



FREE STANDING RESTAURANT FOR LEASE ON RICHMOND ROAD

3014 RICHMOND RD
LEXINGTON, KY 40509

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Property Summary



OFFERING SUMMARY

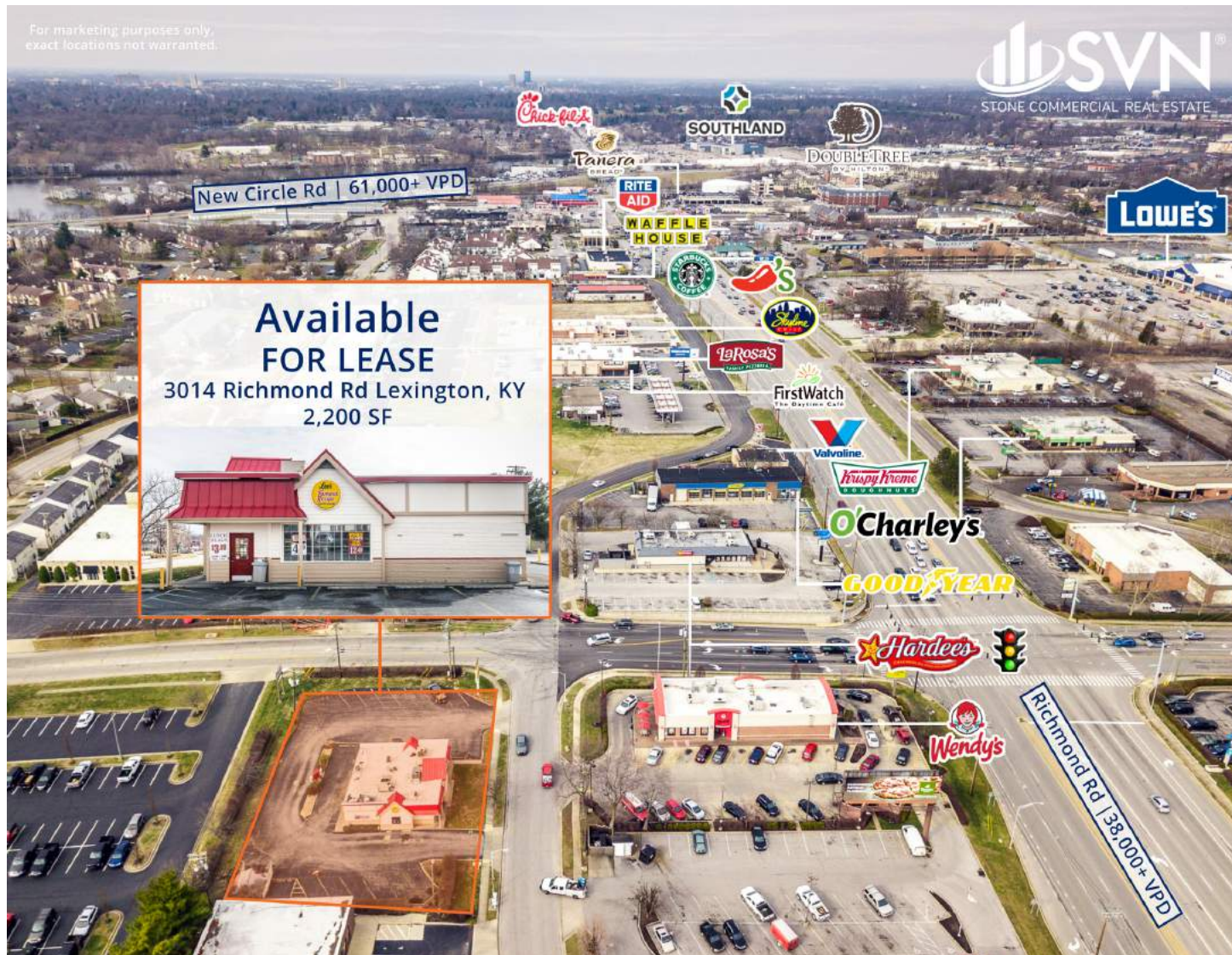
Lease Rate:	\$5,000/month
Building Size:	2,200 SF
Available SF:	2,200 SF
Lot Size:	0.53 Acres
Year Built:	1980
Zoning:	B-3

PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to present this exciting lease opportunity in Lexington, KY. This property is situated along the thriving Richmond Road retail corridor with neighboring tenants including Wendy's, KFC, Lowe's, Starbucks, First Watch, and many others. This property is a former Lee's Famous Recipe fast casual restaurant with a drive-thru. Traffic counts on Richmond Road are over 38,000VPD. This property could also be available for purchase. For additional information, please contact Nathan Dilly at nathan.dilly@svn.com or 859-420-5492 or Matt Stone at matt.stone@svn.com or 859-351-5444.

PROPERTY HIGHLIGHTS

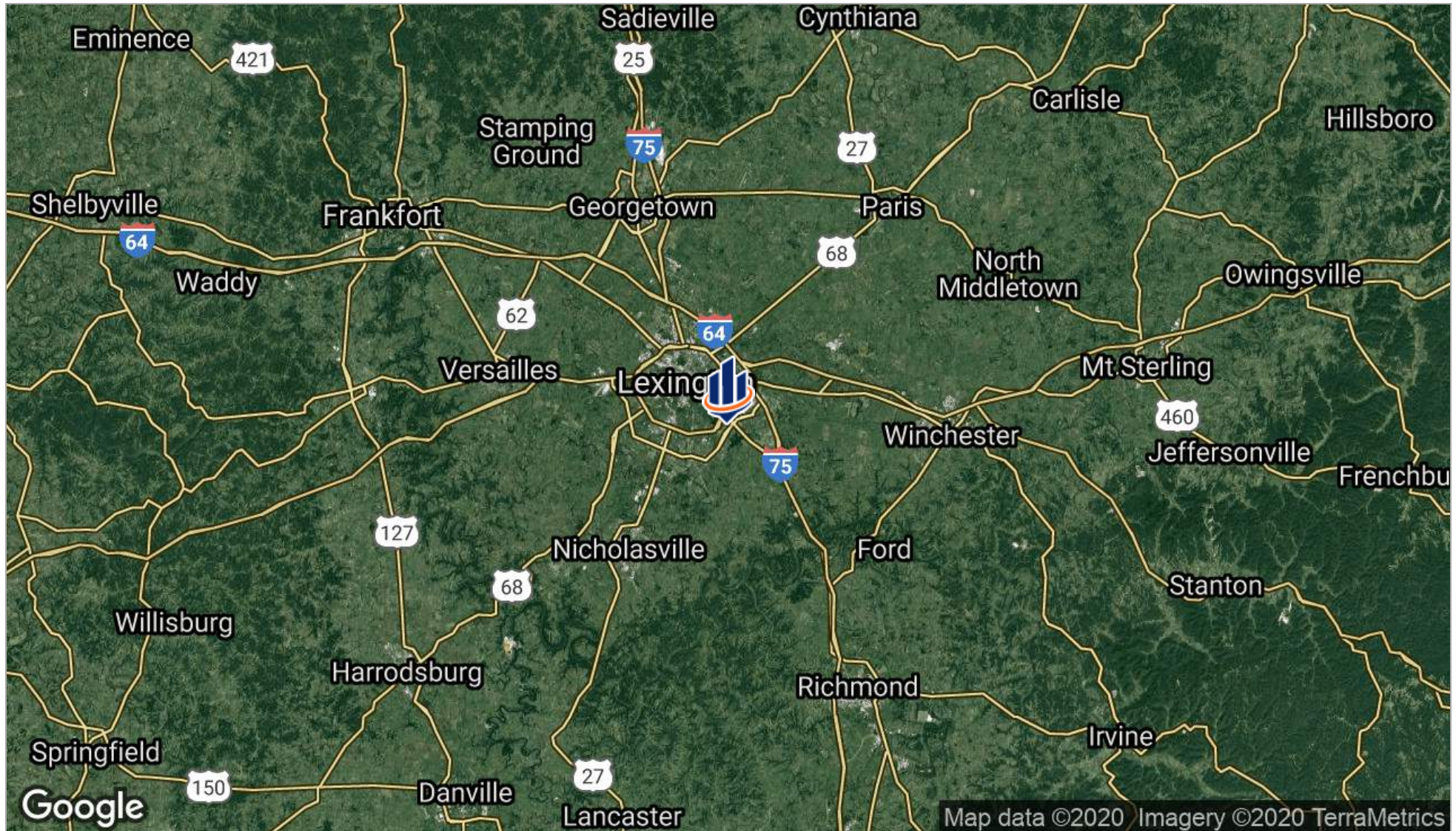
- Former Restaurant with Drive Thru
- 2,200 sf building on a 0.53 acre lot
- \$5,000/month NNN
- B-3 Zoning
- Signalized Intersection of Richmond Rd and Mt Tabor Rd (38,000+ VPD)
- This property could also be available for purchase



Additional Photos



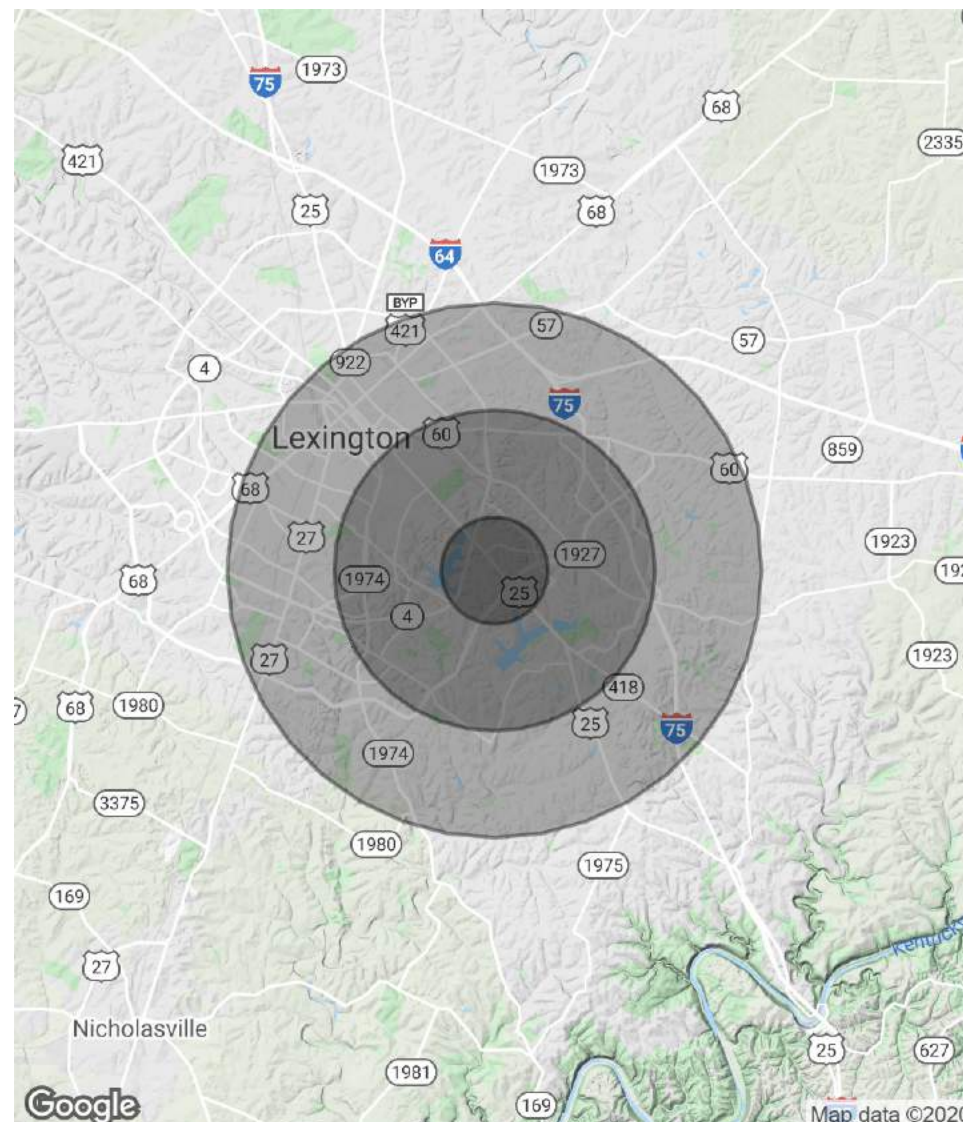
Location Maps



Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,023	85,105	211,797
Median age	29.3	34.4	33.3
Median age (Male)	28.6	33.6	32.7
Median age (Female)	31.6	35.9	34.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,787	38,703	92,409
# of persons per HH	2.2	2.2	2.3
Average HH income	\$49,053	\$68,741	\$64,834
Average house value	\$349,364	\$253,595	\$231,641

* Demographic data derived from 2010 US Census



Disclaimer



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