

Carlisle Nicholas County, Kentucky Top 3 Lease Sites

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Hello and greetings from Nicholas County, Kentucky!

Enclosed in this document you will find the Top 3 Best possible lease options we feel most reflect your business needs. The following buildings were selected based on the business requirements we received, and then carefully narrowed down for functionality, availability, and desirability. We are committed to being as helpful and responsive as possible throughout this process. We encourage you to contact us with any questions, and we invite you to our community to tour prospective locations for your business expansion. Thank you for this opportunity to be considered. We look forward to working with you!

Location Overview

- 1. Lee Lynn Property: 10,000 sq. ft.**
- 2. Lake Carnico Pro-Shop: Approximately 9,000 sq. ft.**
- 3. Whitaker Bank Building: Approximately 10,100 sq. ft.**

Carlisle & Nicholas County, Kentucky Economic & Community Development

Advantages and Opportunities in Nicholas County: Nicholas County has much to offer your company or future business. With some of the most competitive tax rates in the region and a range of existing space available, Nicholas County should be at the top of your list of places to visit.

- The recent accusation of a community development block grant (CDBG) has allowed the C-NCIDA to partner with the Maysville Community and Technical College (MCTC) to expand the existing branch of MCTC
- The expansion of MCTC in addition to the Kentucky Wins program means that Nicholas County can work with your company to offer customized training to ensure workforce readiness when you need it
- Nicholas County is conveniently located 35 miles from I-75 and I-64 linking your company to major Interstates and markets
- Blue Grass Airport (LEX) is just 40 miles outside of Nicholas County in Lexington
- U.S. Highway 68 is currently being expanded to accommodate higher traffic flow in and out of Nicholas County, bringing Lexington and I-75 and I-64 even closer.

Quality of Life in Nicholas County: Nicholas County is a wonderful place to live with a genuine sense of community, history, and caring citizens. Throughout the year, the community comes together to celebrate with one another from the annual Nicholas County Fair to the Carlisle Blackberry Festival. Nicholas County also has many other amenities to offer that will suit any need

- Lake Carnico Golf Club offers a beautiful 9 hole golf course
- Lake Carnico beach and waterfront provides relaxing lake access for families
- Blue Licks State Park is rich in history and offers many perks from a grand main lodge with restaurant, to scenic hikes and a pool to soak up the sun
- Saturday in Carlisle in the downtown square offers local and regional artists a chance to showcase their craft and a chance to get to know the community
- Neal Welcome Center located in historic downtown Carlisle offers a wonderful look back into the city's history as well as a great place for the community to come together for a dinner and entertainment
- Forest Retreat offers visitors a chance to get away from the stress of everyday life and unwind on a historic property with beautiful scenery formerly owned by Kentucky Governor Thomas Metcalf

Downtown Carlisle: The downtown Carlisle area is a truly unique location with historic architecture, charm, and opportunities. Founded in 1816, Carlisle serves as the County seat of Nicholas County.

- 1 of only 2 raised courthouses in Kentucky
- Carlisle offers some of the most unique store front real-estate available

Lee Lynn Property



Lee Lynn Property





Lee Lynn Property

Size: 10,000 sq. ft.

Construction: Brick

Lease Option: Available & Negotiable

Location: 2471 Concrete Rd. Carlisle, KY 40311

City Limits: Yes

Ceiling Height: 12 ft.

Former Usage: Storage

About

This building recently experienced over \$100,000 of renovations and upgrades including insulated doors, lighting, resurfaced floor epoxy, office enchantments, and new HVAC units. Currently used for storage, the building features a loading dock on one side and an additional garage door used for commercial loading on the opposite side. This location also features ample parking on both sides of the building. Located on Highway 36 and only 30 miles from Interstate 75, this building is an ideal location.

Lake Carnico Pro-Shop



Lake Carnico Pro-Shop



Lake Carnico Pro-Shop

Size:	Approximately 9,000 sq. ft.
Construction:	Brick & Metal
Lease Option:	Available & Negotiable
Location:	800 Carnico Rd. Carlisle, KY 40311
City Limits:	No
Ceiling Height:	Varies
Former Usage:	Lake Carnico Golf Course Pro-Shop and Restaurant

About

In perhaps one of the most beautiful locations in Nicholas County, the former Carnico Pro-Shop is nestled between the still active Lake Carnico Golf Course and Lake Carnico itself. With views of the 150 acre lake from the front and the rolling hills of the golf course out back, this two story building is a true one of a kind location. While the space is split up over two stories, each floor offers a unique opportunity. The top floor features high ceilings, concrete awnings, office spaces and dramatic views from the windows and balconies. All the while you've got open floor space downstairs that can be set up for a host of various functions. The Carnico property also features ample parking to accommodate clients and employees alike.

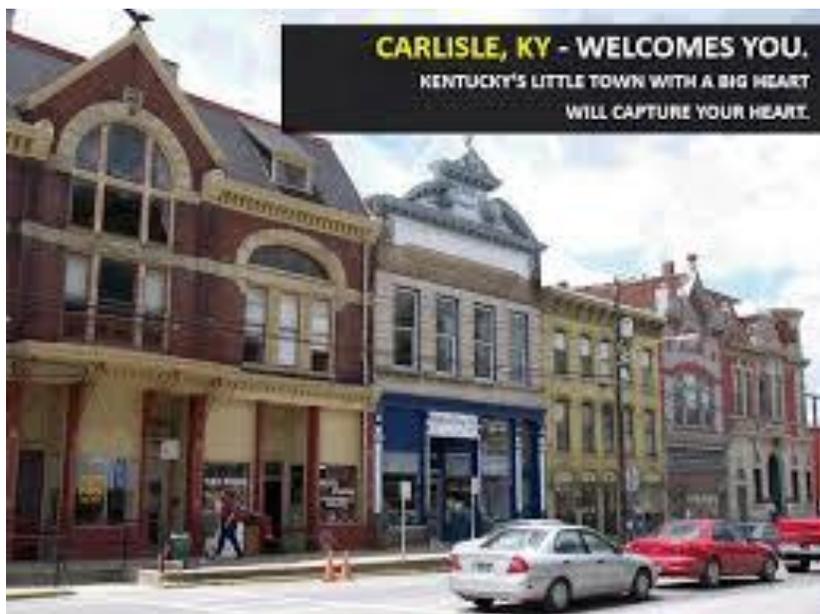
Whitaker Bank Building



Whitaker Bank Building



Additional Parking in Adjacent Lot



Whitaker Bank Building

Size:	10,100 sq. ft. (approx.)
Construction:	Brick
Lease Option:	Available & Negotiable
Location:	227 W Main St. Carlisle, KY 40311
City Limits:	Yes
Ceiling Height:	Varies
Former Usage:	Former Whitaker Bank Building

About

Located in historic downtown Carlisle, the former Whitaker Bank Building offers a very unique opportunity for your business. Constructed of all brick, this beautiful building is comprised of three different levels. The first floor is made up of open spaces as well as office areas. The half basement provides ample storage space for documents and equipment. Finally, the upstairs area above the concrete awnings offers a beautiful conference room with additional space for offices and operations. This building also comes fully landscaped and is in excellent condition. With Main Street access your customers will see a beautiful store front as they enter, and with elevator access anyone will be able to navigate the property. Additionally, this property features an auxiliary parking lot in the rear of the building to facilitate employees and offers rear building entry to keep your store front looking professional and inviting. This property is also conveniently located within walking distance of beautiful downtown Carlisle.