



1.55 ACRES OF B-1 PROPERTY FOR SALE IN LEXINGTON

4150 LEESTOWN ROAD
LEXINGTON, KY 40511

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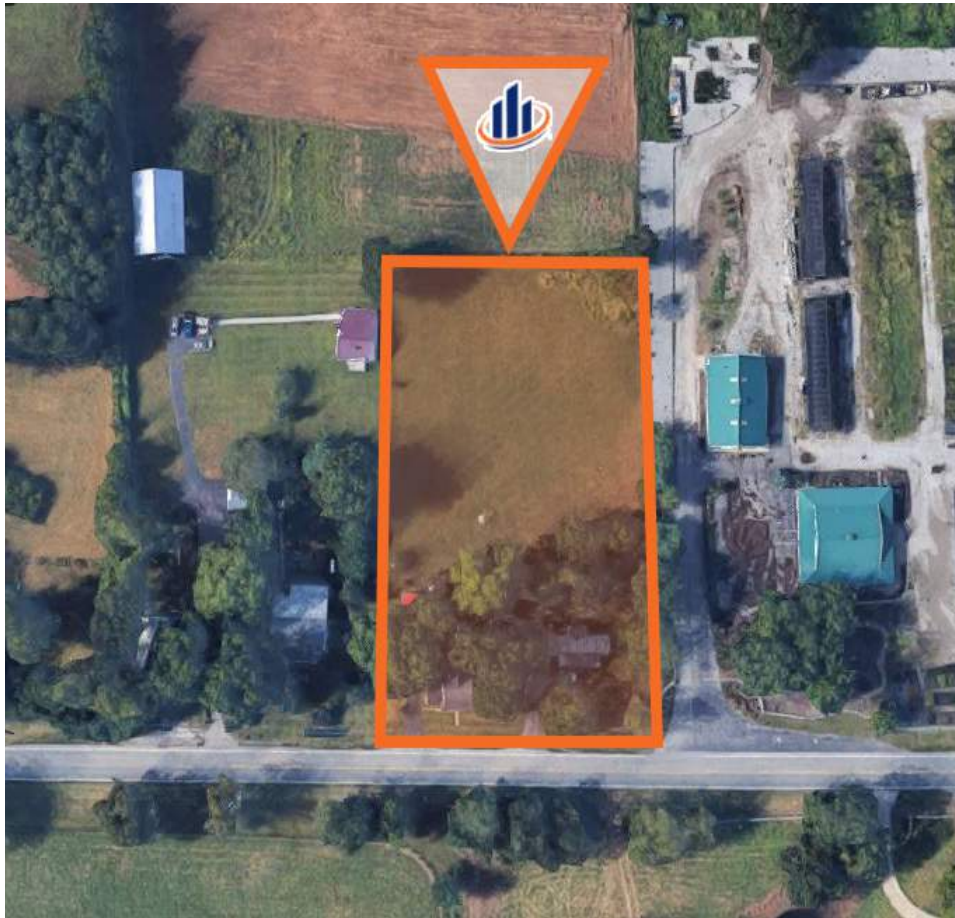
859.619.1982

kyle.johnson@svn.com

Leestown Rd | 10,000+ VPD



Property Description



PROPERTY DESCRIPTION

SVN Stone Commercial Real Estate is pleased to present this opportunity to purchase 1.55 Acres with a quaint home on Leestown Road. This beautiful piece of land is under 5 miles to restaurants, retail shops, Kroger and more in the Meadowthorpe Shopping Center, just 6 miles to interstate I-64, and under 7 miles to the heart of downtown Lexington. The parcel of land is perfect for a neighborhood business or someone looking to use a home and run their business out of the main floor on over an acre and half of land inside Fayette County. Bank, real estate office, CPA, music studio, antique store, photo studio, cafe, there are endless possibilities of how to use this gorgeous piece of land. A-R portion on back part of property can be used for parking. Backing up to beautiful farm land [A-R], no matter how you decide to use this land, this is an amazing opportunity to own 1.55 acres of land inside of Fayette County.

For additional information please contact Matt Stone at matt.stone@svn.com // 859-351-5444 or Kyle Johnson at kyle.johnson@svn.com // 859-619-1982.

HIGHLIGHTS:

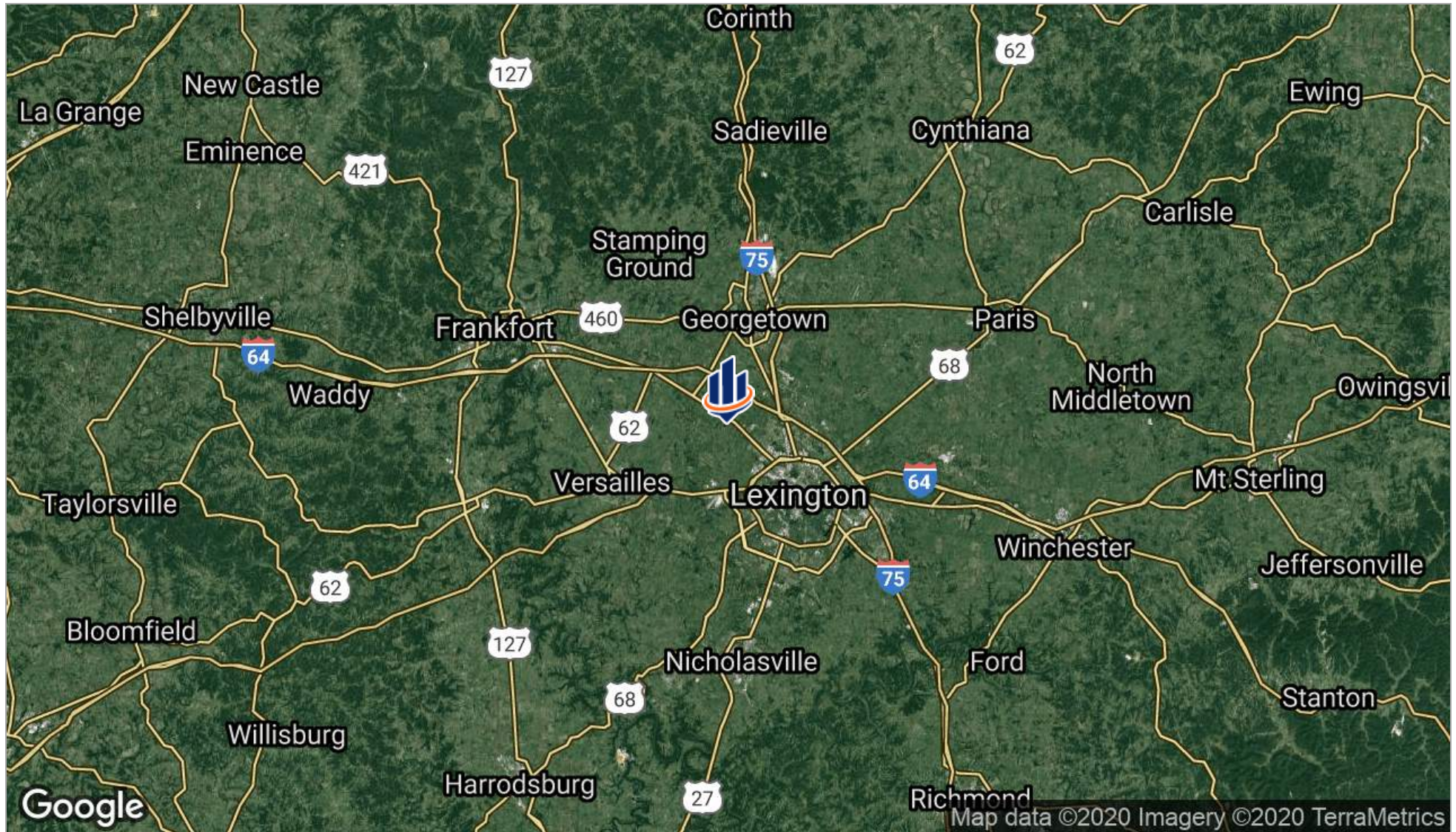
- PRICE REDUCED from \$210,000 NOW ONLY \$185,000
- 1.55 Acres
- Zoned B-1
- 1,055 sq ft house located on the property
- Back 0.38 (+/-) acre is A-R zoned

OFFERING SUMMARY

Product Type:	Land
Zoning:	B-1
Sale Price:	\$185,000
Price per Acre:	\$119,355
Lot Size:	1.55 Acres



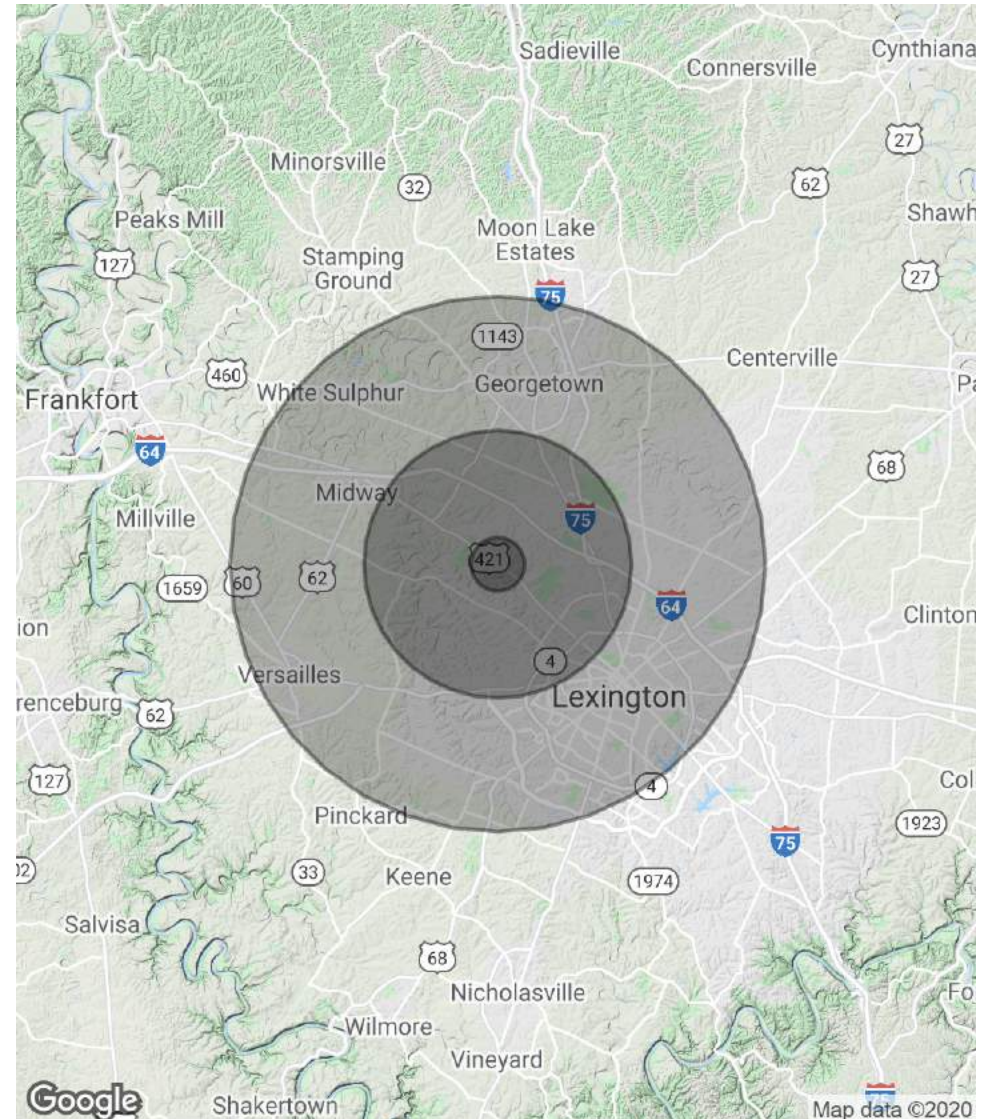
Location Maps



Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	330	30,916	255,990
Average age	42.4	33.9	35.9
Average age (Male)	40.9	33.5	34.9
Average age (Female)	49.4	35.0	37.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	39	10,321	103,828
# of persons per HH	8.5	3.0	2.5
Average HH income	\$127,661	\$73,848	\$62,309
Average house value	\$450,349	\$196,522	\$214,104

* Demographic data derived from 2010 US Census



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