FEATURES

This property features a full hood system, concrete bar, hardwood floors, tin ceiling, and a full commercial kitchen.

### HISTORIC YET FUNCTIONAL

The building retains historic charm with a significant portion dating back to the original construction, coupled with a recent renovation to maximize functionality.

### VERSATILE

This property is conducive to a live/work layout (restaurant on main level, apartment on second level) and/or short-term rentals.

### PRIME LOCATION

The property is located directly across from the Court House in Downtown Winchester.

### DOWNTOWN

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



# 02: PROPERTY OVERVIEW

APARTMENT  
ADDITIONAL PHOTOS



39 SOUTH MAIN ST.

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 BLOCK+LOT

# 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!



39 SOUTH 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  
39 SOUTH MAIN ST.

