



LEASE

Prime B-1 Space Just Off Nicholasville Rd

145 BURT RD

Lexington, KY 40503

PRESENTED BY:

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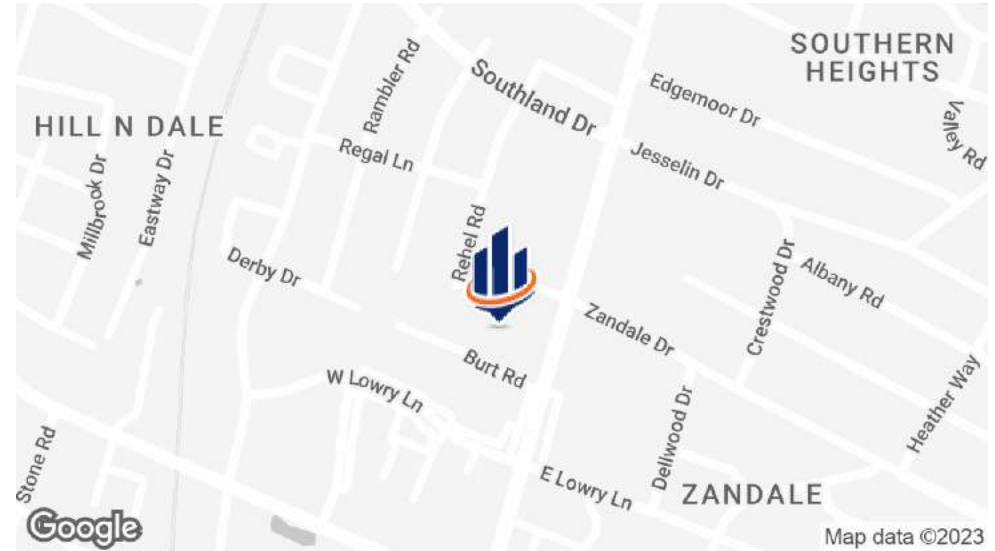
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$15.00 NNN + CAM
BUILDING SIZE:	12,857 SF
TOTAL AVAILABLE SF:	1,785 SF
LOT SIZE:	1.3 Acres
ZONING:	B-1

PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to present prime retail space for lease just off busy Nicholasville Road in the heart of one of Lexington's busiest retail corridors. With the marquee visible from Nicholasville Road, businesses that call 145 Burt Road home benefit from 40,235 passing vehicles per day. Tucked close to a Kroger-anchored shopping center and with neighbors like Panera Bread, Burger King, Traditional Bank, and Jeff's Car Wash, 145 Burt Road allows retailers to be seen and serve their clients and customers from the center of Lexington's busiest retail corridor.

For more information, please contact Harrison Lane at 859.436.2835 // harrison.lane@svn.com or Nathan Dilly at 859.420.5492 // nathan.dilly@svn.com

PROPERTY HIGHLIGHTS

- Retail space just off Nicholasville Road
- Prime Nicholasville Road Retail opportunity on 1.3 acres
- B-1 Zoning
- Join Kumon Math and Reading Center and other strong tenants

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LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE AVAILABLE:	1,785 SF	LEASE RATE:	\$15 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 7	Available	595 SF	NNN	\$15.00 SF/yr
Suite 11	Available	595 SF	NNN	\$15.00 SF/yr
Suite 12	Available	595 SF	NNN	\$15.00 SF/yr



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B-1 SPACE JUST OFF NICHOLASVILLE RD | 145 Burt Road Lexington, KY 40503

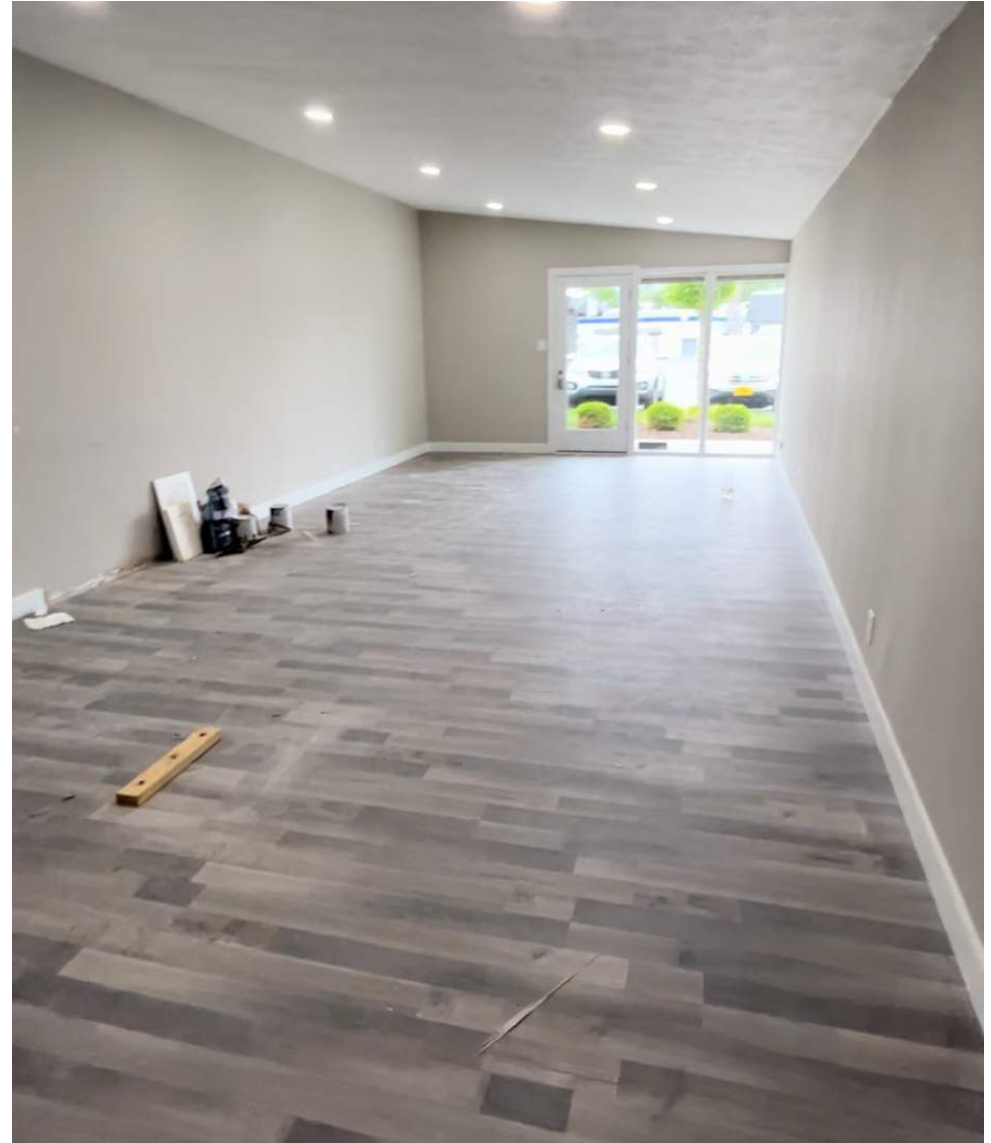
SUITE 7



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SUITES 11 AND 12



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SITE PLAN

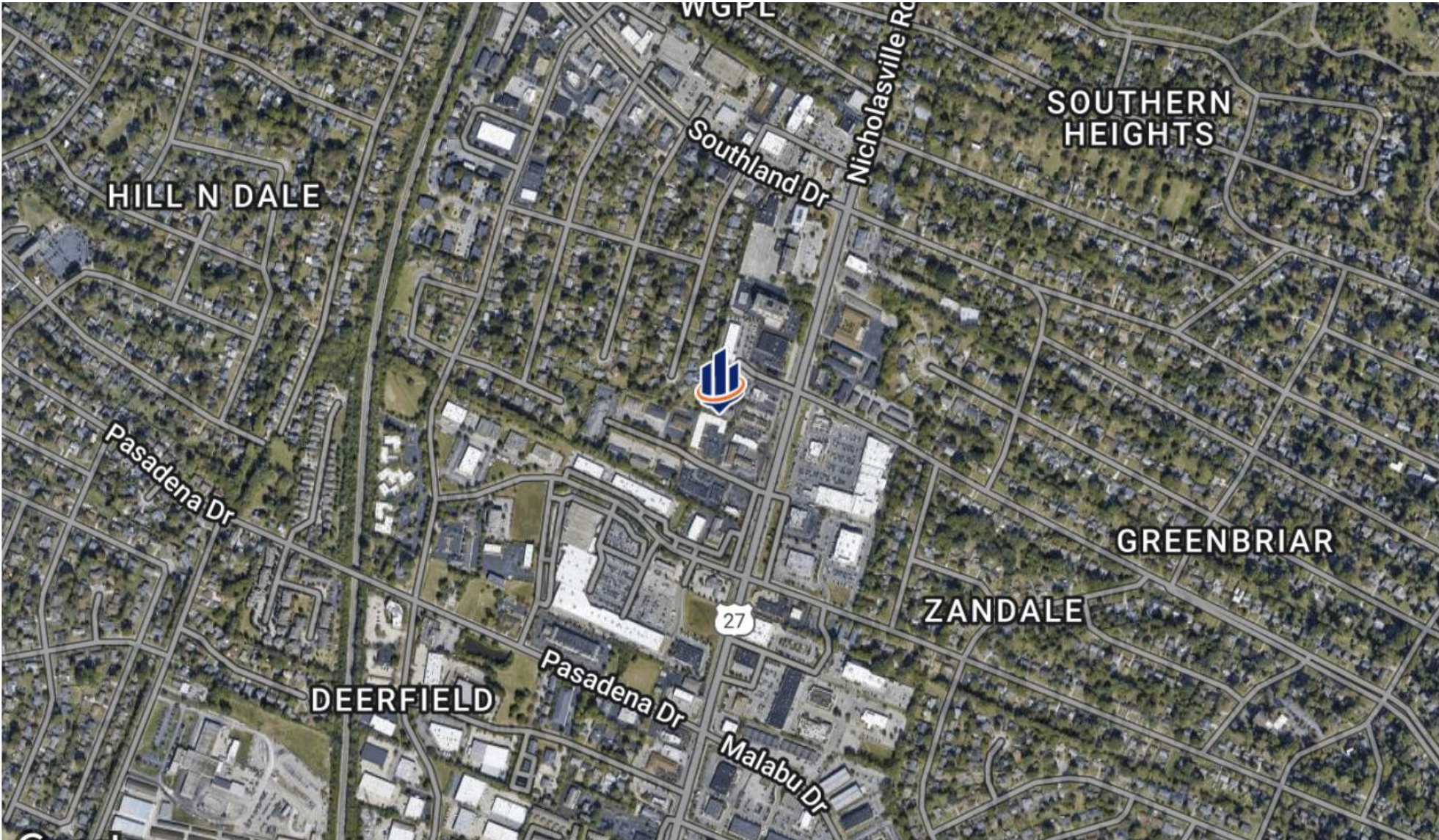


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LOCATION MAP

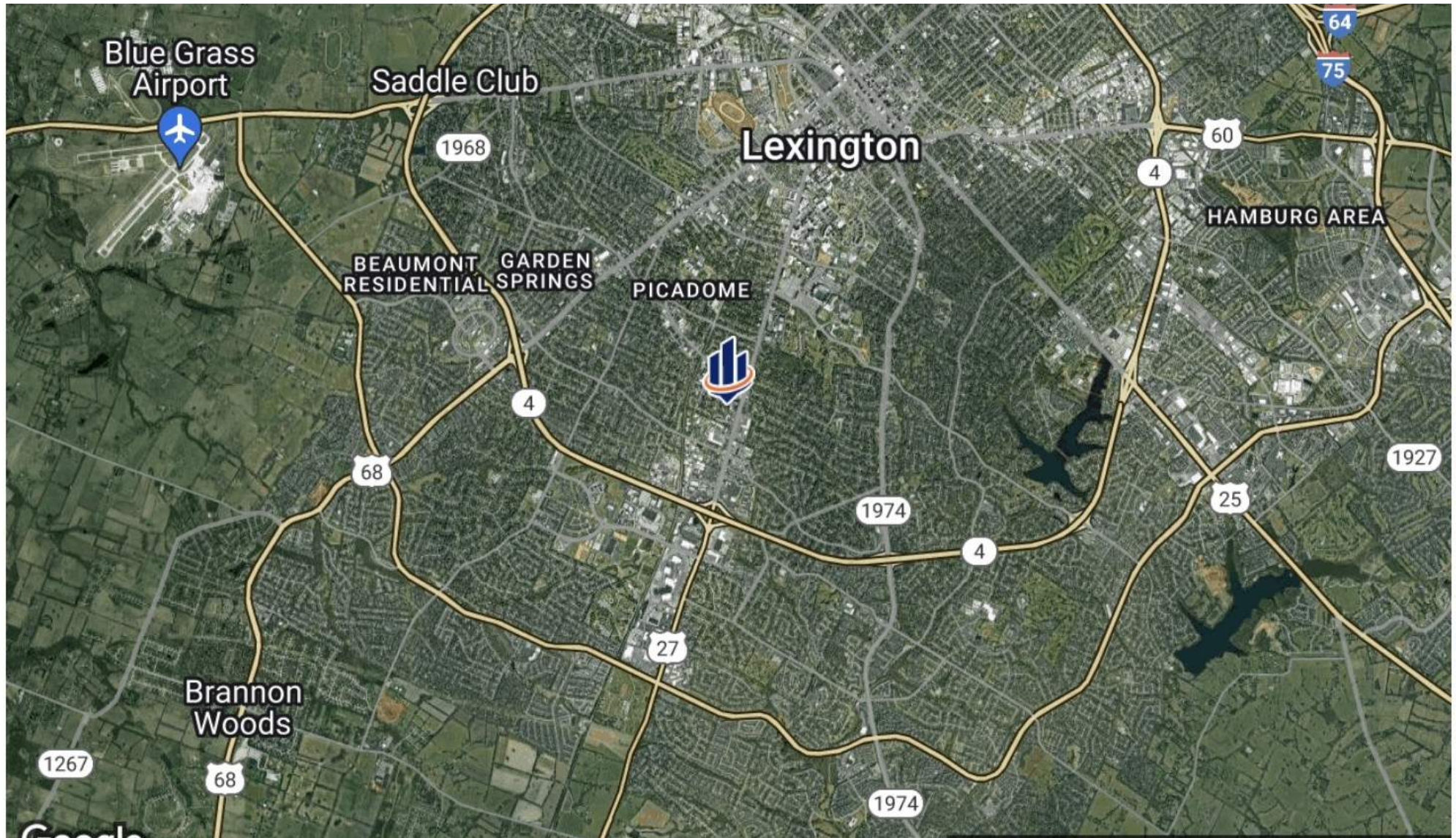


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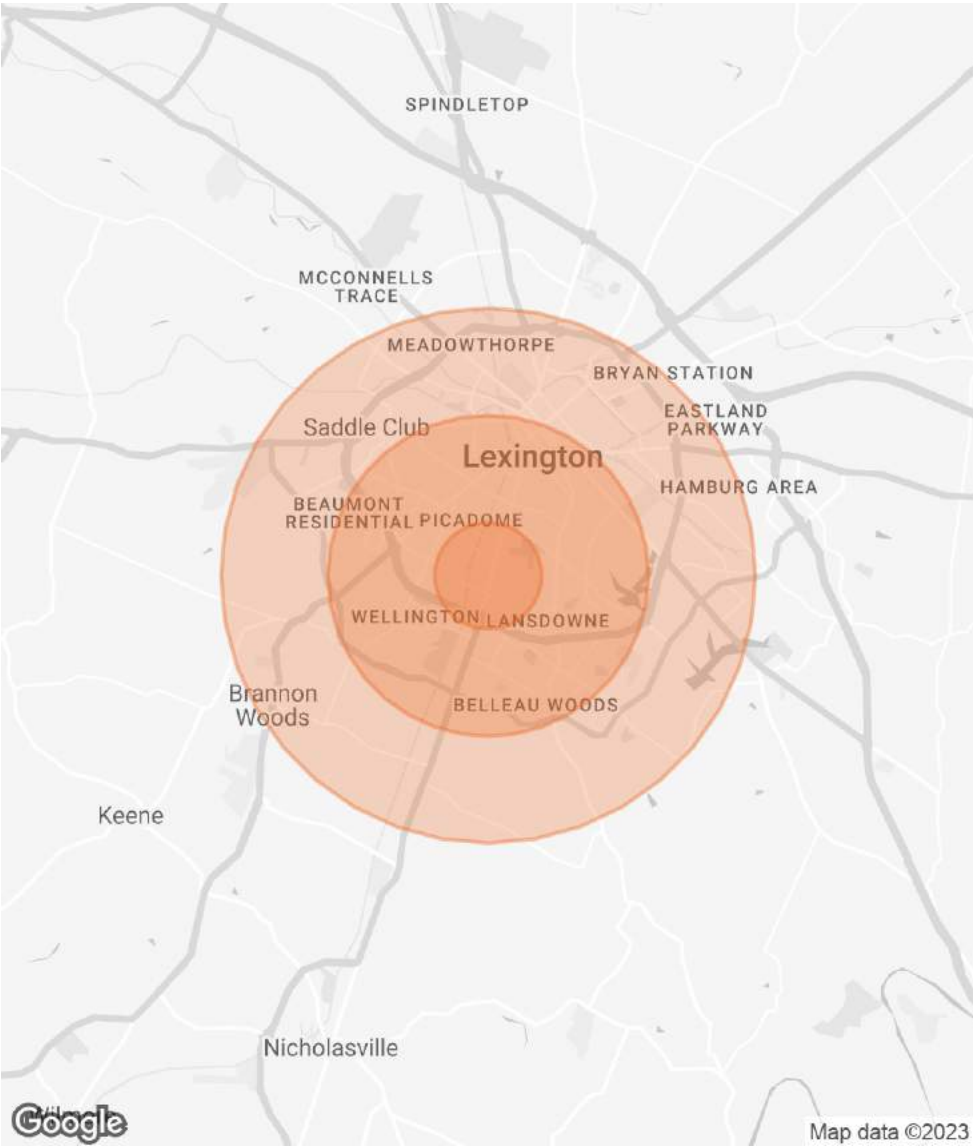
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,403	115,458	260,847
AVERAGE AGE	40.4	34.2	34.7
AVERAGE AGE (MALE)	38.9	32.8	33.6
AVERAGE AGE (FEMALE)	41.3	35.3	36.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,461	50,363	111,658
# OF PERSONS PER HH	2.1	2.3	2.3
AVERAGE HH INCOME	\$63,396	\$60,232	\$62,041
AVERAGE HOUSE VALUE	\$188,055	\$239,839	\$236,932

* 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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