



# Modern Storage With Retail Upside

3.75 Acres, 428 Units

251 Etter Drive  
Nicholasville, KY

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251 Etter Drive

# Property Highlights

251 Etter Drive is a high-performing, modern Nicholasville asset that pairs strong self-storage fundamentals with an on-site commercial strip. As the top Kentucky performer in the portfolio, it combines standout curb appeal, limited nearby competition, and demand support from the Asbury University area. The focus is on protecting current performance while selectively enhancing security and site infrastructure to keep the property best-in-class and positioned for long-term upside.

- Portfolio benchmark in Kentucky with **~87% occupancy**
- Strong demand and limited nearby competition; supported by proximity to **Asbury University**
- Integrated commercial strip with **six retail bays** for diversified income
- Modern facility with functional gate systems and strong site lighting
- Security initiatives underway to expand camera coverage to institutional standards
- Engineering work in progress to improve back-lot drainage and outdoor storage usability
- Upside through commercial re-tenanting and potential adjacent parcel acquisition





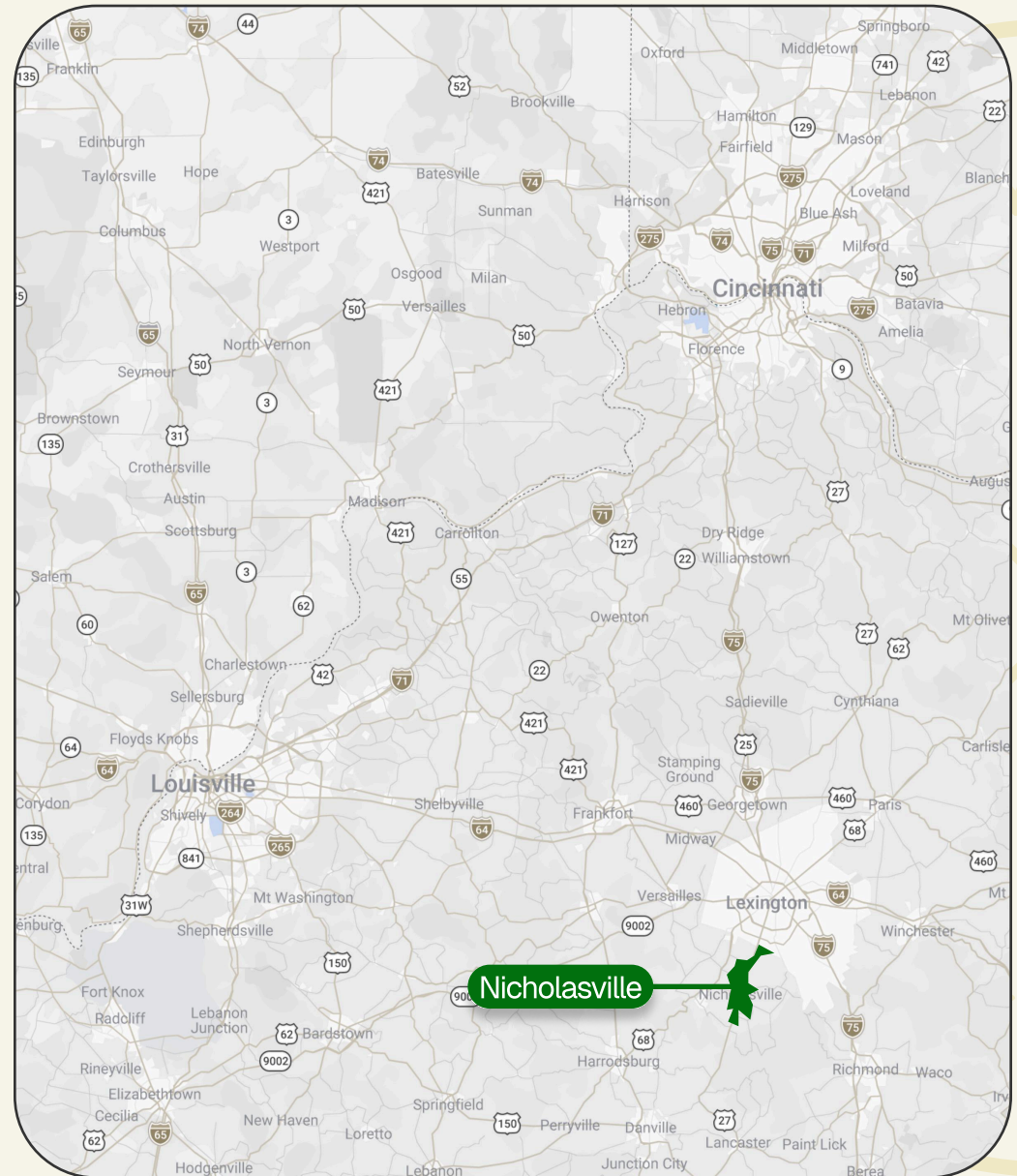
251 Etter Drive

Gallery





- **Growing local demand base:** Nicholasville population is **33,458**, up **+7.6%** since 2020.
- **Stable household economics:** Median household income is **\$68,503**.
- **Move-driven demand:** Median gross rent is **\$1,147**, supporting storage usage tied to moves and life transitions.
- **Homeowner stability:** Owner-occupied housing rate is **58.2%**, which often supports longer-duration storage (garages, renovations, downsizing).
- **College-driven turnover nearby:** Asbury University reports **2,045** total enrollment, supporting seasonal demand in the Nicholasville/Wilmore area.



**Data sources:** City demographics are from the U.S. Census Bureau QuickFacts (Nicholasville, 2020–2024/2024 estimates); enrollment is from Asbury University’s published profile.





- 1 Little Caesars Pizza
- 2 Lone Oak Pickleball and Tennis Courts
- 3 Raising Cane's Chicken Fingers
- 4 Chipotle Mexican Grill
- 5 Lowe's Home Improvement
- 6 Dodd's Corner Farmer's Market
- 7 Mr. Shawarma
- 8 The Cottage Cafe
- 9 CVS
- 10 Mercantile Coffee & Feed
- 11 Taste Of Ukraine
- 12 Hardee's
- 13 Kroger
- 14 Fiesta Mexico
- 15 Neon Nights Bar



# 251 Etter Drive

Nicholasville, KY



This former industrial and manufacturing facility offers **57,428 SF** of flexible space, perfectly suited for high-volume storage, logistics, or multi-tenant business operations. Ideally positioned on **Etter Drive**, the property enjoys high visibility and serves as a key commercial asset within the growing Nicholasville and Jessamine County market.

The facility is currently optimized as a modern self-storage center, featuring a comprehensive mix of **climate-controlled units**, drive-up access, and expansive outdoor parking for **RVs, boats, and large vehicles**. Designed for logistical efficiency, the site allows for **18-wheeler drop-offs** and is equipped with professional-grade security, including electronic gate access and 24-hour video monitoring. With a wide range of unit sizes and an on-site management office, the property is fully outfitted to support both residential and commercial storage demands.

Strategically located just off the **U.S. 27 (Lexington Road)** corridor, the property offers exceptional regional connectivity. It is situated less than 15 minutes from south Lexington and provides seamless access to the Bluegrass Parkway, making it an ideal hub for businesses and residents seeking a secure, well-positioned location in the heart of the Bluegrass region.



## For more information

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