

**SALE**

# Lot 33 Brannon Crossing

**LEXINGTON ROAD**

Nicholasville, KY 40356

**PRESENTED BY:**

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**E Brannon Rd | 8,632 VPD**



## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,025,000
<b>LOT SIZE:</b>	2.042 Acres
<b>PRICE / ACRE:</b>	\$501,959
<b>ZONING:</b>	Commercial

### PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to offer this 2.0415 acre lot in one of Lexington's newest retail development areas with over 800,000 sf of retail, restaurant, medical office and entertainment offerings. This property would be suited for retail, restaurant or freestanding retail users. There is an average daily traffic count of 38,943 cars on US 27. Priced at \$1,025,000 this property is ready for an offer.

Contact Earl Brady at 859-264-0888 | [earl.brady@svn.com](mailto:earl.brady@svn.com) or Justin Ryder at 859.306.0617 | [justin.ryder@svn.com](mailto:justin.ryder@svn.com) for more information. Listing is co-listed with Ketan Patel, contact at 859-327-7078.

### PROPERTY HIGHLIGHTS

- 2.0415 acres of development land located in one of Lexington's newest development areas.
- One of the larger lots in the development.
- Centre includes Kroger, AmStar Cinemas, Hobby Lobby, Petsmart, Marshalls, Red Robin, Panera Bread, Bob Evans, and McDonald's.
- Located on the busy Highway US 27 connecting Nicholasville and Lexington.
- Site is ideal for retail, restaurants or freestanding retail user.

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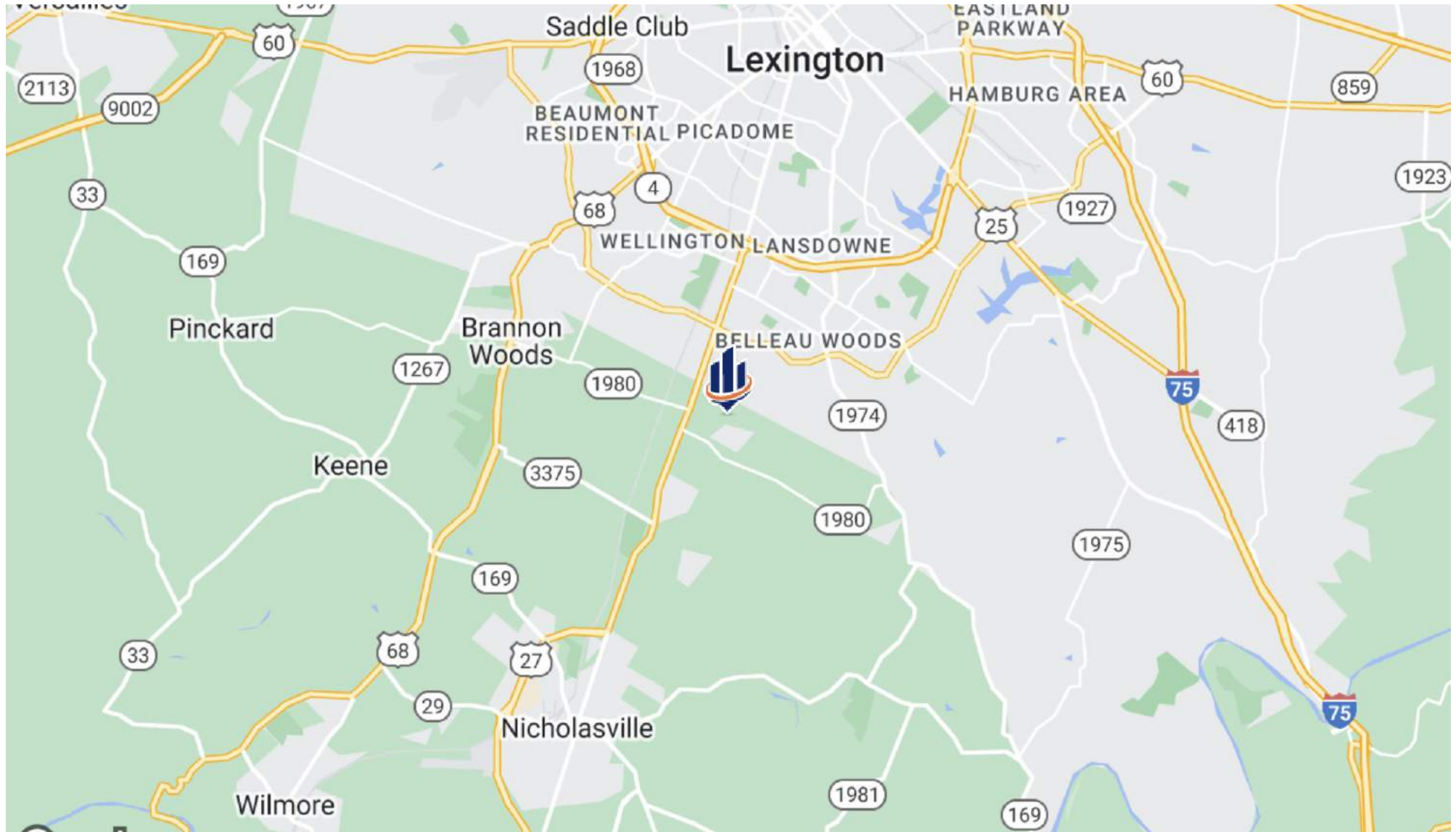
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## LOCATION MAP



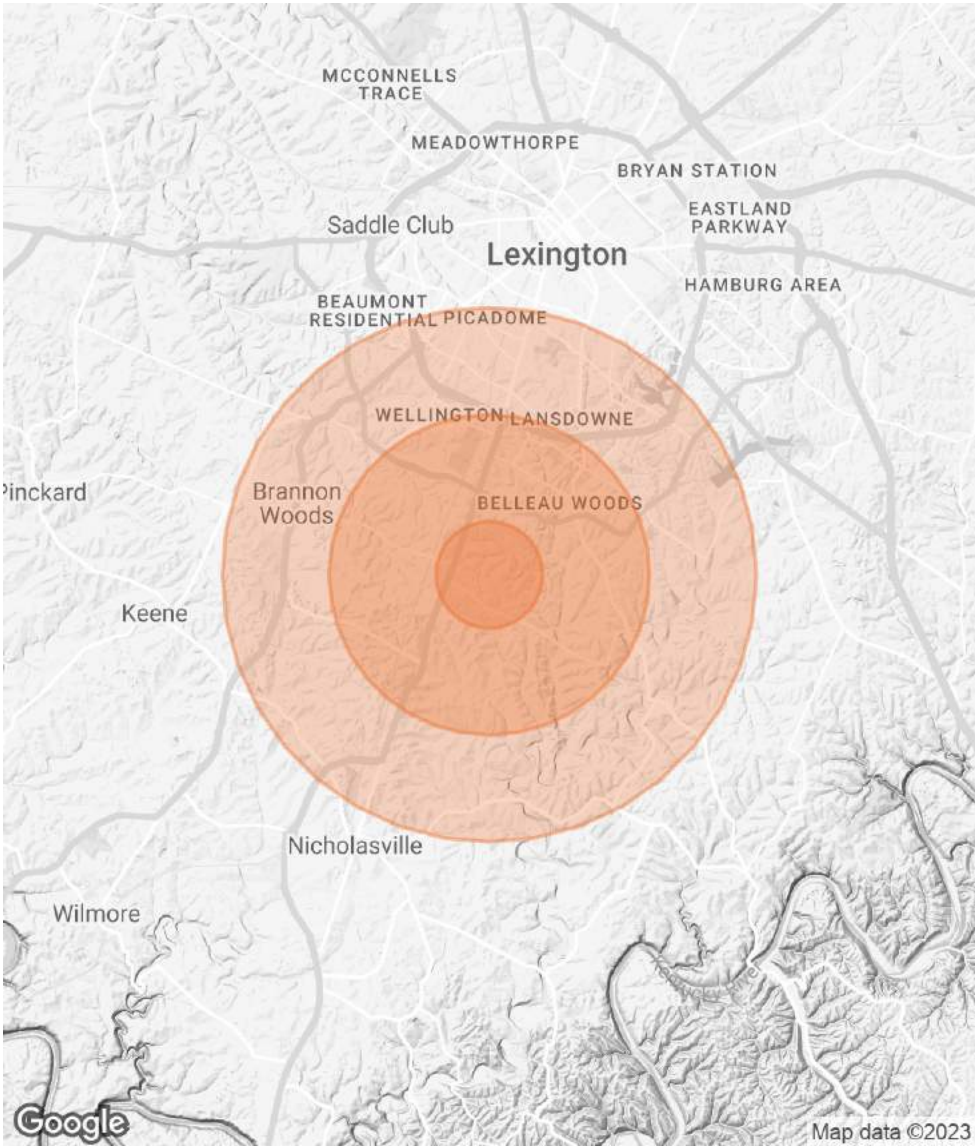
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	364	15,519	99,038
AVERAGE AGE	44.0	34.8	35.2
AVERAGE AGE (MALE)	44.5	33.8	33.7
AVERAGE AGE (FEMALE)	43.2	35.7	36.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	139	5,765	39,781
# OF PERSONS PER HH	2.6	2.7	2.5
AVERAGE HH INCOME	\$105,375	\$82,263	\$71,855
AVERAGE HOUSE VALUE	\$462,145	\$241,275	\$217,338

\* 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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