



Custer Drive Office Building

3138 Custer Drive
Lexington, Kentucky 40517

Property Highlights

- Perfect for an owner occupant
- +/-14,850 SF two-story, well-built office building with elevator
- Located just off Pimlico Parkway and Man O' War Boulevard
- Building has a sprinkler system and security system
- Roof top, high-efficiency heat pump HVAC system with separate zones
- Monument sign on Custer Drive
- 1 per 212 SF; 70 total parking spaces
- Great location for medical, professional or any office use
- Surrounded by many commercial businesses and strong residential density
- Easy access to Man O' War Boulevard, New Circle Road, I-75, and I-64
- Zoned P-1, Professional Office
- Rent roll and detailed financial analysis available upon signing Confidentiality Agreement

Offering Summary

Sale Price:	\$1,739,000 REDUCED
NOI:	\$141,082
Building Size:	14,850 SF
Lot Size:	1.12 Acres

For More Information

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President

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Commercial Real Estate Services, Worldwide.

For Sale

14,850 SF | \$1,739,000

Office Building



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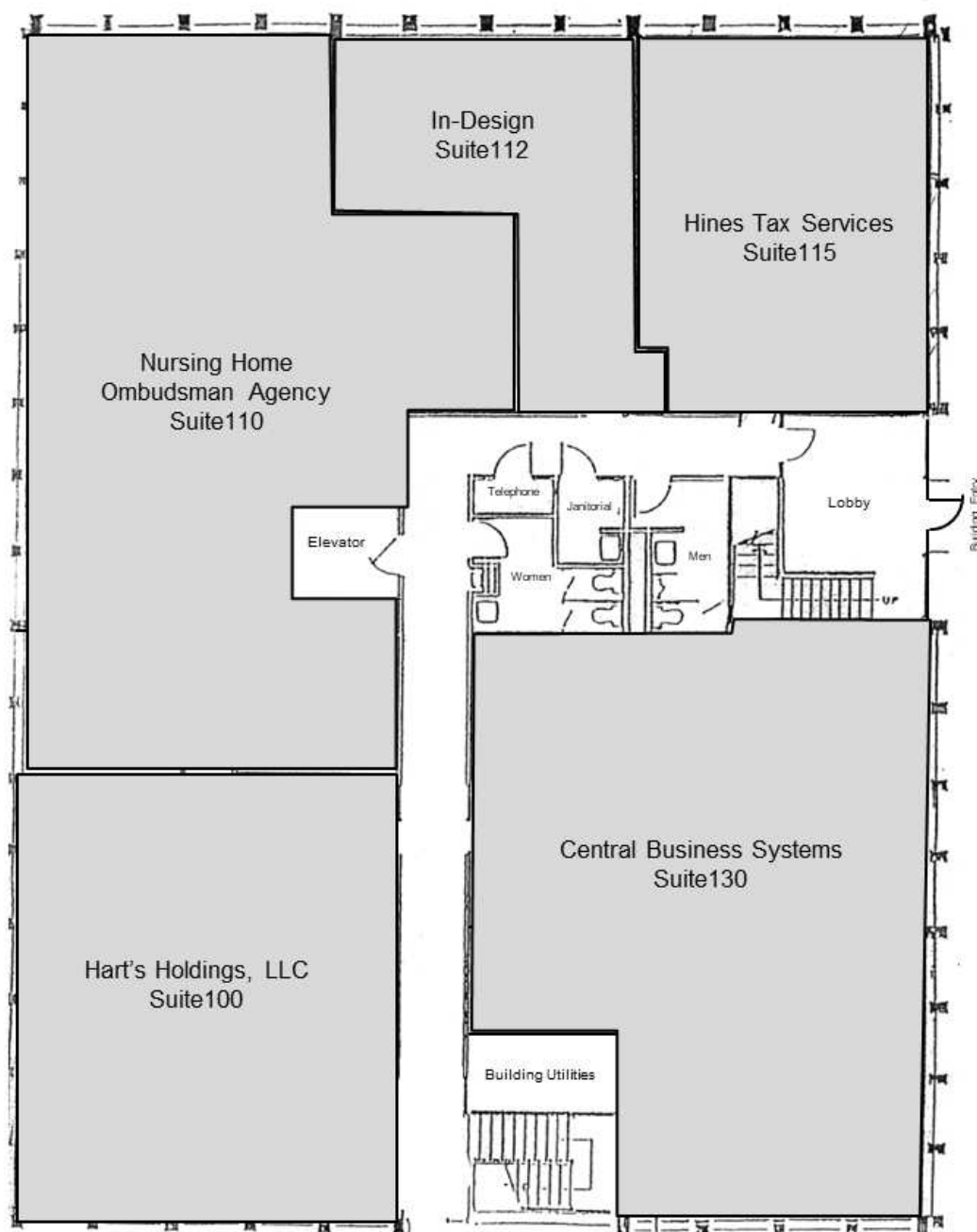
Office Building

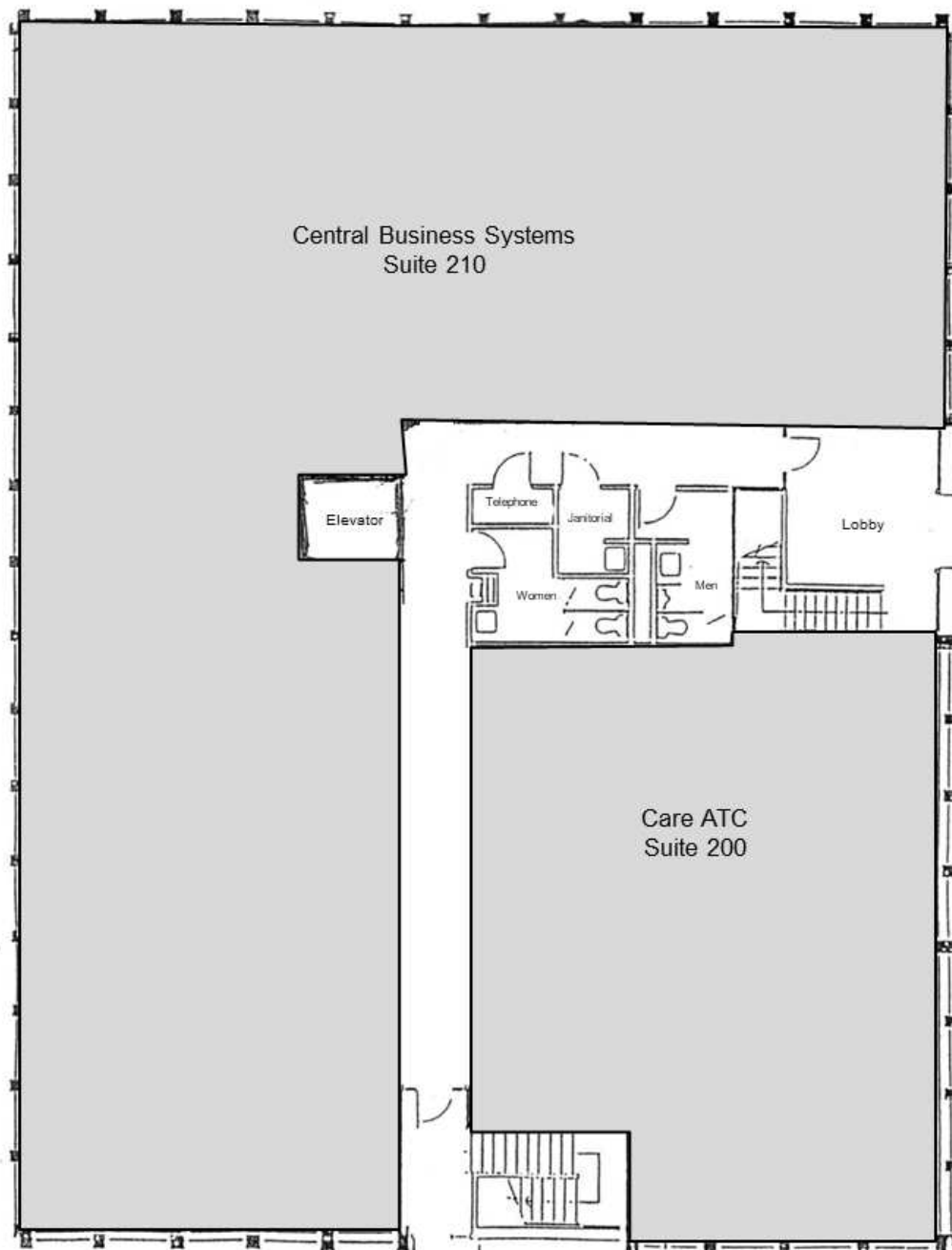


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1st Floor

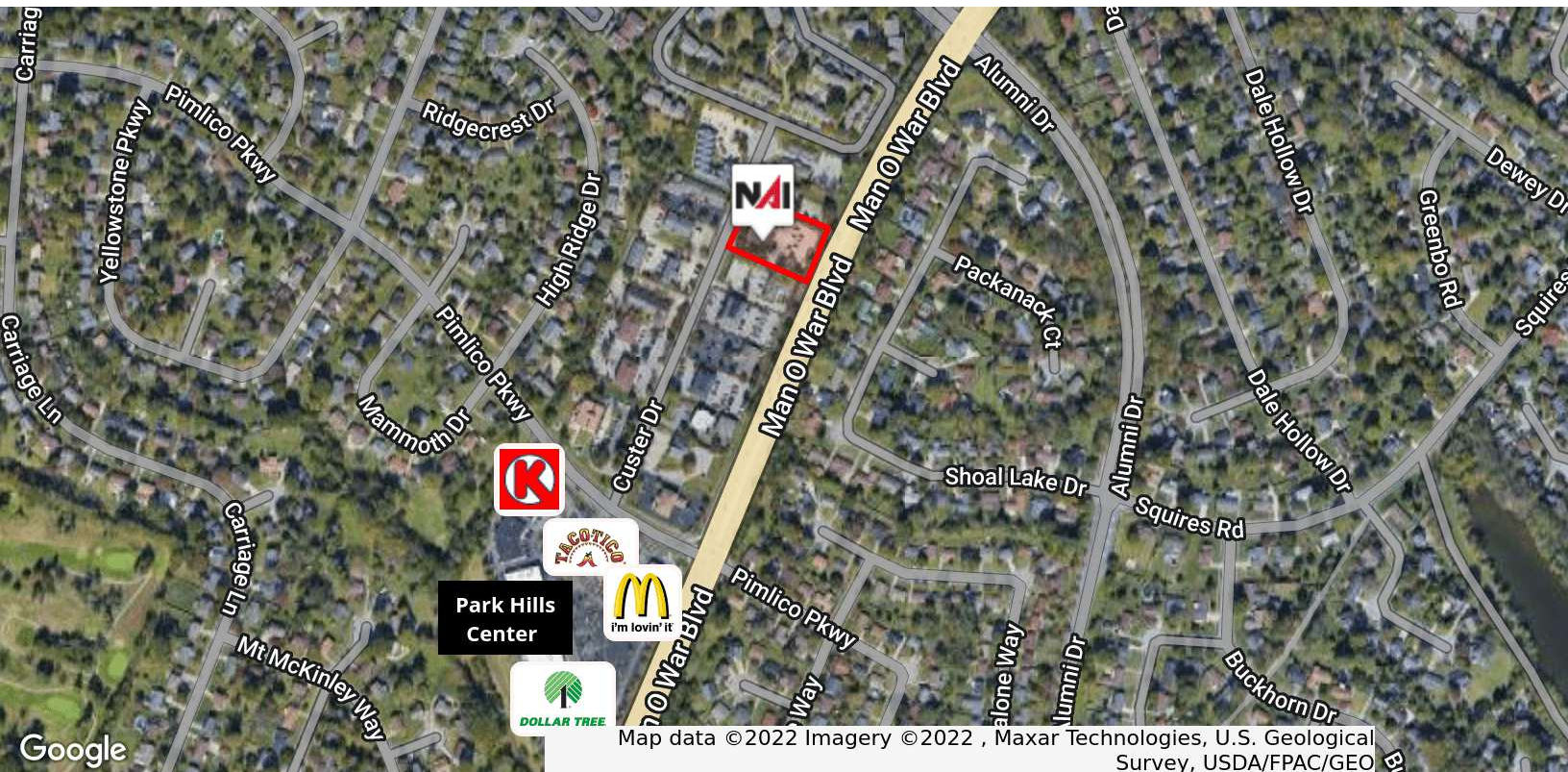
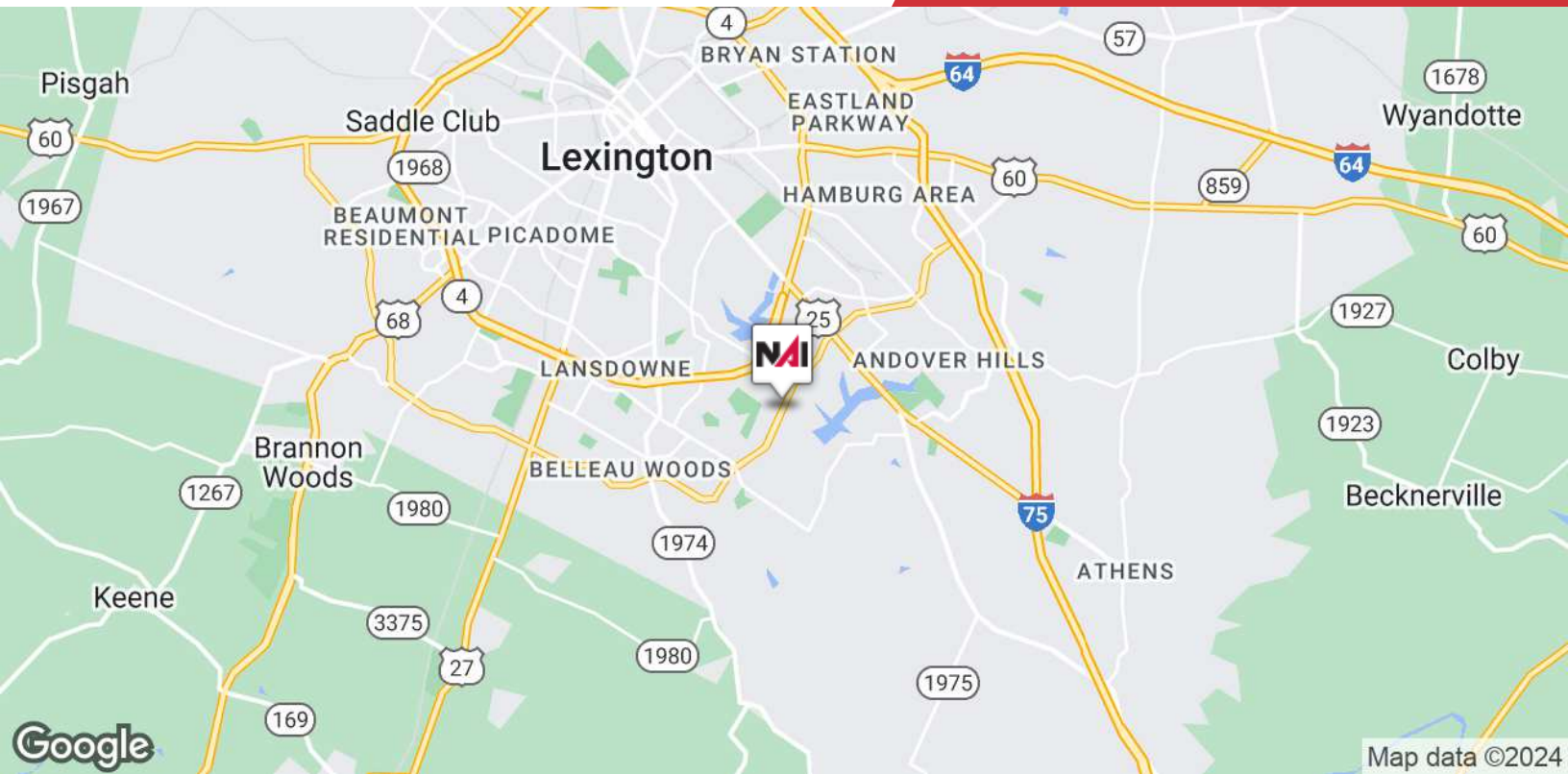


2nd Floor

For Sale

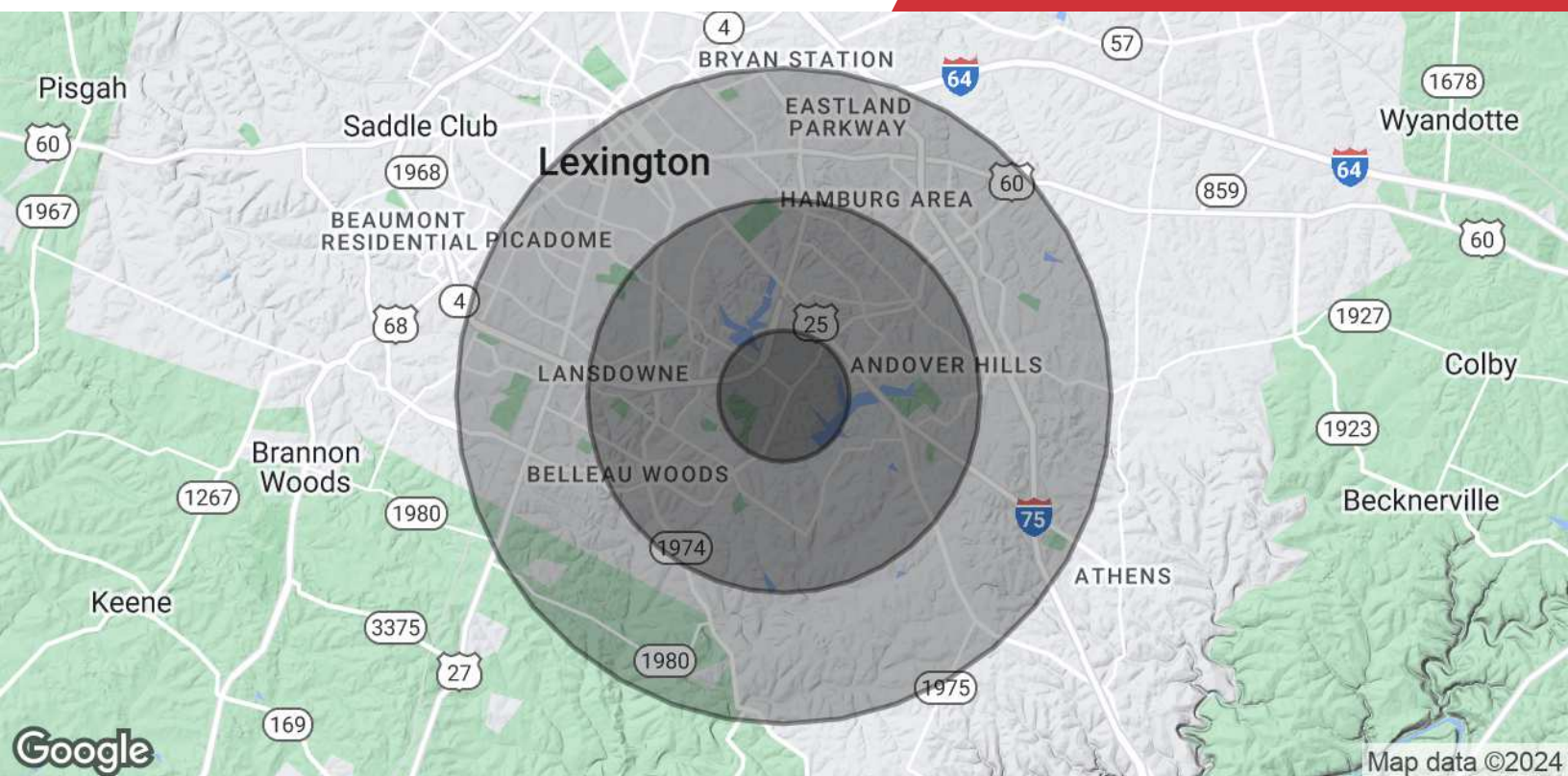
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Population

	1 Mile	3 Miles	5 Miles
Total Population	13,804	96,689	209,829
Average Age	34.9	36.1	35.6
Average Age (Male)	32.6	34.8	34.6
Average Age (Female)	39.7	38.3	37.2

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	6,147	45,719	95,700
# of Persons per HH	2.2	2.1	2.2
Average HH Income	\$65,069	\$79,903	\$77,866
Average House Value	\$172,642	\$214,751	\$208,547

* Demographic data derived from 2022 STDB