



WELL-LOCATED LOT FOR SALE LEXINGTON, KY

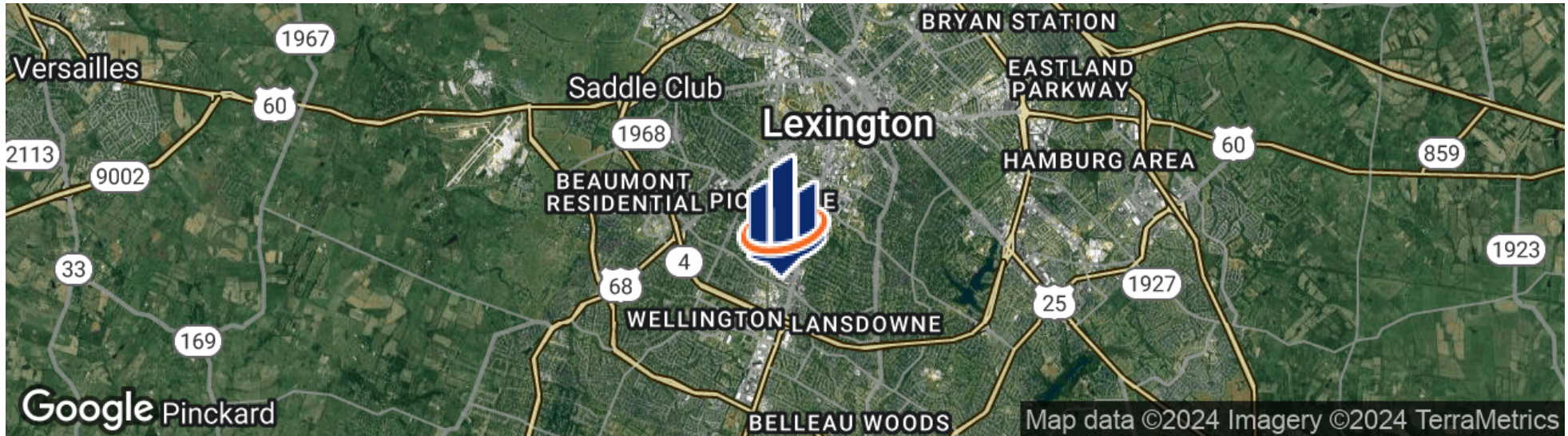
160 PASADENA DRIVE
LEXINGTON, KY 40503

John Bunch, SIOR
Senior Advisor
859.306.0602
john.bunch@svn.com

Weston Lockhart
Advisor
859.306.0613
weston.lockhart@svn.com

Pasadena Dr
8,600+ VPD

Property Summary



Sale Price

\$75,000

OFFERING SUMMARY

Lot Size:

0.165 Acres

Zoning:

P-1

PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to present the opportunity to purchase 0.165 acres of P-1 land. This parcel of land is conveniently located off Nicholasville Rd, with traffic counts over 40,000+ VPD. For further inquiry please reach out to John Bunch at 859-433-8911 // john.bunch@svn.com or to Weston Lockhart at 859-317-3538 // weston.lockhart@svn.com.

LOCATION OVERVIEW

This property at 160 Pasadena Drive is located just off Nicholasville Road in Lexington, KY. This vacant lot is very accessible to the general public, being only 0.2 miles from Nicholasville Road and 0.5 miles from New Circle Road, two of the busier thoroughfares in Lexington.

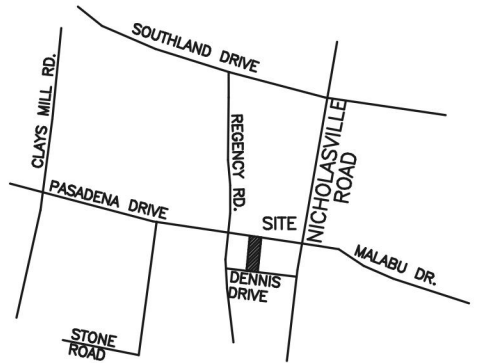
PROPERTY HIGHLIGHTS

- Zoned P-1
- 0.165 Acres
- Development Opportunity

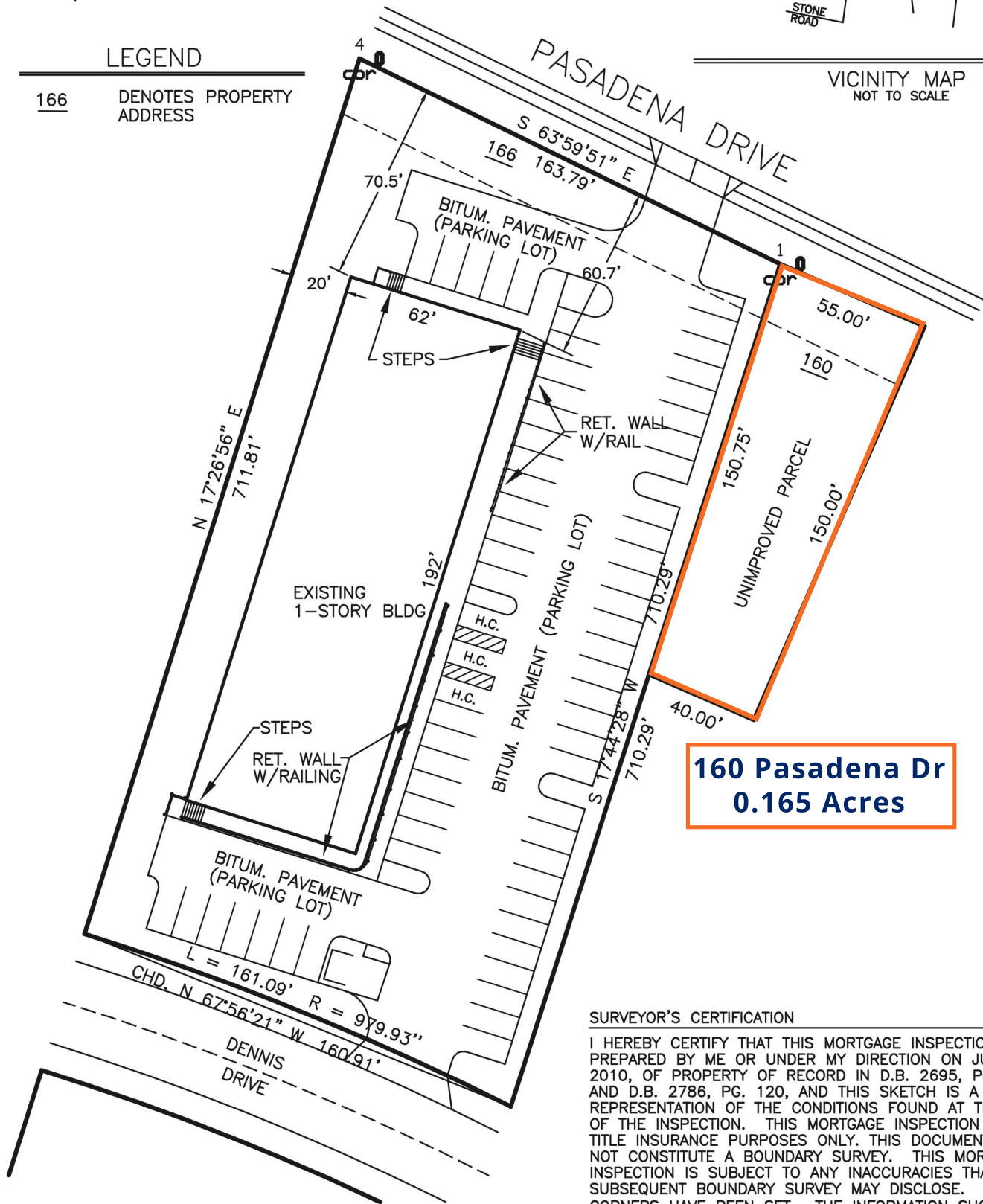


LEGEND

166 DENOTES PROPERTY ADDRESS



VICINITY MAP
NOT TO SCALE



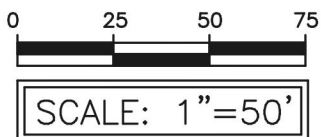
**160 Pasadena Dr
0.165 Acres**

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS MORTGAGE INSPECTION WAS PREPARED BY ME OR UNDER MY DIRECTION ON JUNE 11, 2010, OF PROPERTY OF RECORD IN D.B. 2695, PG. 225 AND D.B. 2786, PG. 120, AND THIS SKETCH IS A TRUE REPRESENTATION OF THE CONDITIONS FOUND AT THE TIME OF THE INSPECTION. THIS MORTGAGE INSPECTION IS FOR TITLE INSURANCE PURPOSES ONLY. THIS DOCUMENT DOES NOT CONSTITUTE A BOUNDARY SURVEY. THIS MORTGAGE INSPECTION IS SUBJECT TO ANY INACCURACIES THAT A SUBSEQUENT BOUNDARY SURVEY MAY DISCLOSE. NO PROPERTY CORNERS HAVE BEEN SET. THE INFORMATION SHOWN ON THE SKETCH SHOULD NOT BE USED TO ESTABLISH ANY FENCE, STRUCTURE, OR OTHER IMPROVEMENT. THE LINEAR OR ANGULAR VALUES SHOWN ON THE DRAWING ARE BASED ON RECORD INFORMATION AND HAVE NOT BEEN VERIFIED UNLESS SO NOTED.

06-11-2010
DATE

MIDWEST ENGINEERING, INC.
ANDREW J. HOLMES, PE, PLS
PRESIDENT
KY PLS #3340



**NOT A BOUNDARY SURVEY
NOT A RECORDABLE DOCUMENT**

MORTGAGE INSPECTION

160 & 166 PASADENA DRIVE
FOR: 166 PASADENA, LLC
LEXINGTON, FAYETTE COUNTY, KENTUCKY

MIDWEST ENGINEERING, INC. CONSULTING CIVIL ENGINEERS

651 PERIMETER DRIVE, SUITE 600
LEXINGTON, KENTUCKY 40517
PHONE: 859-396-9628
FACSIMILE: 1-888-869-0074
EMAIL: AH@MIDWESTENGINEER.NET

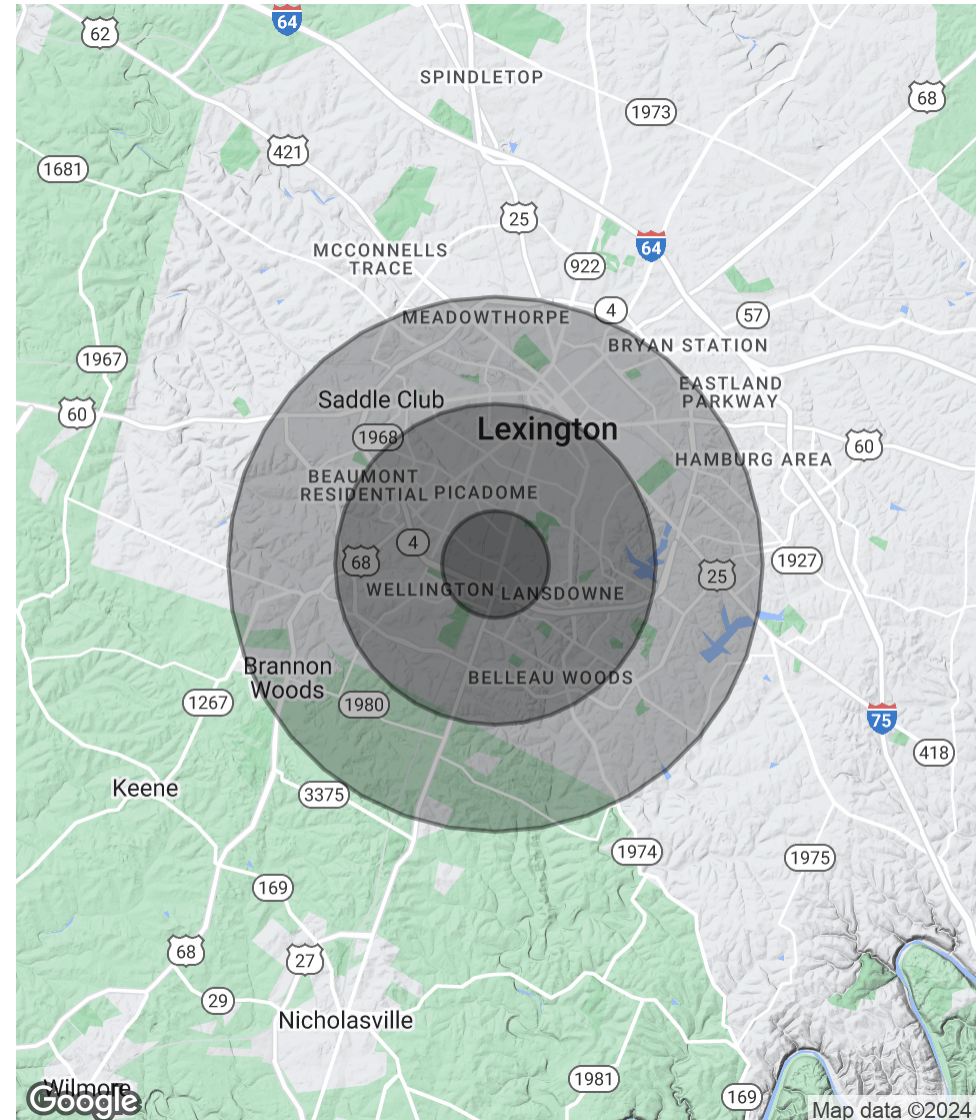
JOB No. 662 DATE: 06-11-2010 DRAWN BY: AJH



Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,640	114,332	253,390
Average age	39.9	34.4	34.8
Average age [Male]	38.3	33.0	33.7
Average age [Female]	41.0	35.6	36.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,511	48,911	108,301
# of persons per HH	2.1	2.3	2.3
Average HH income	\$60,906	\$62,218	\$62,995
Average house value	\$165,167	\$229,124	\$240,930

* Demographic data derived from 2020 ACS - US Census



Disclaimer



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