



366 Kroger Way

\$5,635,000

Proud to present 346, 352, 366 and 375 Kroger Way. The retail center is in-line with the Kroger Marketplace in Versailles, KY and contains Petco, Kort Physical Therapy, Great Clips and T & N Nail Bar....

- Kroger anchored Center

Bluegrass Commons
366 Kroger Way, Versailles, KY



Price:	\$5,635,000
Property Type:	Retail
Sale Type:	Investment
Cap Rate:	5.25%
Lot Size:	3.52 AC
Gross Leasable Area:	16,624 SF
Sale Conditions:	Investment Triple Net
No. Stories:	1
Year Built:	2015
Tenancy:	Multiple
Zoning Description:	B-4
APN / Parcel ID:	30-0000-044-09
Walk Score ®:	42 (Car-Dependent)

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Great Clips	1,500	May 2026
KORT	2,500	October 2025
Petco	10,524	January 2027
T&N Nail Bar	2,100	February 2026



366 Kroger Way, Versailles, KY 40383