

FOR SALE/LEASE

# 2.78 Acres of Prime Retail Land – Georgetown, KY

OUTLET CENTER DR | GEORGETOWN, KY 40324



PRESENTED BY:

JUSTIN RYDER

C: 859.447.3285 || [Justin.ryder@svn.com](mailto:Justin.ryder@svn.com)

TRAVIS ROSE

C: 859.806.1591 || [Travis.rose@svn.com](mailto:Travis.rose@svn.com)

**SVN**  
STONE COMMERCIAL REAL ESTATE

# PROPERTY SUMMARY



## PROPERTY HIGHLIGHTS

- 2.78 acres of highway-facing land
- Over 50,000 VPD along I-75
- Zoned B-2 (Highway Commercial)
- All utilities available at the site
- Excellent visibility and accessibility
- Available for sale or lease
- Prime location in the growing Georgetown market

## OFFERING SUMMARY

SALE PRICE:	\$1,100,000
LEASE RATE:	Negotiable

TRAVIS ROSE, MBA

C: 859.806.1591

travis.rose@svn.com

JUSTIN RYDER, CCIM

C: 859.447.3285

justin.ryder@svn.com

## PROPERTY DESCRIPTION

SVN Stone Commercial Real Estate is pleased to offer 2.78 acres of B-2 zoned land for sale or lease in the thriving Georgetown, KY market. This prime retail parcel boasts unmatched visibility along I-75, with traffic counts exceeding 50,000 vehicles per day.

Positioned for success, the site is fully served by all utilities and supports a wide variety of commercial uses including retail, hospitality, and service-based development. Its strategic location along one of Kentucky's busiest travel corridors offers exceptional access and exposure to both local and regional consumers.

This is a rare opportunity to secure a highly visible development site in one of Central Kentucky's most dynamic markets.

For further information please contact Justin Ryder, CCIM at (859)447-3285 // [justin.ryder@svn.com](mailto:justin.ryder@svn.com) or Travis Rose at (859)806-1591 // [travis.rose@svn.com](mailto:travis.rose@svn.com)

# AERIAL



TRAVIS ROSE, MBA

C: 859.806.1591

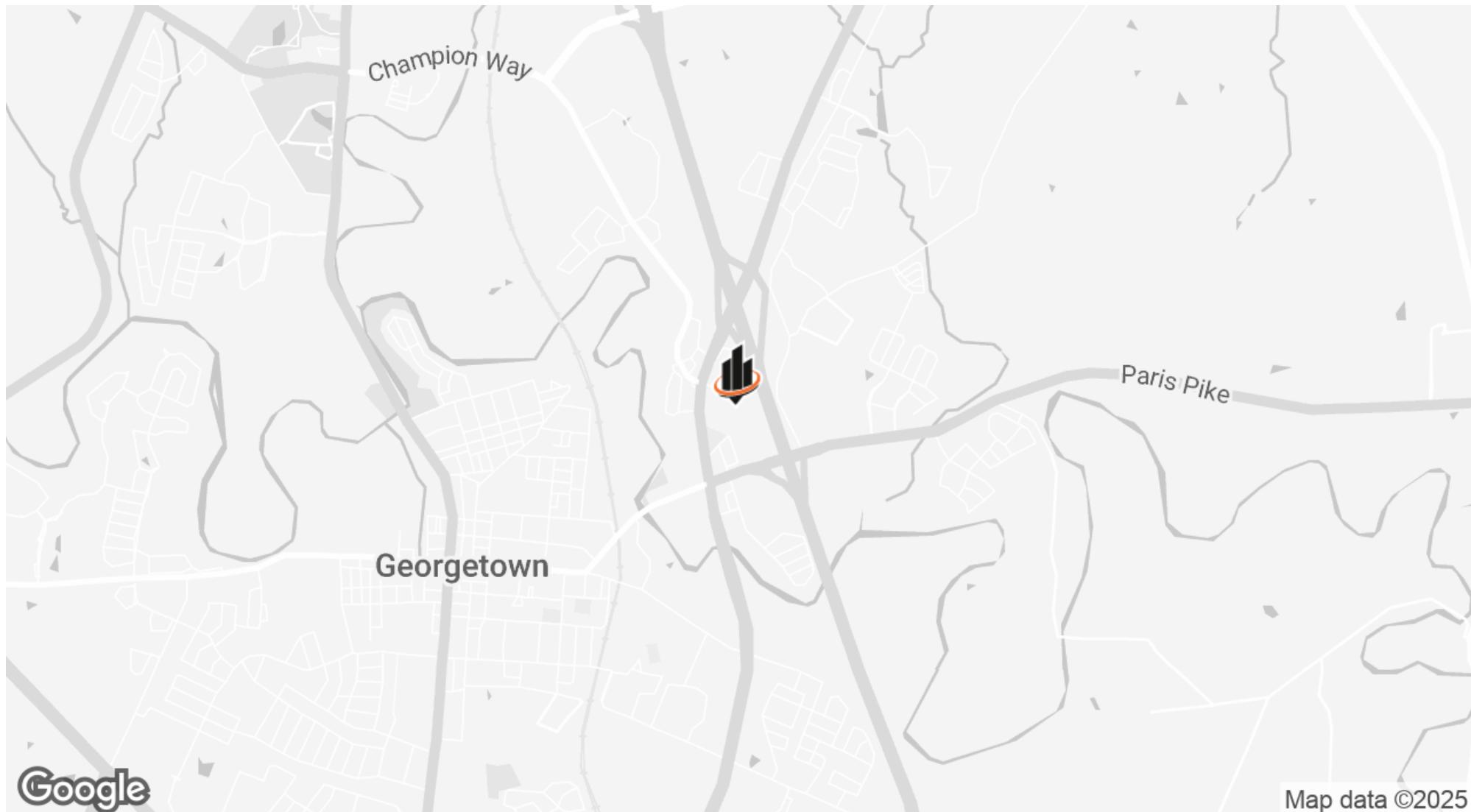
travis.rose@svn.com

JUSTIN RYDER, CCIM

C: 859.447.3285

justin.ryder@svn.com

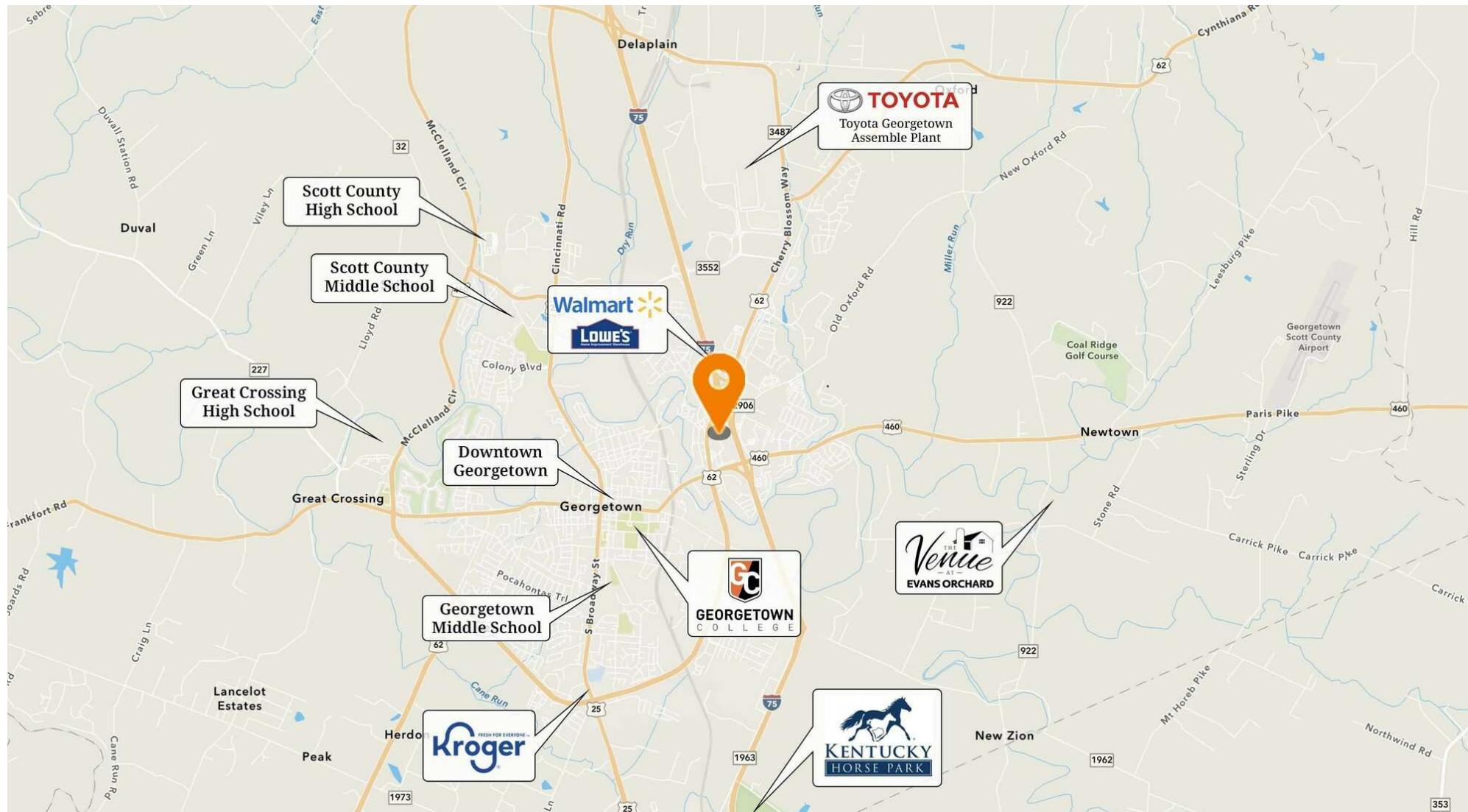
## LOCATION MAP



**TRAVIS ROSE, MBA**  
C: 859.806.1591  
travis.rose@svn.com

**JUSTIN RYDER, CCIM**  
C: 859.447.3285  
justin.ryder@svn.com

## LOCATION MAP



TRAVIS ROSE, MBA

C: 859.806.1591

travis.rose@svn.com

JUSTIN RYDER, CCIM

C: 859.447.3285

justin.ryder@svn.com

## ADVISOR BIO



### JUSTIN RYDER, CCIM

Advisor

Justin.ryder@svn.com

Office: **859.306.0617** | Cell: **859.447.3285**

### EDUCATION

Bachelor of Arts (B.A.), Business Management from Gatton College of Business and Economics

### MEMBERSHIPS AND ASSOCIATIONS

CCIM - Certified Commercial Investment Member



## PROFESSIONAL BACKGROUND

Justin Ryder, CCIM is a distinguished Advisor at SVN Stone Commercial Real Estate, specializing in multi-family and auto-related investment sales. With over 184 transactions across Central Kentucky, Justin excels in maximizing property value through exclusive listings and comprehensive project management, including development land and stabilized properties.

A 4-time national award winner for sales volume at SVN, Justin was honored as the company-wide "Influencer of the Year" in 2023 for his impactful presence in commercial real estate media on platforms like LinkedIn, Twitter, and YouTube. He earned his CCIM designation in 2021 and has twice served as President of the Lexington CCIM Chapter. The CCIM designation (Certified Commercial Investment Member) is a globally recognized credential for commercial real estate professionals — signaling expertise in financial analysis, market analysis, investment strategy, and ethical business practices.

In addition to his real estate expertise, Justin is a partner and consultant with Bluegrass Business Advisors, continuing the firm's legacy of business brokerage in Central Kentucky since 1982.

Justin is an avid family man. He and his wife Libby have three wonderful daughters. Justin considers it a privilege to raise them in such a wonderful community. When not with family or working, Justin is an avid cross fitter, reader, UK fan, and Green Egg connoisseur.

**SVN | Stone Commercial Real Estate**

270 S. Limestone

Lexington, KY 40508

859.264.0888

## ADVISOR BIO



### TRAVIS ROSE, MBA

Advisor

Travis.rose@svn.com

Office: **859.306.0598** | Cell: **859.806.1591**

### EDUCATION

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

**MBA** - Murray State University



### PROFESSIONAL BACKGROUND

Travis Rose serves as an Advisor at SVN Stone Commercial Real Estate. He specializes in assisting his clients in the buying, selling, and leasing of investment properties. Travis is passionate about serving and creating relationships with his clients.

Personally, Travis lives in Lexington with his wife, Bitty, and two wonderful daughters. He enjoys spending time with his family, playing golf, and being involved at his church. Travis is a native of Nicholasville. He attended college at EKU while playing on the golf team and received his MBA at Murray State University.

**SVN | Stone Commercial Real Estate**

270 S. Limestone

Lexington, KY 40508

859.264.0888

## DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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.

**TRAVIS ROSE, MBA**

C: 859.806.1591

travis.rose@svn.com

**JUSTIN RYDER, CCIM**

C: 859.447.3285

justin.ryder@svn.com