

LEASE

1,100 SF Office Suite Available on Nicholasville Rd

2134 NICHOLASVILLE RD

Lexington, KY 40503

PRESENTED BY:

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

SVN Stone Commercial Real Estate is pleased to present this opportunity to lease a first floor office suite on Nicholasville Road with easy access to major retail and medical centers. The professional setting includes dental, retail, medical, and financial services with direct onsite parking.

Suite 6 is available immediately

Nearby establishments include Traditional Bank, Panera Bread, Kroger, Chick-fil-A, Trader Joe's, Baptist Health Hospital, and many others. This property is conveniently located 0.2 miles from the Southland Drive area, including entertainment, nightlife, boutique shopping, and local restaurants; easy access to and from New Circle Rd 0.9 miles to the south on Nicholasville Rd. Additionally, award-winning, Baptist Health Hospital is 0.7 miles north of the property on Nicholasville Rd, and 1.2 miles from the University of Kentucky.

The traffic count on Nicholasville Road is 40,235 VPD. Great opportunity to be right in the action. For additional information, please get in touch with Harrison Lane at 859.537.1051 // harrison.lane@svn.com or Justin Ryder, CCIM at 859.306.0617 // justin.ryder@svn.com.

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PROPERTY HIGHLIGHTS

- Office Space Available on Nicholasville Road
- Owner willing and ready to consider updates and specific fit-up needs
- Prime Nicholasville Rd Signage
- Plenty of onsite parking for clients and customers
- First floor office space

OFFERING SUMMARY

LEASE RATE:	1,750.00 per month (MG)
AVAILABLE SF:	1,100 SF
BUILDING SIZE:	19,145 SF

LEASE SPACE



LEASE INFORMATION

LEASE TYPE:	MG	LEASE TERM:	Negotiable
TOTAL SPACE:	1,100 SF	LEASE RATE:	\$1,750.00 per month

AVAILABLE SPACE					
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 6	Available	1,100 SF	Modified Gross	\$1,750 per month	-

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SUITE 16



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SVN | STONE COMMERCIAL REAL ESTATE



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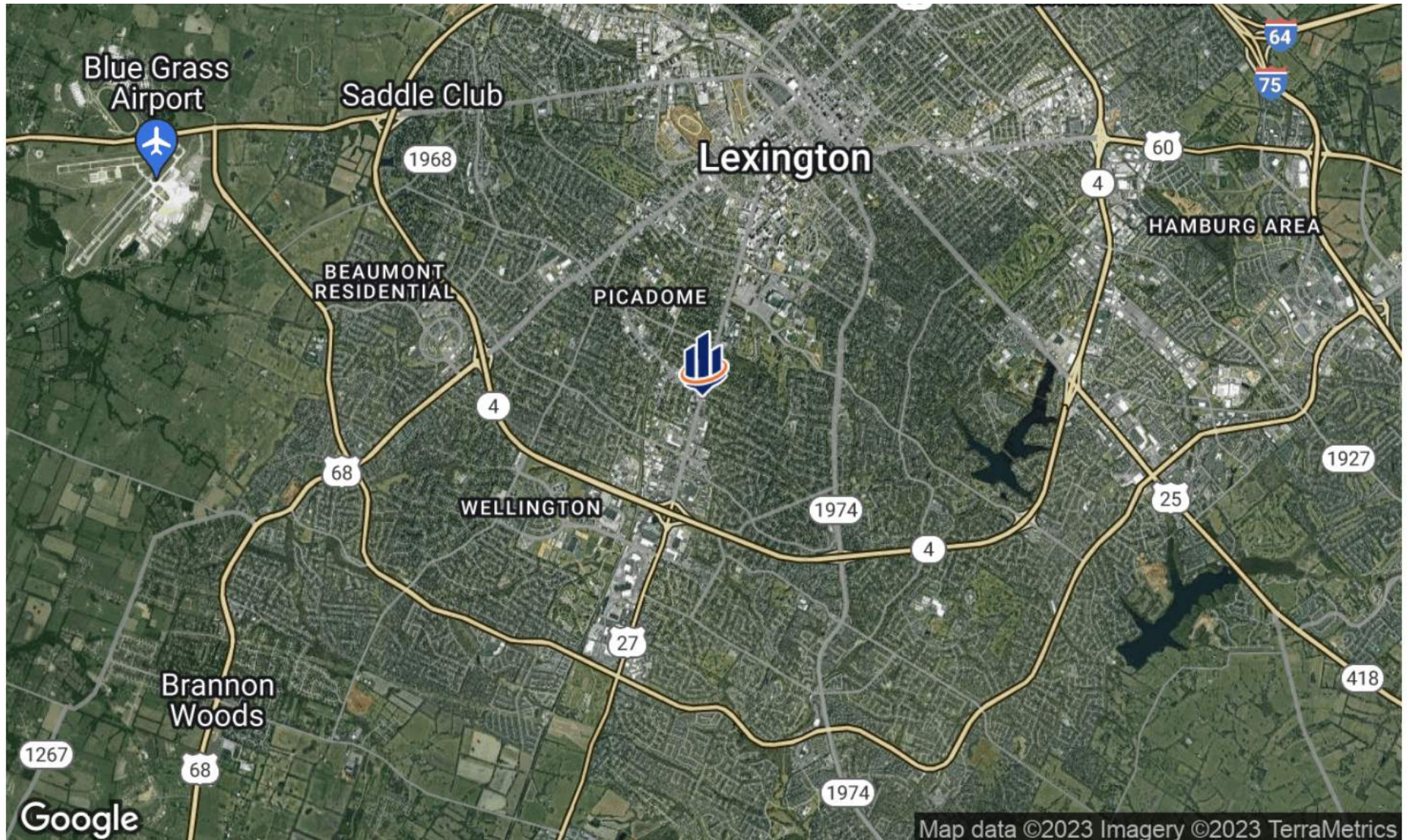
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LOCATION MAP



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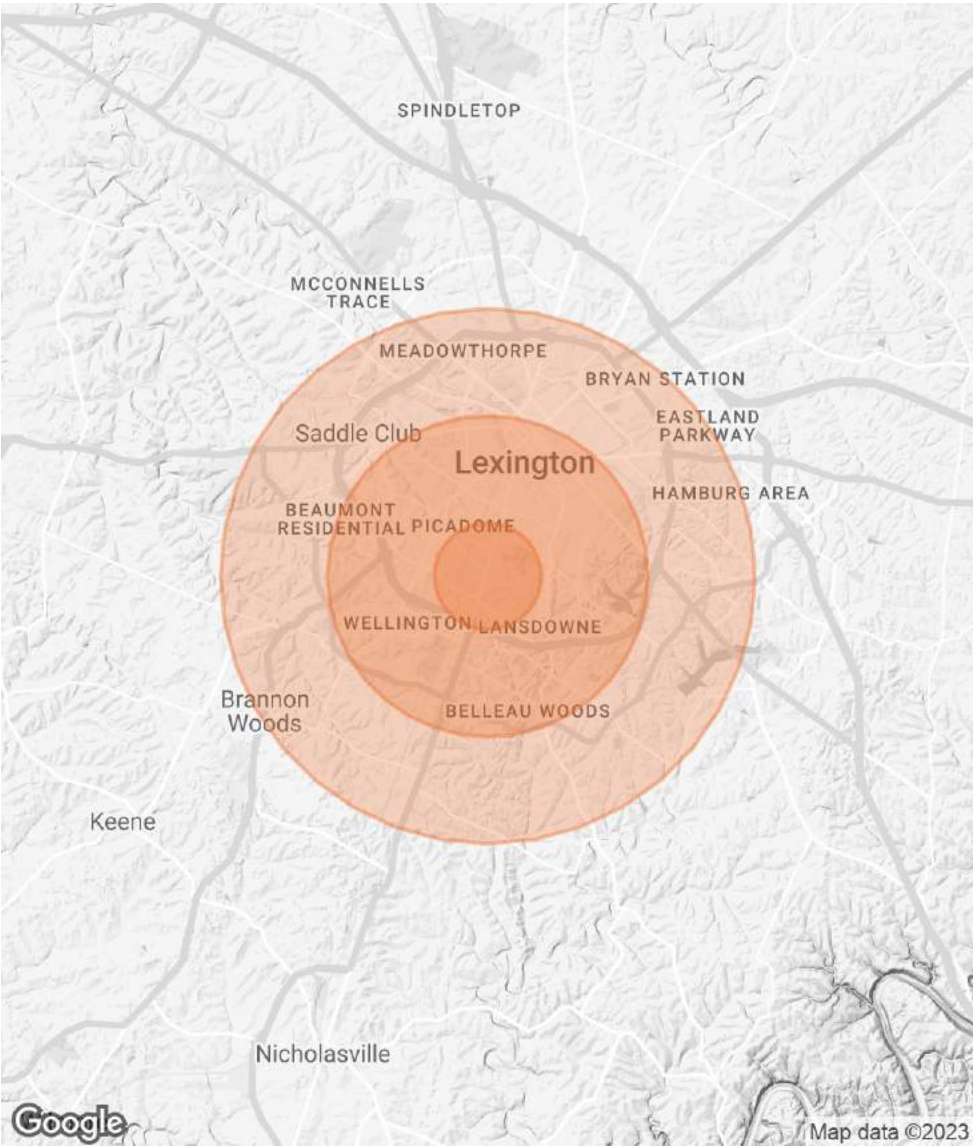
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,185	116,607	265,373
AVERAGE AGE	40.4	34.2	34.6
AVERAGE AGE (MALE)	39.1	32.8	33.5
AVERAGE AGE (FEMALE)	41.3	35.4	35.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,385	51,506	113,533
# OF PERSONS PER HH	2.1	2.3	2.3
AVERAGE HH INCOME	\$65,684	\$59,687	\$61,591
AVERAGE HOUSE VALUE	\$209,759	\$246,181	\$234,477

* Demographic data derived from 2020 ACS - US Census



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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.

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