



Commercial Land

Lot 601-B N Plaza Drive
Nicholasville, Kentucky 40356

Property Highlights

- Low price point for commercial land - Ideal for many retail, office, medical or service uses
- +/-1.13 AC B-2 Zoned lot for sale
- Conveniently located on the north side of Nicholasville, +/-5 miles south of Lexington
- Surrounded by restaurants including Applebee's, Sonny's BBQ, El Rio Grande, Zaxbys, Dairy Queen and Bruster's Ice Cream
- Area retailers include Walmart, Tractor Supply, Bargain Hunt and more
- North Plaza Drive has a signalized intersection to the US 27 Bypass with an average daily traffic count of 28,966 ('21)

Offering Summary

Sale Price:	\$350,000 REDUCED
Lot Size:	1.13 Acres
Zoning:	B-2, Commercial District

[View Property Video](#)

For More Information

Jamie Adams, CCIM

Vice President
O: 859 422 4413
jadams@naiisaac.com | KY #216464

J.L. Cannady, CCIM

Vice President
O: 859 422 4410
jlcannady@naiisaac.com | KY #218275

For Sale

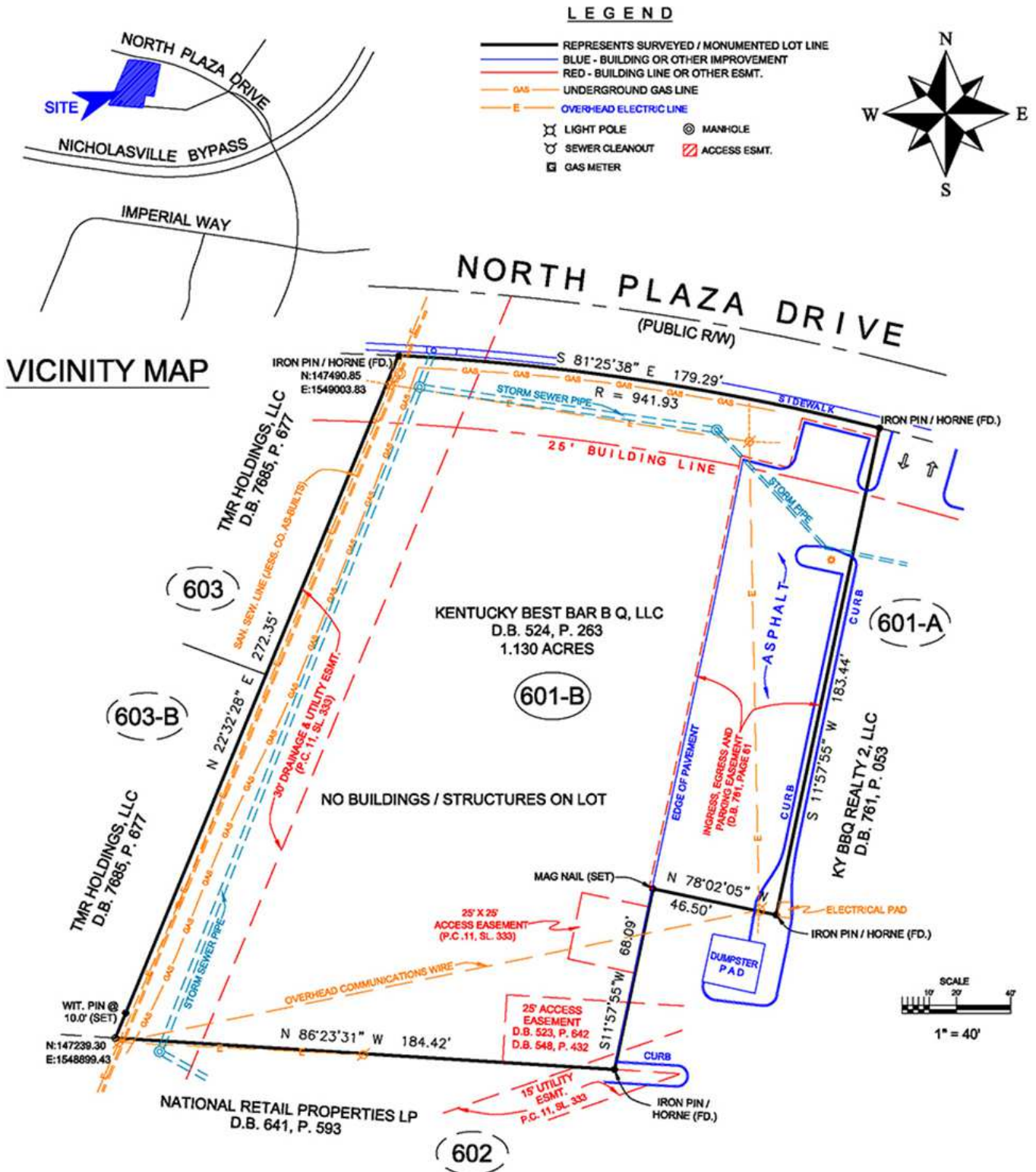
1.13 Acres | \$350,000

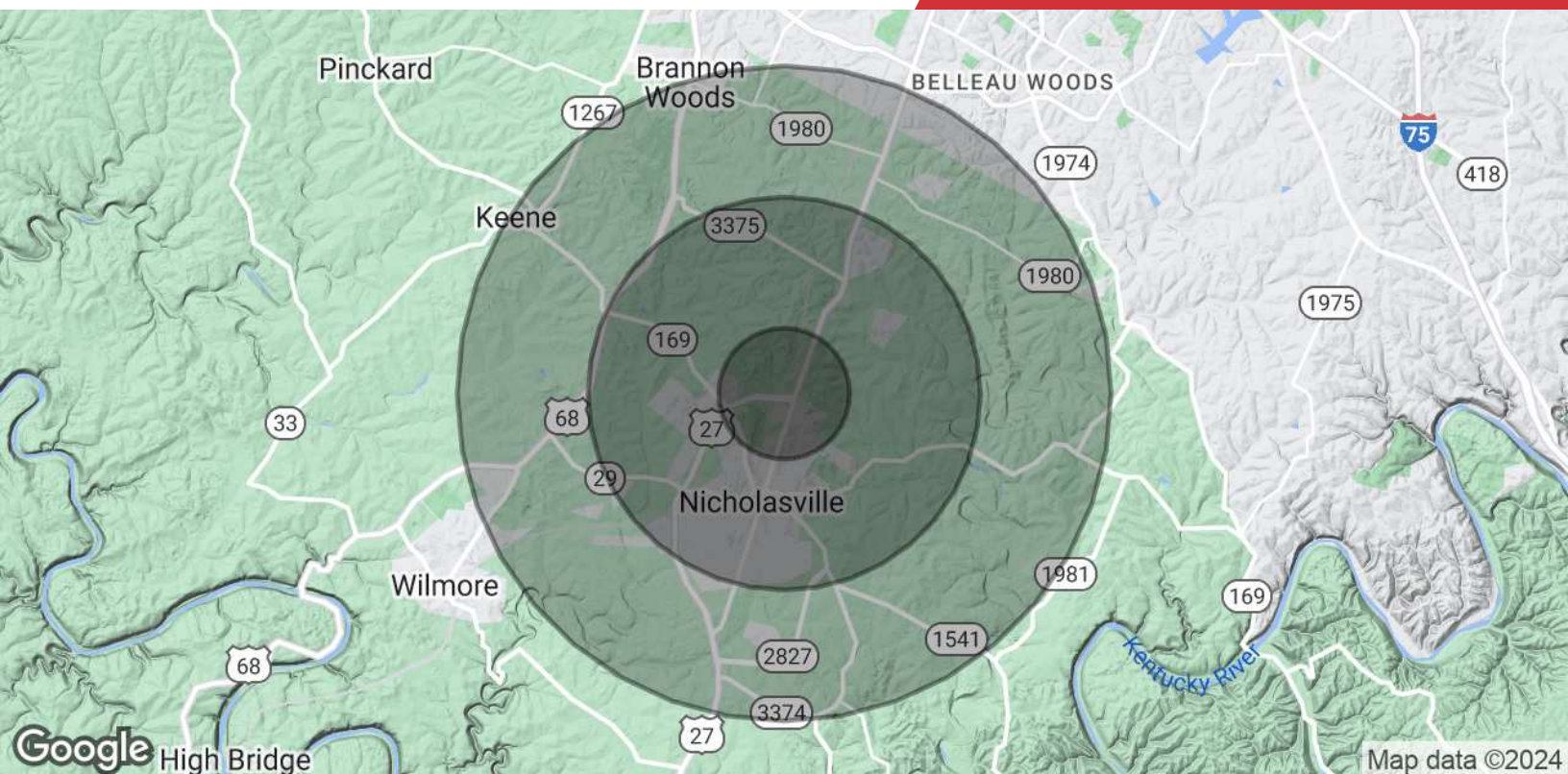
B-2 Zoned Lot



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel
naiisaac.com





Population

	1 Mile	3 Miles	5 Miles
Total Population	5,342	28,785	48,517
Average Age	38.0	38.2	38.4
Average Age (Male)	36.0	37.3	37.9
Average Age (Female)	37.6	39.7	39.2

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	2,139	10,950	18,103
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$67,674	\$77,273	\$95,385
Average House Value	\$154,860	\$174,814	\$205,822

* Demographic data derived from 2023 STDB