

## REDUCED-For Ground Lease

0.5 Acres | \$3,000.00 per month

Mixed-Use Development



## Mixed-Use Development

500-508 East Third Street, 250-254 Race Street & 255 Holbrook Court | Lexington, Kentucky 40508

### Property Highlights

- Retail, Office or Mixed-Use Opportunity!
- +/-0.5 AC for ground lease
- Located at the corner of East Third and Race Streets
- Property includes 500-508 East Third Street, 250-254 Race Street and 255 Holbrook Court
- Situated in Lexington's Central Business District in the eastern gateway to downtown, making this a strategic location for your business
- Recent area redevelopment projects included Community Ventures Corporation's \$30M mixed-use project The Met Lex, the Main & Vine mixed-use 50,000 SF project and others
- The Met Lex, located at the corner of Midland & East Third, is a 75,000 SF mixed-use development that includes apartments, DV8 Kitchen Restaurant, retail, fitness and healthcare services
- Zoned B-1, Neighborhood Business and R-3, Planned Neighborhood Residential
- Rental Rate: \$3,000 per month ground lease NNN

### Offering Summary

|                    |  |
|--------------------|--|
| <b>Lease Rate:</b> | \$3,000.00/month (Ground Lease NNN)                                |
| <b>Lot Size:</b>   | 0.5 Acres  |
| <b>Zoning:</b>     | B-1, Neighborhood Business & R-3, Planned Neighborhood Residential |

### For More Information

**AI Isaac**

President

O: 859 422 4400

alisaac@naiisaac.com | KY #223721



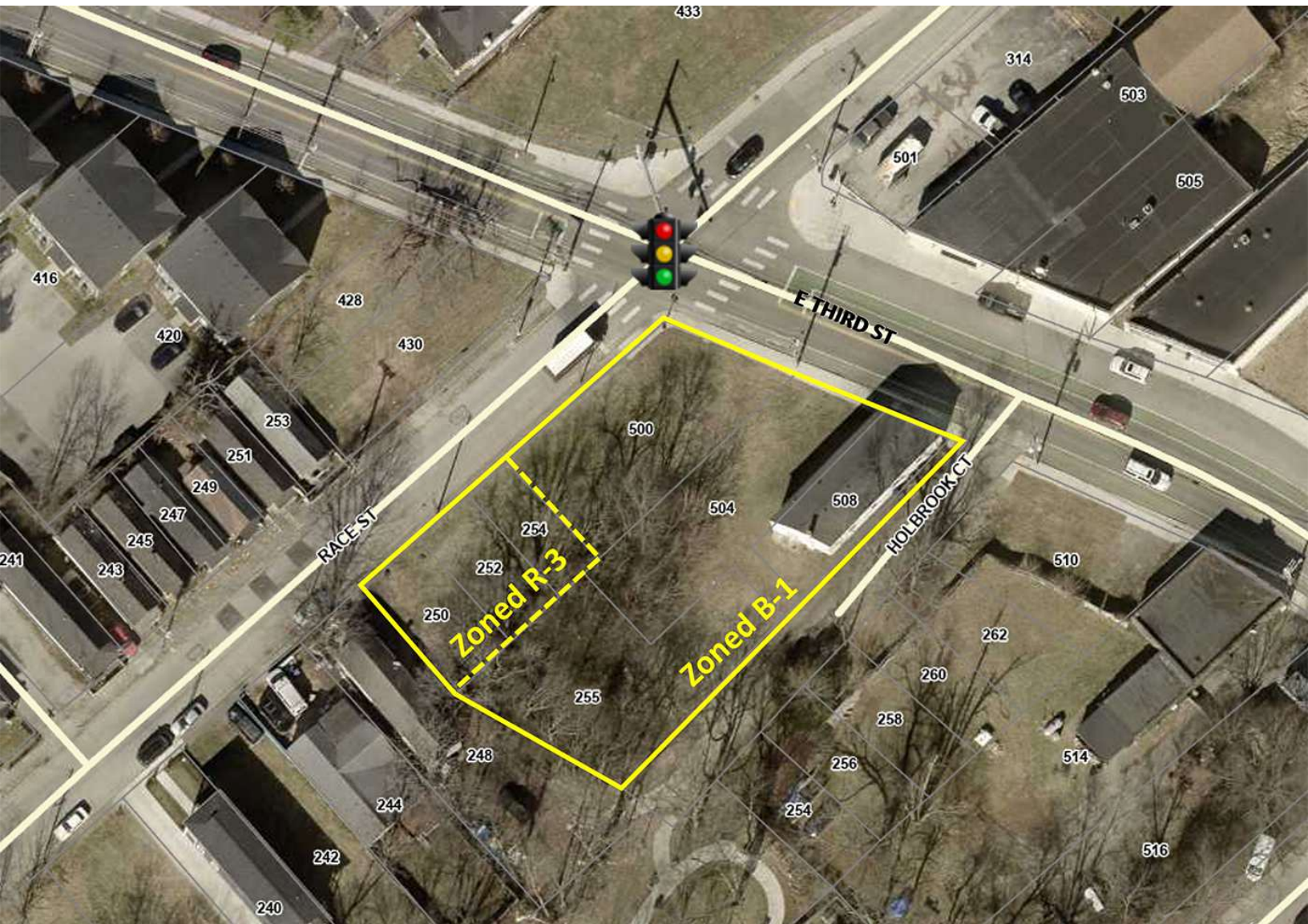


Commercial Real Estate Services, Worldwide.

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771 Corporate Drive, Suite 500  
Lexington, KY 40503  
859 224 2000 tel  
[naiisaac.com](http://naiisaac.com)



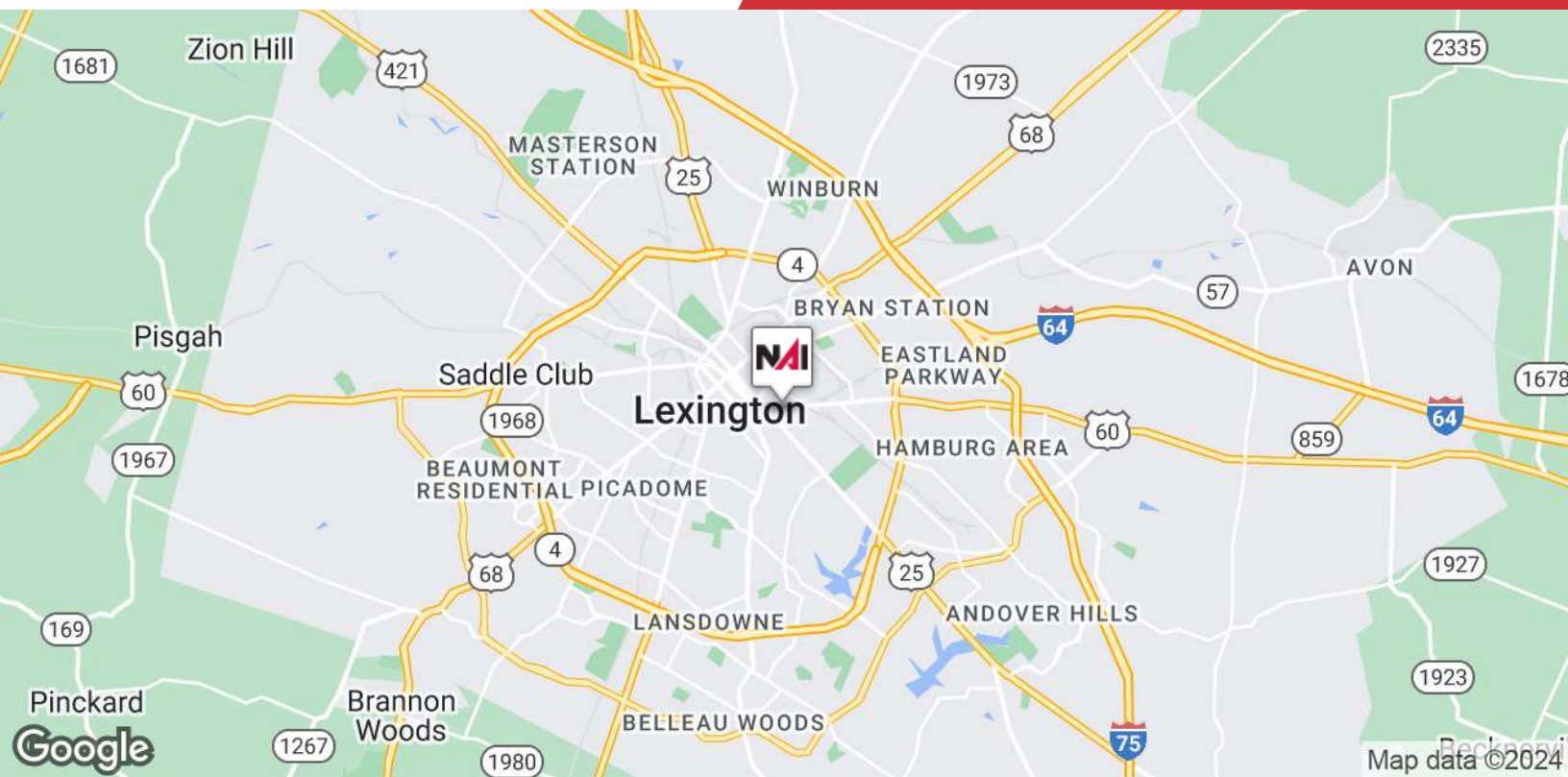


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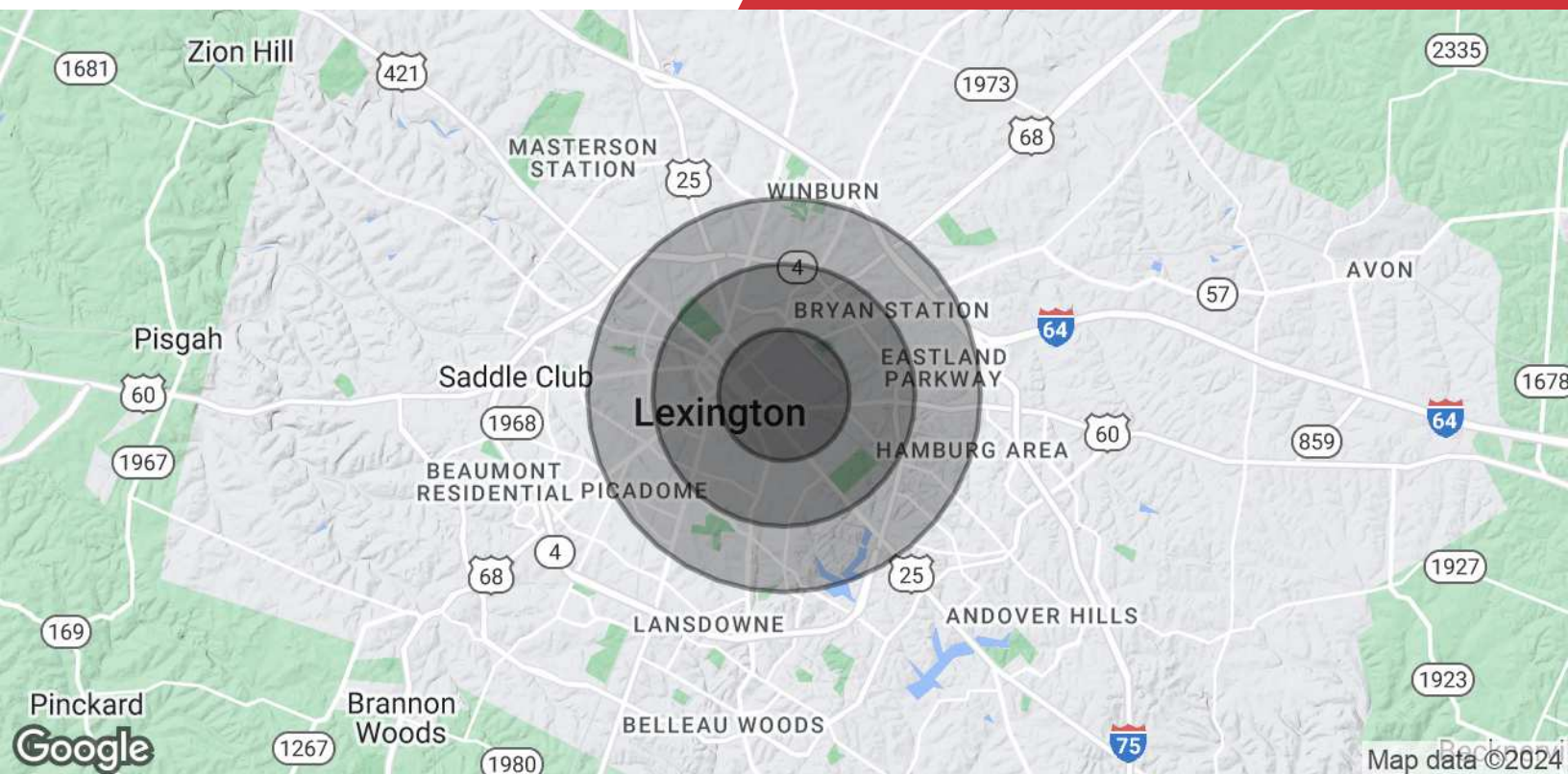
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## Population

|                             | 1 Mile | 2 Miles | 3 Miles |
|-----------------------------|--------|---------|---------|
| <b>Total Population</b>     | 21,404 | 59,231  | 111,210 |
| <b>Average Age</b>          | 31.9   | 33.2    | 34.8    |
| <b>Average Age (Male)</b>   | 30.9   | 32.0    | 33.2    |
| <b>Average Age (Female)</b> | 32.5   | 34.4    | 36.9    |

## Households & Income

|                            | 1 Mile    | 2 Miles   | 3 Miles   |
|----------------------------|-----------|-----------|-----------|
| <b>Total Households</b>    | 9,985     | 26,993    | 51,166    |
| <b># of Persons per HH</b> | 2.1       | 2.2       | 2.2       |
| <b>Average HH Income</b>   | \$53,026  | \$56,560  | \$62,470  |
| <b>Average House Value</b> | \$190,450 | \$185,868 | \$183,938 |

\* Demographic data derived from 2023 STDB