

FOR SALE/LEASE

# DANVILLE PROFESSIONAL OFFICE PORTFOLIO

461, 463, & 465 SOUTH 4TH  
STREET

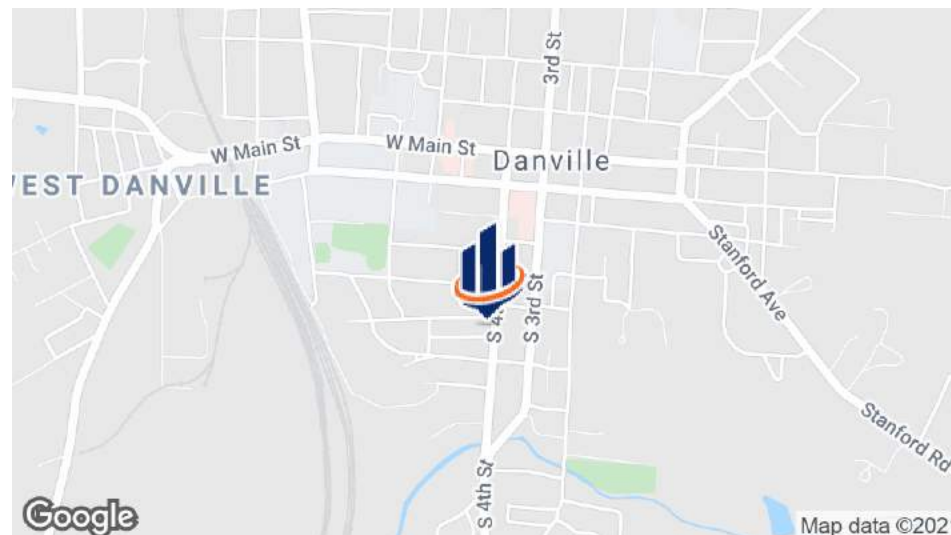
Danville, KY 40422

PRESENTED BY:

JOHN BUNCH  
C: 859.433.8911  
john.bunch@svn.com



## PROPERTY SUMMARY



<b>SALE PRICE</b>	<b>\$1,000,000</b>
<b>LEASE RATE</b>	<b>\$10.00 SF/YR</b>

## PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to bring to market this fully renovated professional office portfolio in the beautiful and quaint city of Danville, KY.

The portfolio consist of four (4) total buildings all of which are contiguous property. The improvements sit just south of Ephraim McDowell Medical Center and Downtown Danville on South Fourth Street which sees over 7,000 vpd.

The properties were purchased between 2013 and 2016 and have been renovated from floor to ceiling.

461 S . Fourth Street has two building on the lot. The first building is 3,487 sf and consist of a welcoming lobby, 14 private offices, conference room, employee breakroom, and four restrooms throughout. The second building is 1,456 sf and consist of a large conference room, 2 private offices and a breakroom.

463 S Fourth Street is the smallest of the four offices at 1,081 sf. It consist of 5 private offices and a single restroom.

465 S Fourth Street is a two story office consisting of an inviting lobby area, large conference room, 9 private offices, breakroom, and multiple restrooms throughout.

While the preference of the ownership is to sell the properties together, conversations regarding single buildings are welcome. For further inquiry or to schedule a personal tour, please reach out to John Bunch at 859-433-8911 or john.bunch@svn.com.

## OFFERING SUMMARY

<b>TOTAL SF:</b>	8,909 SF
<b>AVAILABLE SF:</b>	1,081 - 8,909 SF
<b>PRICE / SF:</b>	\$112.25

**JOHN BUNCH**  
C: 859.433.8911  
john.bunch@svn.com

## COMPLETE HIGHLIGHTS



**JOHN BUNCH**  
C: 859.433.8911  
john.bunch@svn.com

## LOCATION INFORMATION

<b>STREET ADDRESS</b>	461, 463, & 465 South 4th Street
<b>CITY, STATE, ZIP</b>	Danville, KY 40422
<b>COUNTY</b>	Boyle
<b>SIGNAL INTERSECTION</b>	No

## BUILDING INFORMATION

<b>BUILDING CLASS</b>	B
<b>FREE STANDING</b>	Yes

## PROPERTY HIGHLIGHTS

- Fully Renovated Office Portfolio Available For Lease
- 10.00/sf/yr NNN
- 8,909 SF (individual building sizes below)
- Ample Parking
- Available For Sale or Lease
- Only minutes from Ephraim Mcdowell Hospital & Centre College

ADDITIONAL PHOTOS



465 S 4th St



463 S 4th St



461 S 4th St - Building 2



461 S 4th St - Building 2



461 S 4th St - Building 1

JOHN BUNCH  
C: 859.433.8911  
john.bunch@svn.com

## INTERIOR PHOTOS



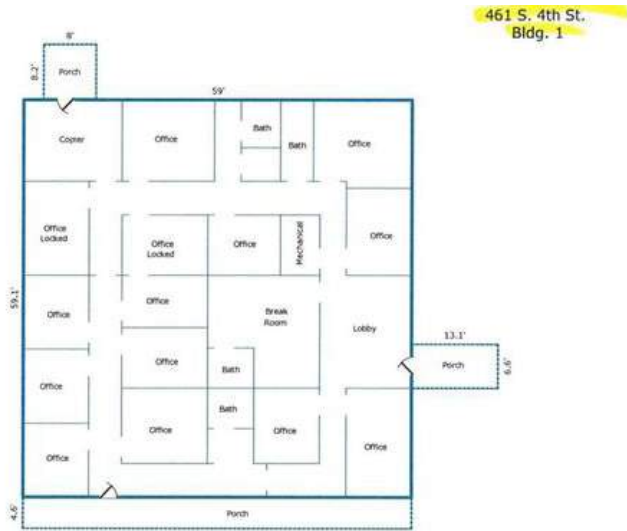
**JOHN BUNCH**  
C: 859.433.8911  
john.bunch@svn.com

AERIAL



JOHN BUNCH  
C: 859.433.8911  
john.bunch@svn.com

## LEASE SPACES | 461 S 4TH ST BLDG 1



## LEASE INFORMATION

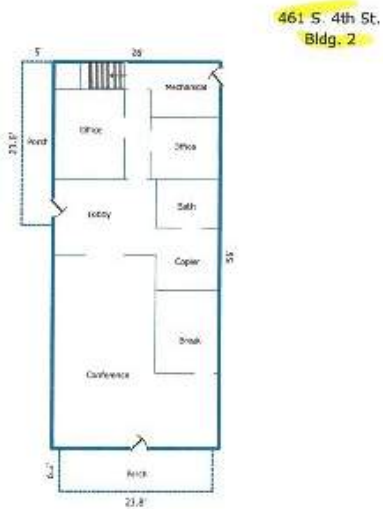
LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	3,487 SF	LEASE RATE:	\$10.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE [SF]	LEASE TYPE	LEASE RATE
461 S 4th St - Bldg. 1	Available	3,487 SF	NNN	\$10.00 SF/yr

JOHN BUNCH  
 C: 859.433.8911  
 john.bunch@svn.com

## LEASE SPACES | 461 S 4TH ST BLDG 2



### LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,456 SF	LEASE RATE:	\$10.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE [SF]	LEASE TYPE	LEASE RATE
461 S 4th St - Bldg. 2	Available	1,456 SF	NNN	\$10.00 SF/yr

**JOHN BUNCH**  
 C: 859.433.8911  
 john.bunch@svn.com



## LEASE SPACES | 465 S 4TH ST



### LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	2,885 SF	LEASE RATE:	\$10.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE [SF]	LEASE TYPE	LEASE RATE	DESCRIPTION
465 S 4th St	Available	2,885 SF	NNN	\$10.00 SF/yr	Garage 445 sf

JOHN BUNCH  
 C: 859.433.8911  
 john.bunch@svn.com

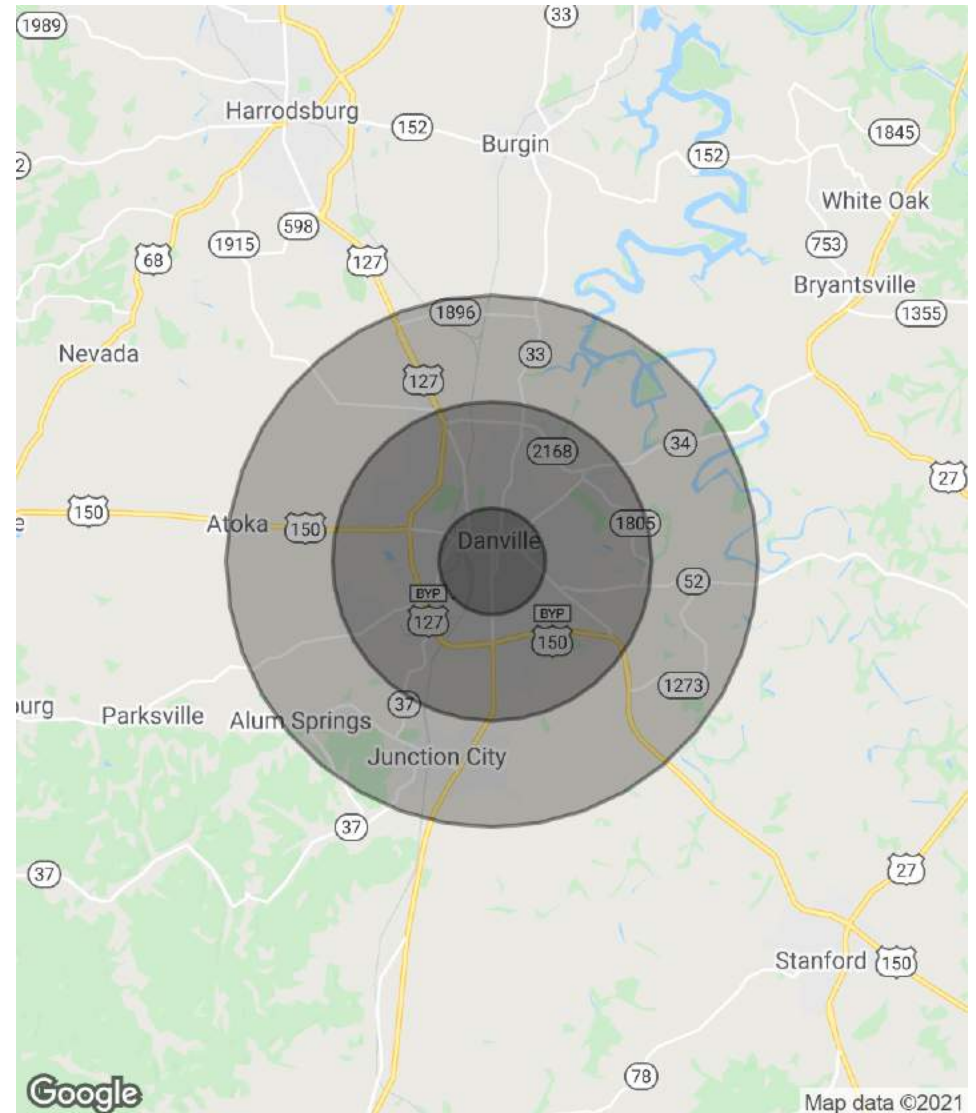
## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,380	12,878	22,146
AVERAGE AGE	24.3	35.0	38.3
AVERAGE AGE (MALE)	23.0	31.2	35.5
AVERAGE AGE (FEMALE)	25.8	38.3	40.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,156	4,600	8,239
# OF PERSONS PER HH	3.8	2.8	2.7
AVERAGE HH INCOME	\$44,958	\$50,805	\$58,211
AVERAGE HOUSE VALUE	\$121,371	\$133,527	\$152,939

\* Demographic data derived from 2010 US Census



JOHN BUNCH  
 C: 859.433.8911  
 john.bunch@svn.com

## DISCLAIMER

The material contained in this Offering Brochure 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 Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure 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 Brochure 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 Brochure, 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 Brochure 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 Brochure 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.

**JOHN BUNCH**

C: 859.433.8911

john.bunch@svn.com