



## +/- .69 AC Lot Zoned B6-P

2097 Harrodsburg Rd  
Lexington, Kentucky 40504

### Space

Lot

### Rate

\$5,000 per month

### Size

0.69 Acres

## Property Highlights

- +/- .69 AC lot with existing +/- 528 SF freestanding building
- Located on Harrodsburg Road adjacent to Staples and Home Depot
- Area retailers include Chick-Fil-A, Burger King, McDonald's, Raising Canes, Walgreens and more
- Close proximity to University of Kentucky campus, Saint Joseph Hospital, New Circle Road and downtown
- Excellent exposure with over 32,010 VPD on Harrodsburg Road
- Zoned B6-P, Commercial Center (<https://bit.ly/B6-PZoning>)
- Permitted uses include restaurants, many retail and office uses, self-serve car wash, convenience store and more
- Rental Rate: \$5,000/month NNN

## For More Information

**Al Isaac**

President

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For Ground Lease

0.69 Acres | \$5,000.00 per month

Zoned B6-P







Commercial Real Estate Services, Worldwide.

For Ground Lease

0.69 Acres | \$5,000.00 per month

Existing Freestanding Building



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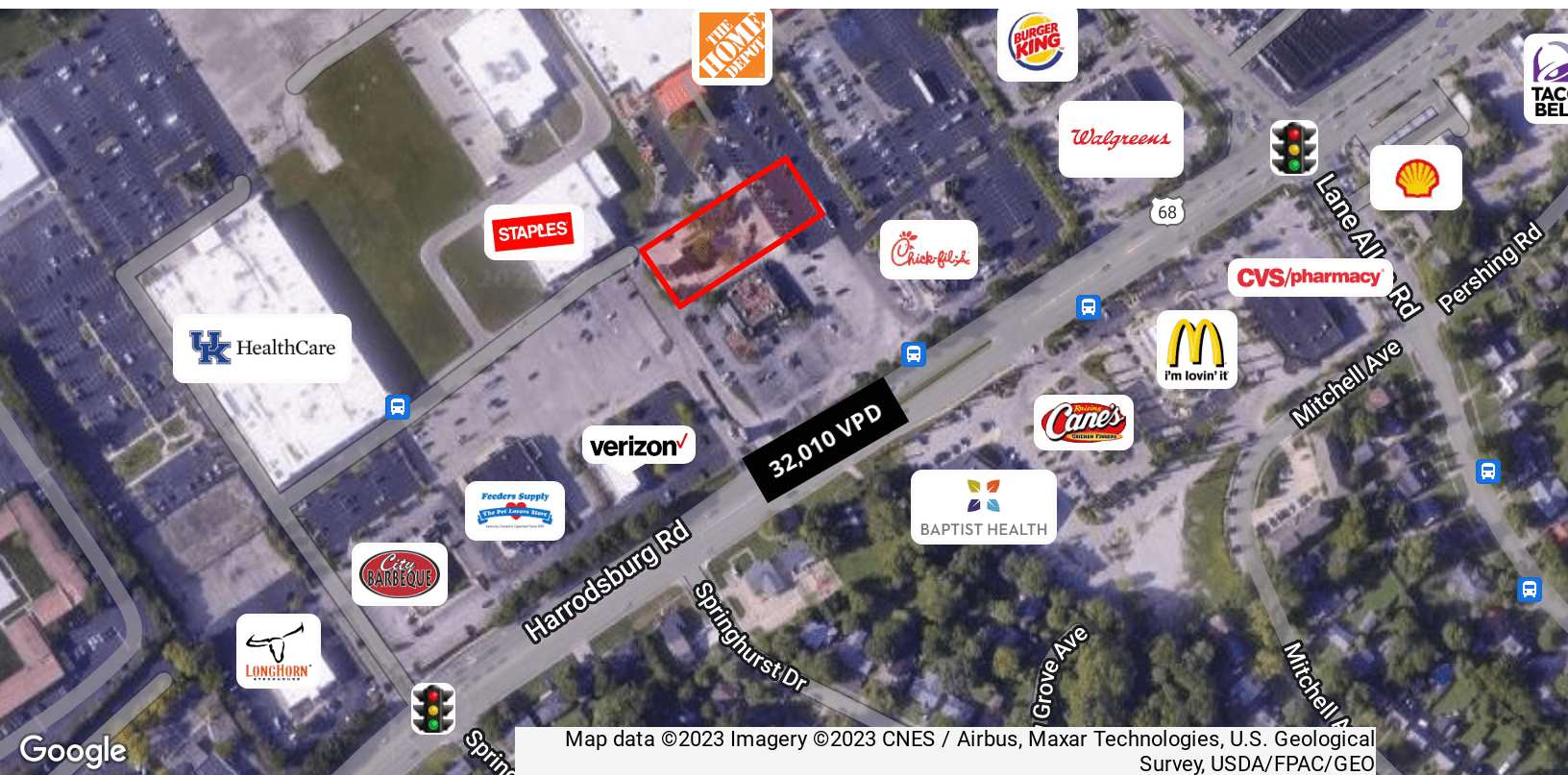
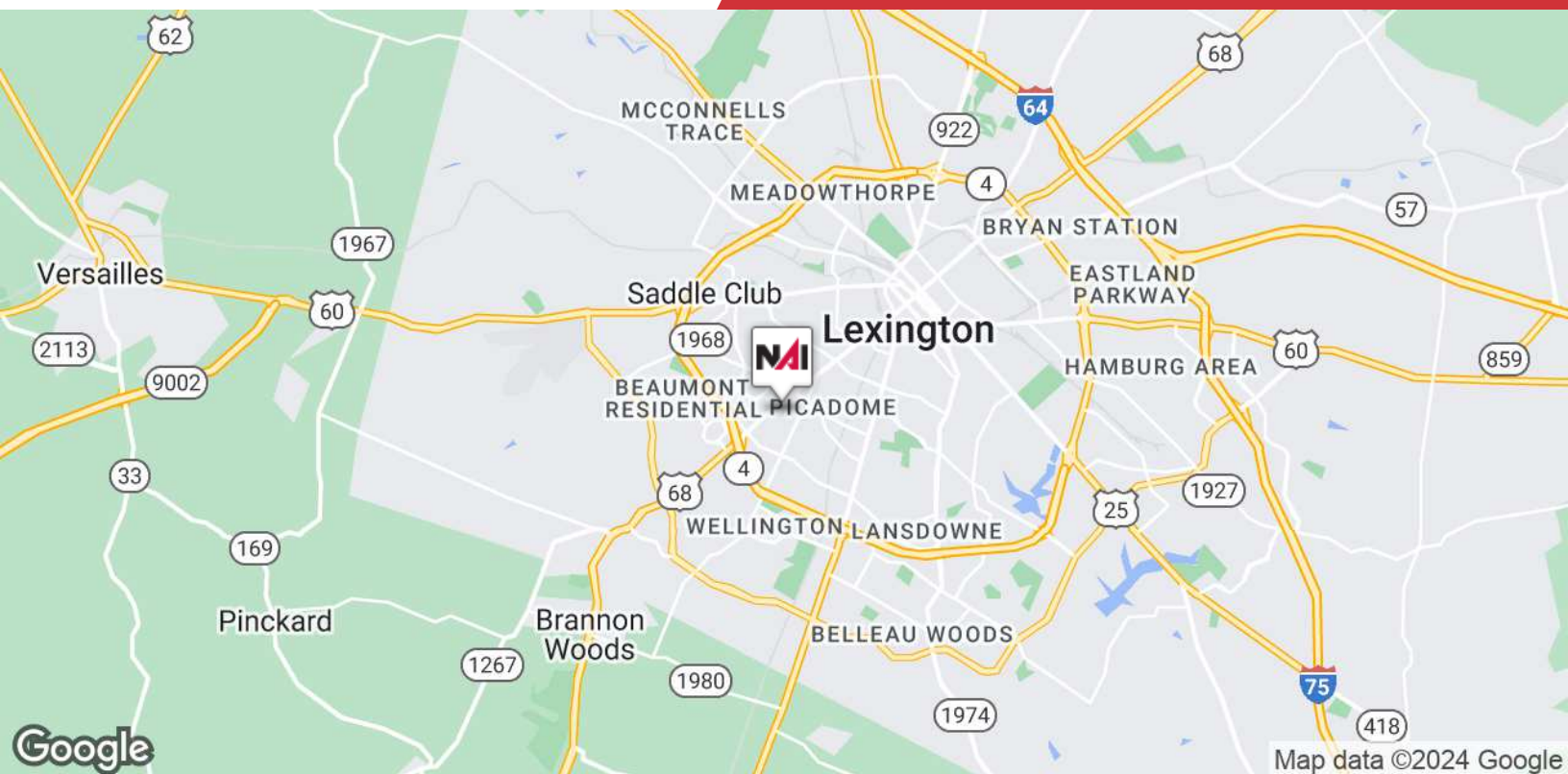


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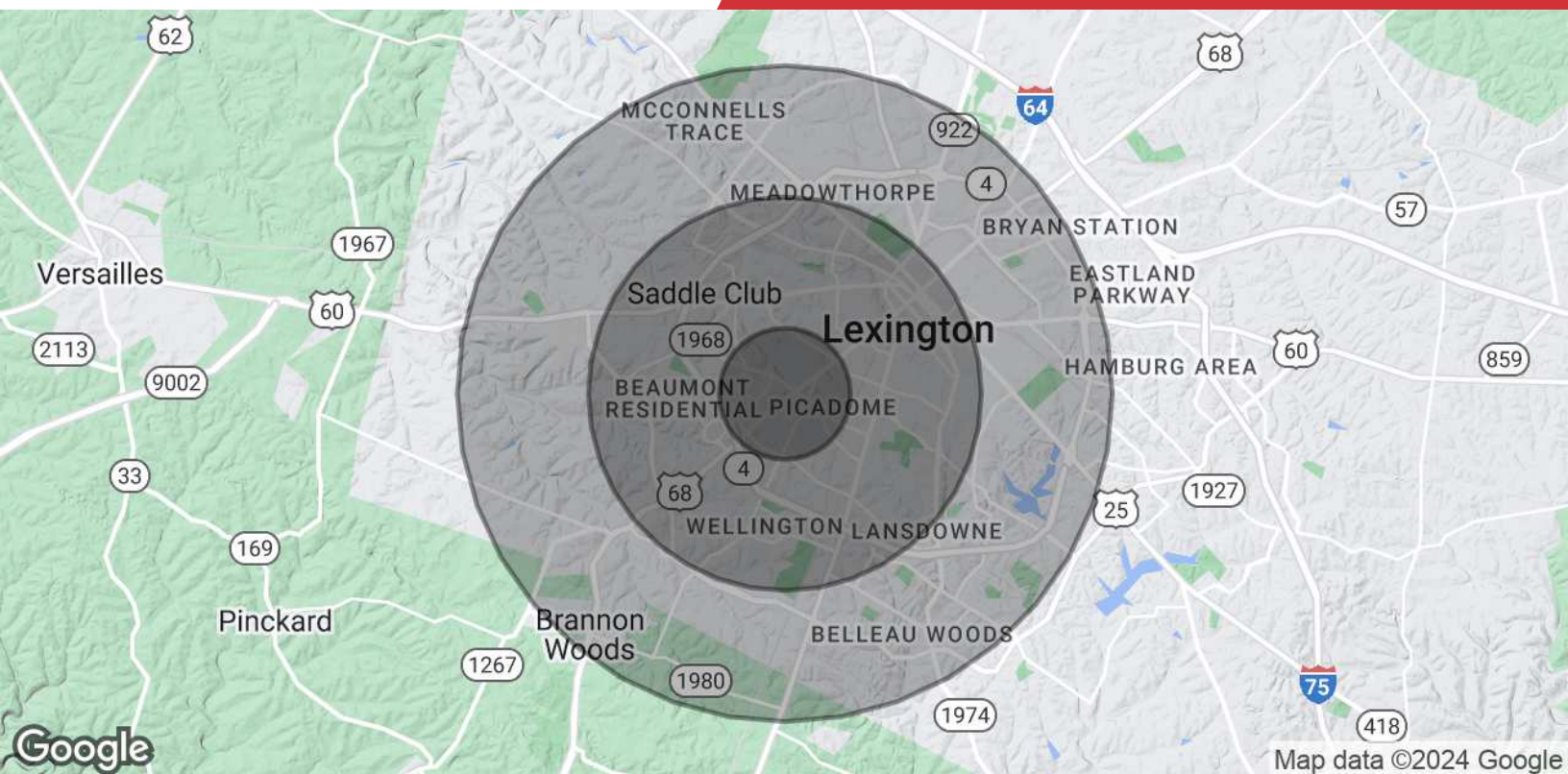
Zoned B6-P



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### Population

	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	12,154	96,309	228,001
<b>Average Age</b>	38.9	35.8	36.1
<b>Average Age (Male)</b>	39.3	35.3	34.6
<b>Average Age (Female)</b>	40.3	36.7	37.9

### Households & Income

	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	5,621	40,026	96,845
<b># of Persons per HH</b>	2.0	2.2	2.2
<b>Average HH Income</b>	\$77,545	\$87,202	\$88,286
<b>Average House Value</b>	\$164,825	\$212,159	\$203,524

\* Demographic data derived from 2023 STDB