

FOR SALE

# 1.84 ACRE LEXINGTON DEVELOPMENT LOT FOR SALE

2196 THUNDERSTICK DRIVE  
Lexington, KY 40505

PRESENTED BY:

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## PROPERTY SUMMARY

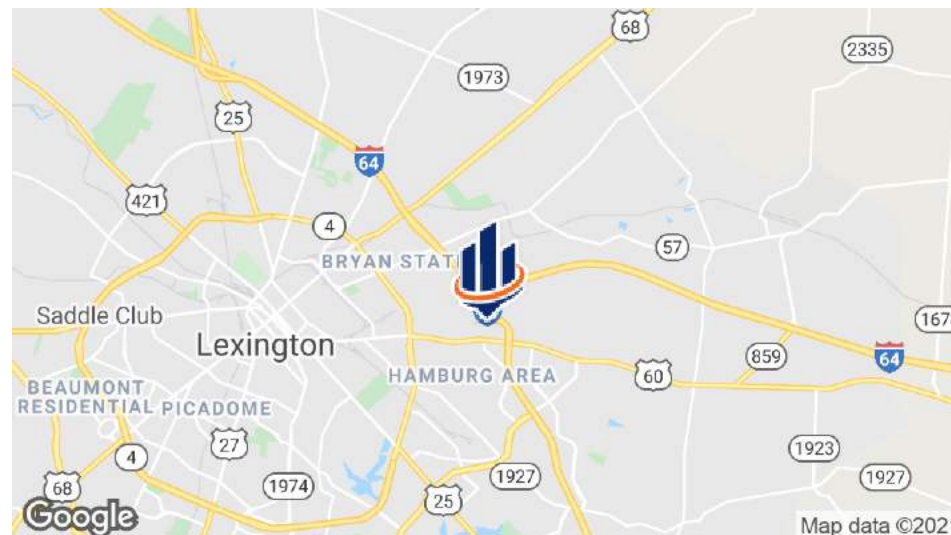
### 2196 THUNDERSTICK DRIVE

SVN Stone Commercial Real Estate is pleased to present a 1.84 acre development lot for sale.

The owner has an ALTA survey, Phase 1 ESA, and site plans with multiple building designs. Zoned Professional Office (P-1), the site is primed for development for a user that desires to be located near I-75/I-64 and Hamburg Pavilion. Principal uses include, but are not limited to professional offices, medical facilities, R&D labs, data processing centers, daycares and athletic clubs.

The site allows for easy access to Georgetown, Richmond and Winchester via I-75/I-64, New Circle Rd and Man O' War Blvd. The lot is located near an abundance of amenities including Hamburg Pavilion, Hobby Lobby, Lowes and Walmart with additional retail development planned nearby.

For more information, please contact Wade Haga at [wade.haga@svn.com](mailto:wade.haga@svn.com) / 859.285.2202.



## OFFERING SUMMARY

SALE PRICE	\$400,000
LOT SIZE	1.84 Acres
ZONING	P-1

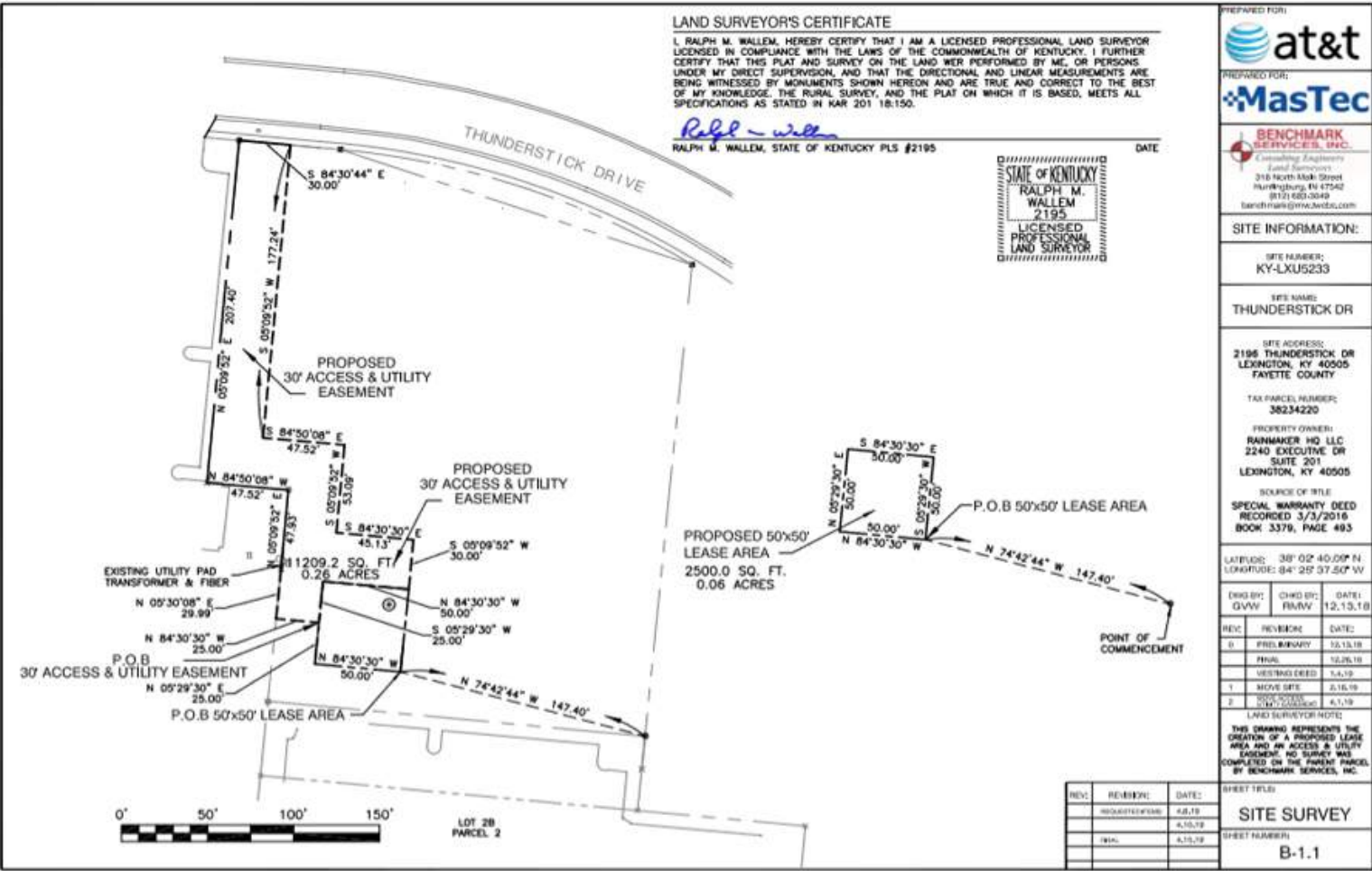
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## HIGHLIGHTS

- 1.84 Acre Development Lot For Sale
- Zoned Professional Office (P-1)
- Easy Access to I-75/I-64, New Circle Rd, Man O' War Blvd and Winchester Rd
- An Abundance of Nearby Amenities, Including Hamburg Pavilion, Lowes, Walmart and Starbucks



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## AERIAL



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## POPULATION

## HOUSEHOLDS & INCOME

\* Demographic data derived from 2010 US Census



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