

FREE STANDING RESTAURANT FOR LEASE ON VERSAILLES ROAD

1318 VERSAILLES RD
LEXINGTON, KY 40504

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Property Summary



OFFERING SUMMARY

Lease Rate:	\$5,000/month
Building Size:	2,076 SF
Available SF:	2,076 SF
Lot Size:	0.76 Acres
Year Built:	1984
Zoning:	B-1

PROPERTY OVERVIEW

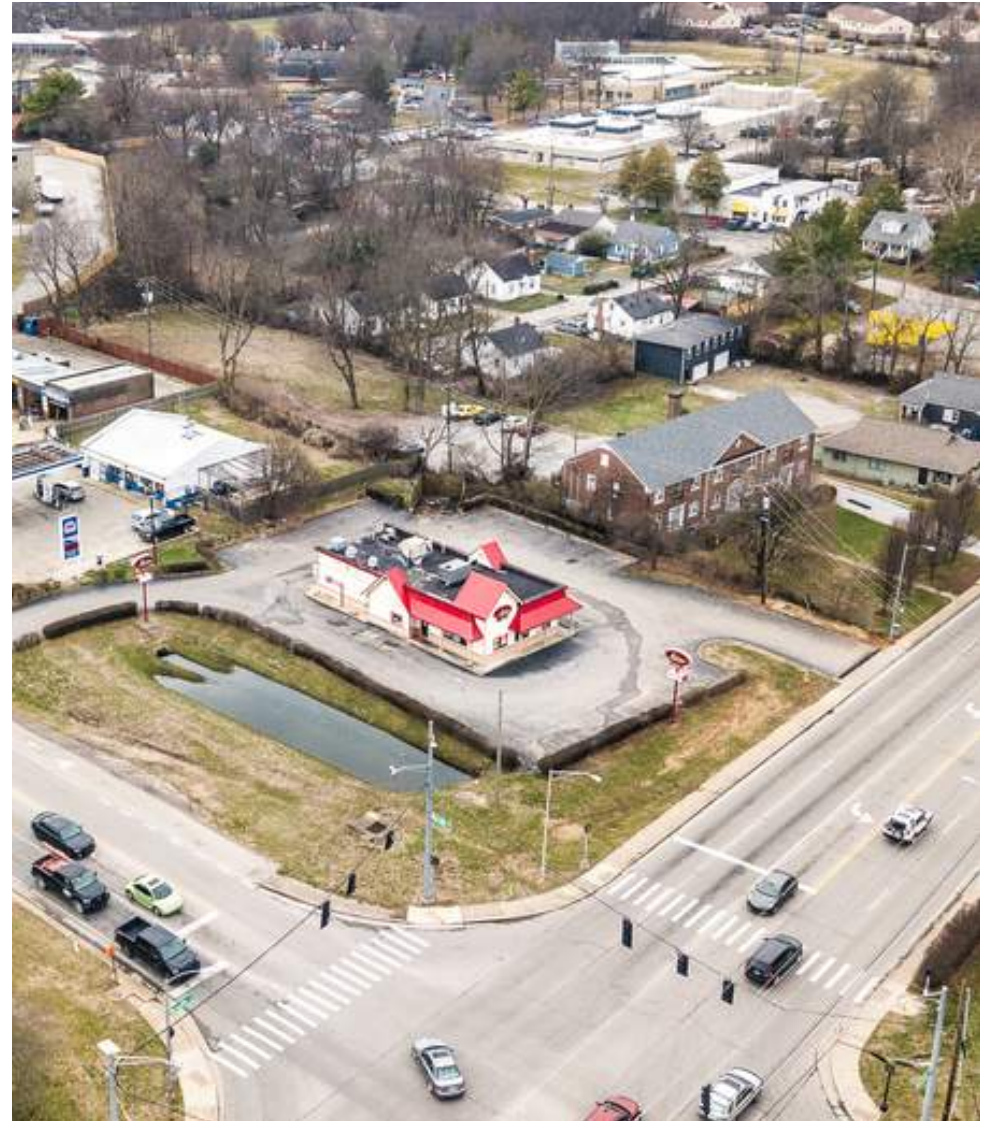
SVN Stone Commercial Real Estate is pleased to present this exciting lease opportunity in Lexington, KY. This property is situated at the signalized intersection of Versailles Road and Red Mile/S Forbes. Road. This property is a former Lee's Famous Recipe fast casual restaurant with a drive-thru. It is conveniently located within steps of several student housing apartments for the University of Kentucky, and less than 2 miles from UK's campus. Red Mile Gaming and Racing (www.redmileky.com) is located directly across Red Mile Rd. The property sits less than a mile from downtown Lexington and the thriving Distillery District. Traffic count on Versailles Road are over 24,000VPD. 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.

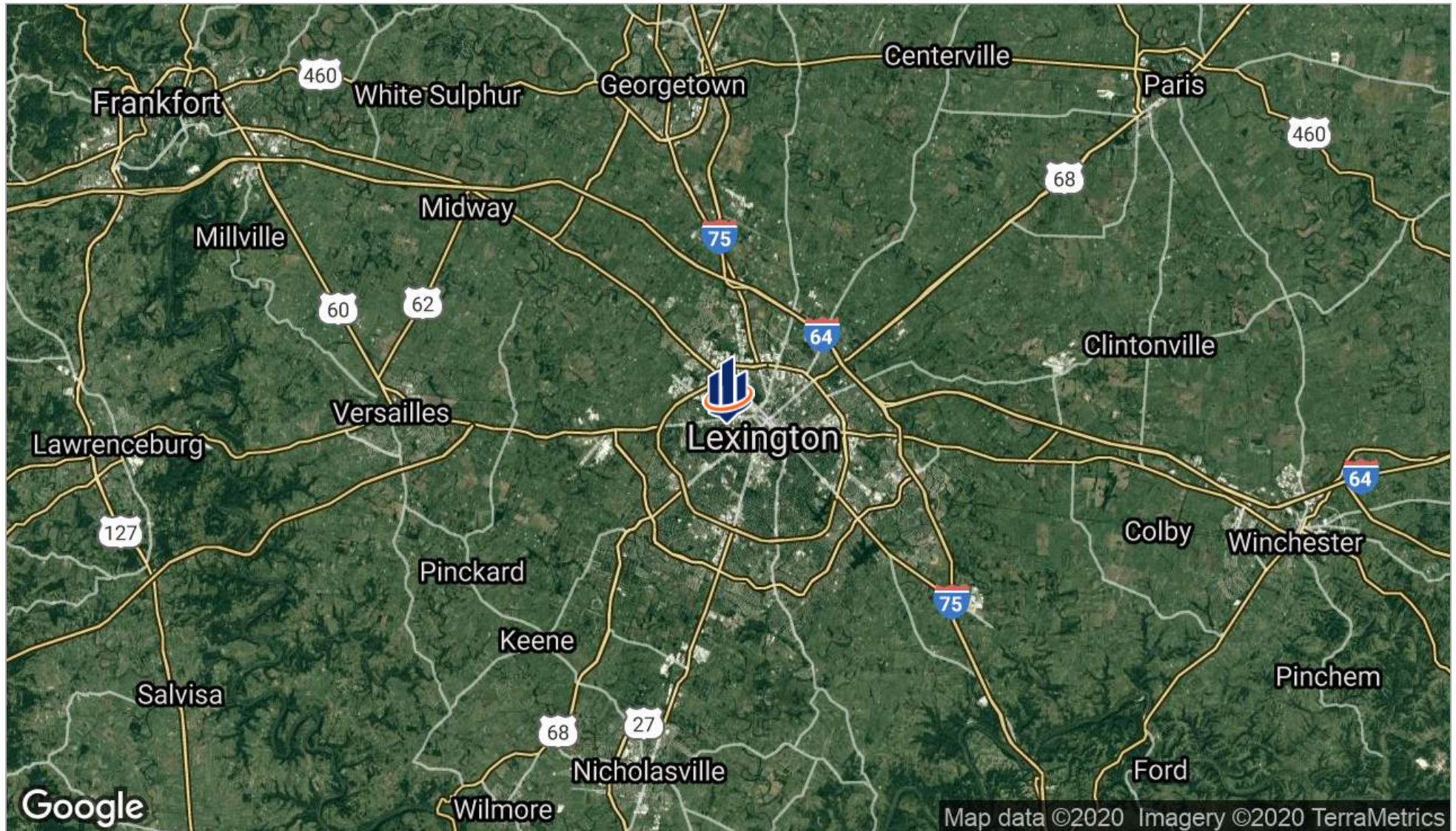
PROPERTY HIGHLIGHTS

- Former Restaurant with Drive Thru for Lease
- 2,076 sf building on a 0.76 acre lot
- \$5,000/month NNN
- Signalized Intersection with Direct Access to Versailles Rd and Red Mile Rd
- Red Mile Gaming and Racing is located directly across Red Mile Rd
- This property could also be available for purchase



Additional Photos





Demographics Map & Report

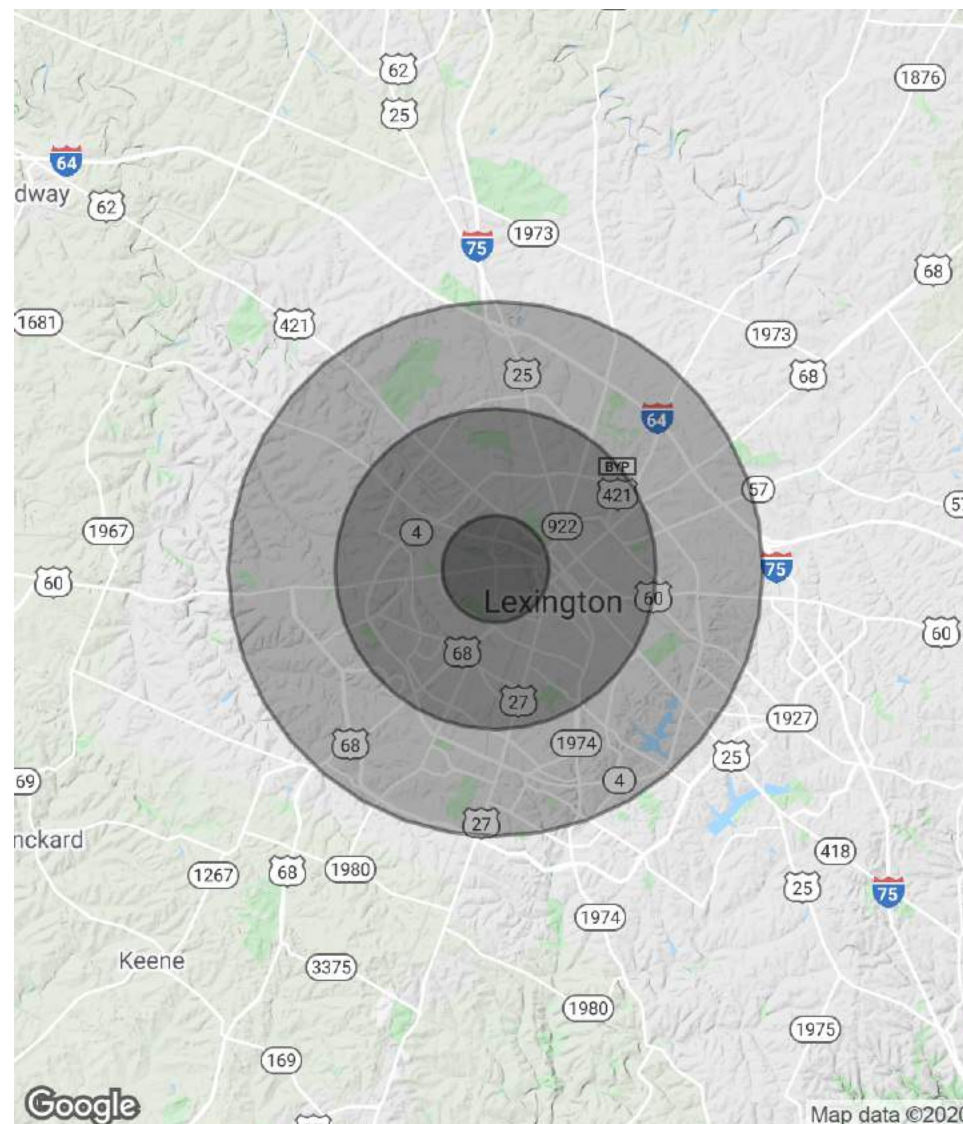
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,011	100,260	205,819
Median age	25.4	33.0	35.4
Median age (Male)	25.2	32.1	34.3
Median age (Female)	26.3	34.1	36.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,166	42,071	87,595
# of persons per HH	2.4	2.4	2.3
Average HH income	\$31,354	\$47,248	\$59,140
Average house value	\$232,209	\$202,351	\$226,861

** Demographic data derived from 2010 US Census*



Disclaimer



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To the extent Owner or any agent of Owner corresponds with any prospective lessee, any prospective lessee should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Lease Agreement shall bind the property and each prospective purchaser proceeds at its own risk.