



SALE / LEASE

Two Office Condos For Sale/ Lease

519 DARBY CREEK ROAD

Lexington, KY 40509

PRESENTED BY:

WADE HAGA, CCIM

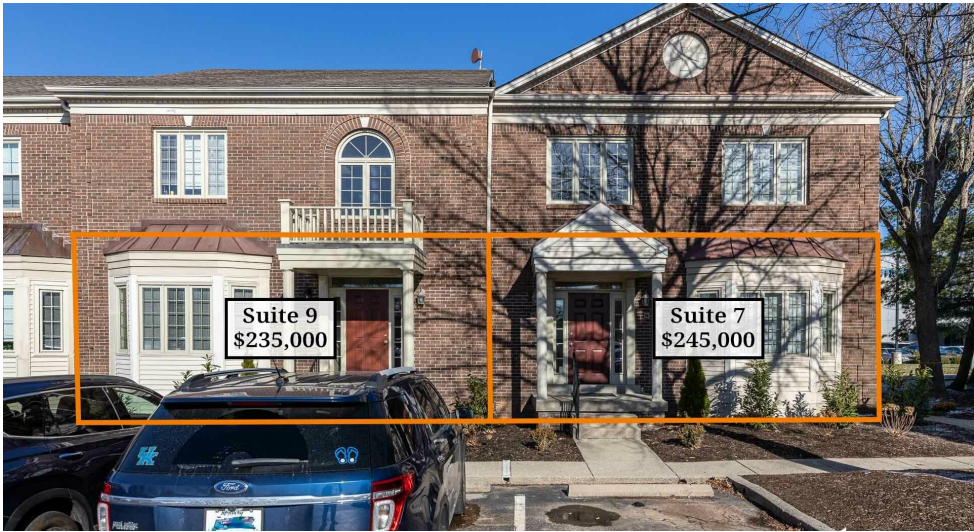
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Suite 9
\$235,000

Suite 7
\$245,000

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$235,000 - \$480,000
LEASE RATE:	\$16.50 - 17.50 SF/yr (MG)
SUITE 7:	2,384 SF
SUITE 9:	2,384 SF
ZONING:	P-1

PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to present two office condos for sale and lease. The two condos are both ground-level units which both include a finished lower-level. The first ground-level unit (Unit 7) is an end-cap unit which includes 3 private offices on the ground level and 4 private offices on the lower-level. The other ground-level unit (Unit 9) includes 2 private offices and a large conference/training room on the ground level and 4 private offices on the lower-level. Both lower-levels have a walk-out entry and natural light. These units contain restrooms and a kitchenette.

Both units can be sold or leased as a package. The Darby Creek Condo Association has recently replaced much of the landscaping, with more updates planned in 2024. For more information please contact Wade Haga at wade.haga@svn.com // 859.285.2202

PROPERTY HIGHLIGHTS

- Two condo units For Sale and Lease, including one end-cap unit
- The ground-level units include a finished lower-level with walk-out entry
- Easy access to many amenities along Richmond Road and in Hamburg Pavilion
- 1.5 miles to I-75

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	MG	SUITE 7 DESCRIPTION:	7 Private Office
CONTIGUOUS SPACE:	2,384 SF	SUITE 9 DESCRIPTION:	6 Private Office, Large Meeting Room

AVAILABLE SPACES					
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	SALE PRICE
Suite 7	Available	2,384 SF	Modified Gross	\$17.50 SF/yr	\$245,000
Suite 9	Available	2,384 SF	Modified Gross	\$16.50 SF/yr	\$235,000

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INTERIOR PHOTOS



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**Office Condos For Lease/
Sale In Lexington, KY**

519 Darby Creek Suite 7 & 10
Lexington, KY 40509

1.2 MI to Richmond Rd
(32,900+ VPD)

Old Todds Rd
8,800+ VPD

Man O' War Blvd
41,800+ VPD

Logos: UK, RUPP ARENA Central Bank Center, Hilton Lexington/Downtown, MARRIOTT LEXINGTON CITY CENTER, Lexington Public Library, ESPORTA FITNESS, LEXINGTON 6 C, Xometry, TEXAS ROADHOUSE, Kroger, Krispy Kreme DOUGHNUTS, Panera BREAD, Starbucks, LOWE'S, CHIPOTLE MEXICAN GRILL, SVN STONE COMMERCIAL REAL ESTATE

For marketing purposes only,
exact locations not warranted

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LOCATION MAP

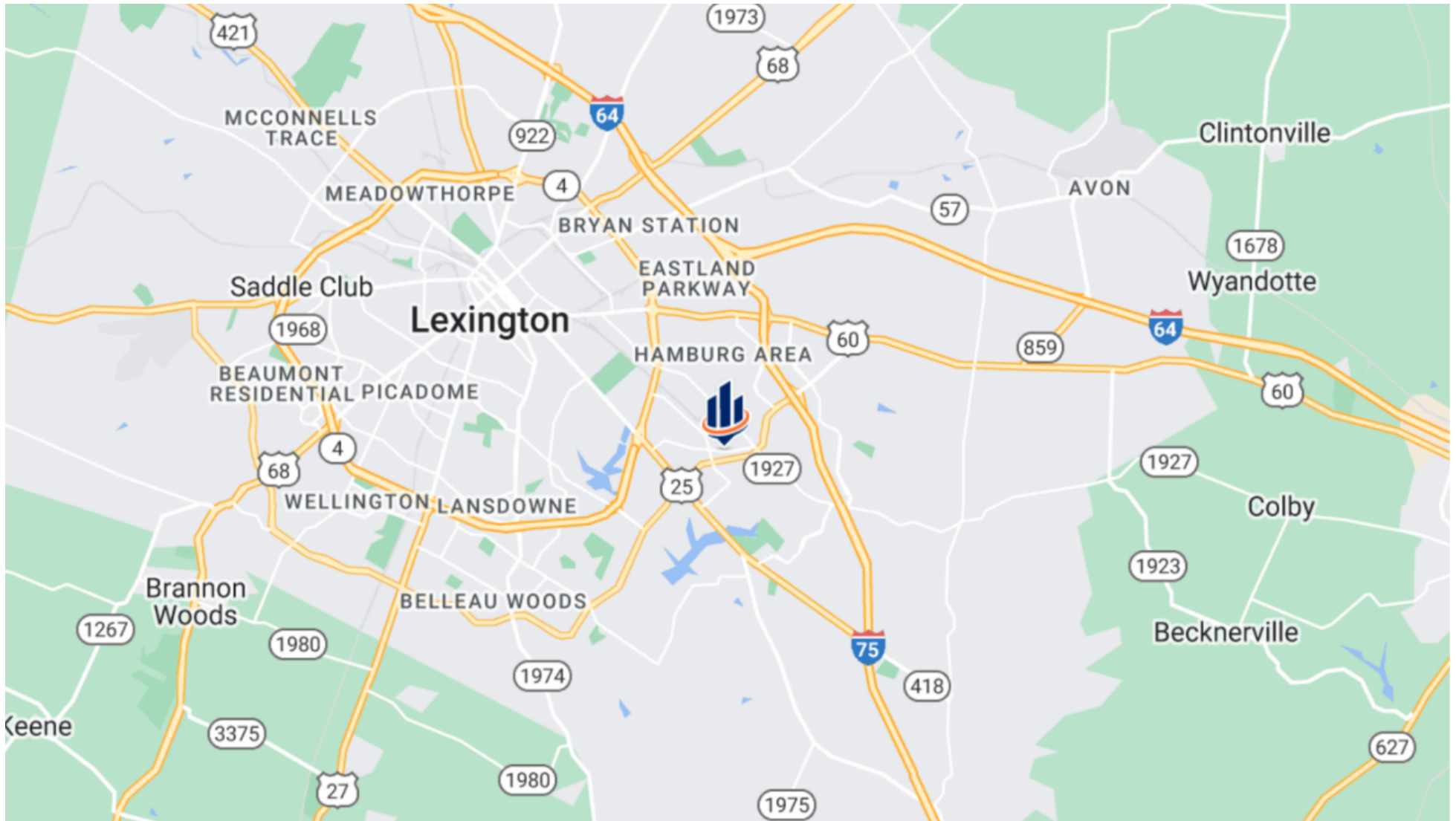


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DEMOGRAPHICS MAP & REPORT

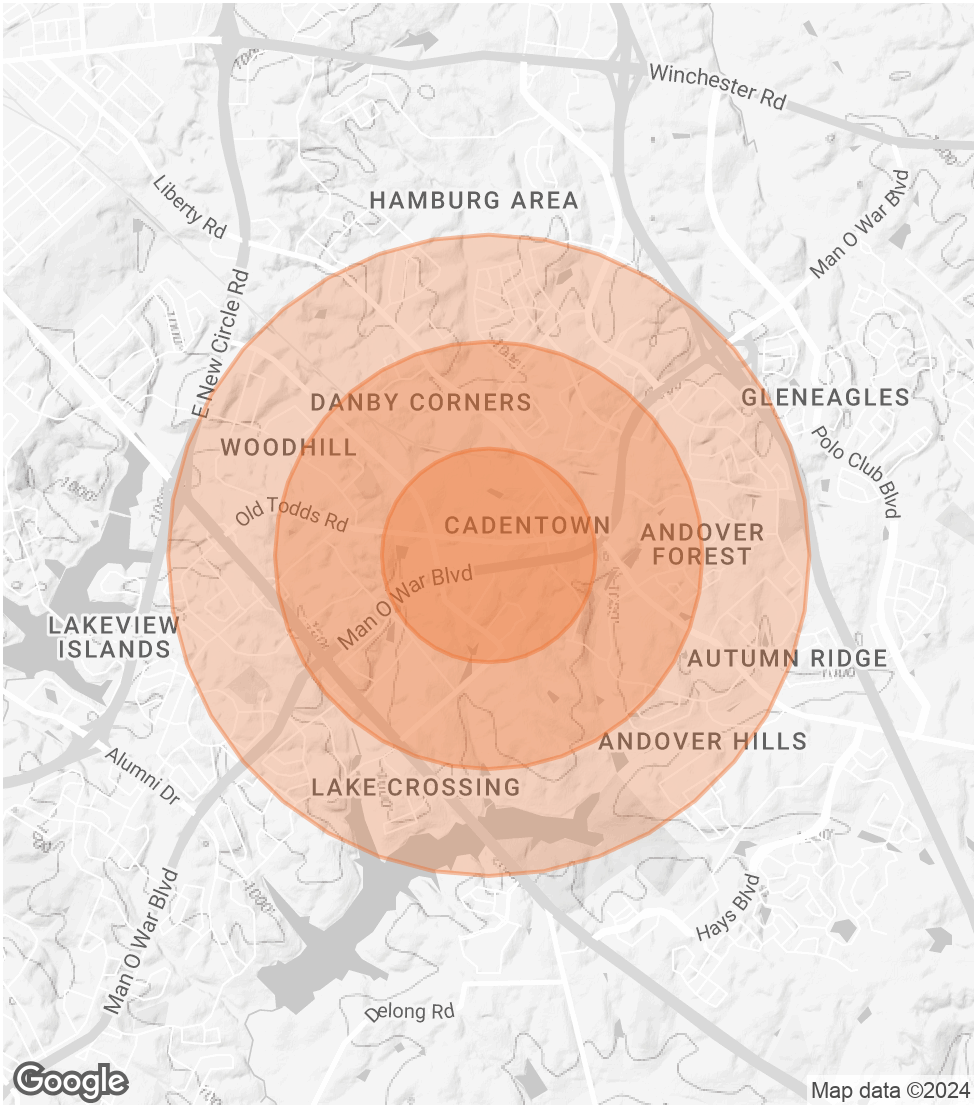
POPULATION 0.5 MILES 1 MILE 1.5 MILES

TOTAL POPULATION	2,442	10,925	26,492
AVERAGE AGE	32.2	34.5	34.6
AVERAGE AGE (MALE)	33.4	34.8	35.1
AVERAGE AGE (FEMALE)	33.5	36.0	35.6

HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

TOTAL HOUSEHOLDS	1,431	5,608	12,237
# OF PERSONS PER HH	1.7	1.9	2.2
AVERAGE HH INCOME	\$49,403	\$66,540	\$77,502
AVERAGE HOUSE VALUE	\$103,466	\$147,549	\$177,870

2020 American Community Survey (ACS)



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