

## For Lease

1 AC | \$5,000 per month

Gated Outdoor Storage



## 1 AC Zoned I-1 Land

1000 Delaware Ave

Lexington, Kentucky 40505

Space

Lot

Rate

\$5,000 per month

Size

1 AC

### Property Highlights

- 1 AC of I-1 zoned land
- Great location just off Winchester Road near downtown
- Industrial outdoor storage opportunity with existing 3,500 SF garage with two 13' garage bay doors and 20' ceilings
- Gated vacant gravel lot with existing storage buildings (can be removed if required)
- Adjacent JY Kitchen, Paradise Cycles, Lexington Pasta, Mt. Olivet Church, Foundation Building Materials, Clay Ingels and Kosmos Cement Company
- Quick access to downtown Lexington, New Circle Road and I-75/64
- Zoned I-1, Light Industrial
- Rental Rate: \$5,000 per month NNN

### For More Information

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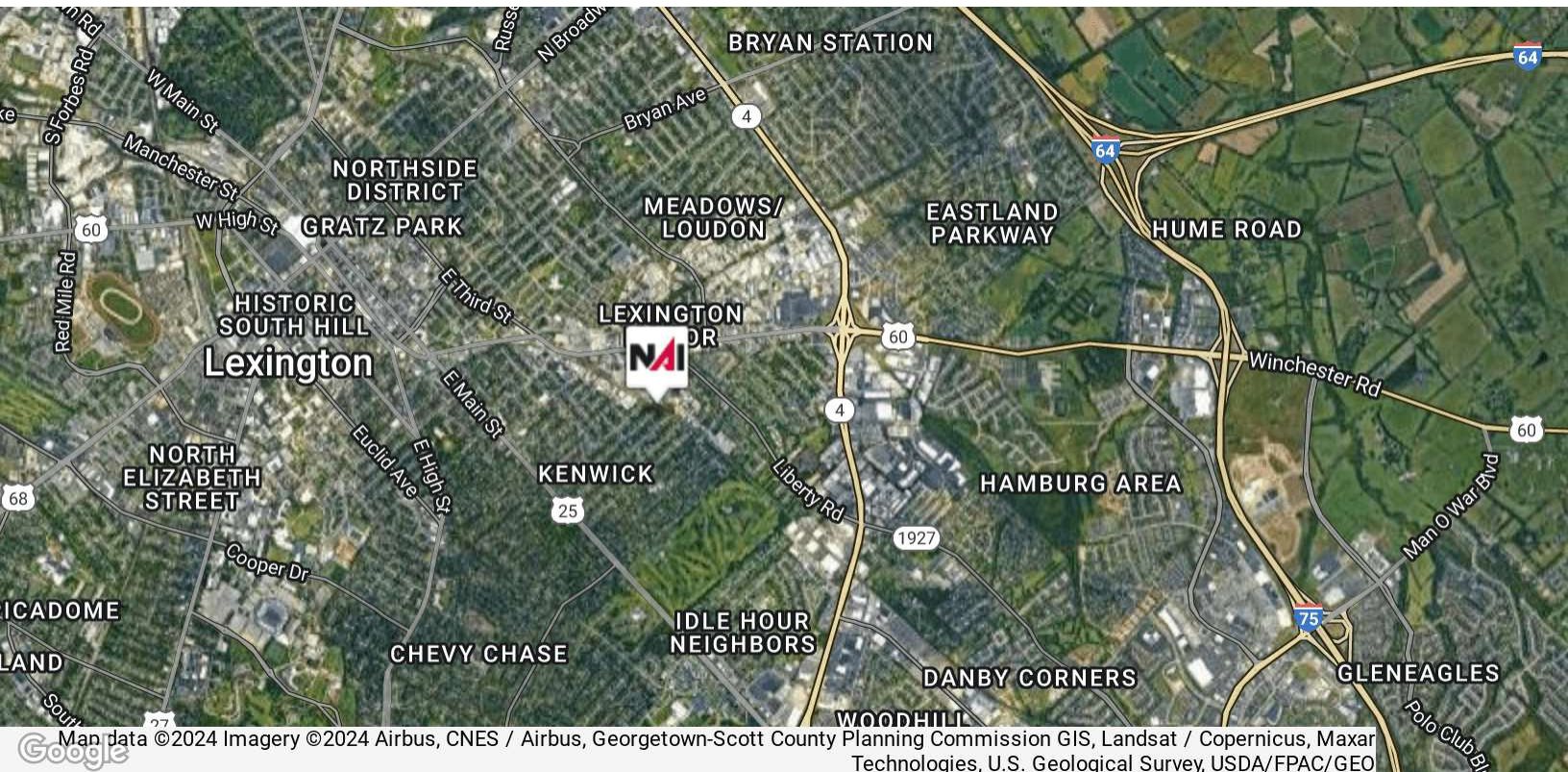
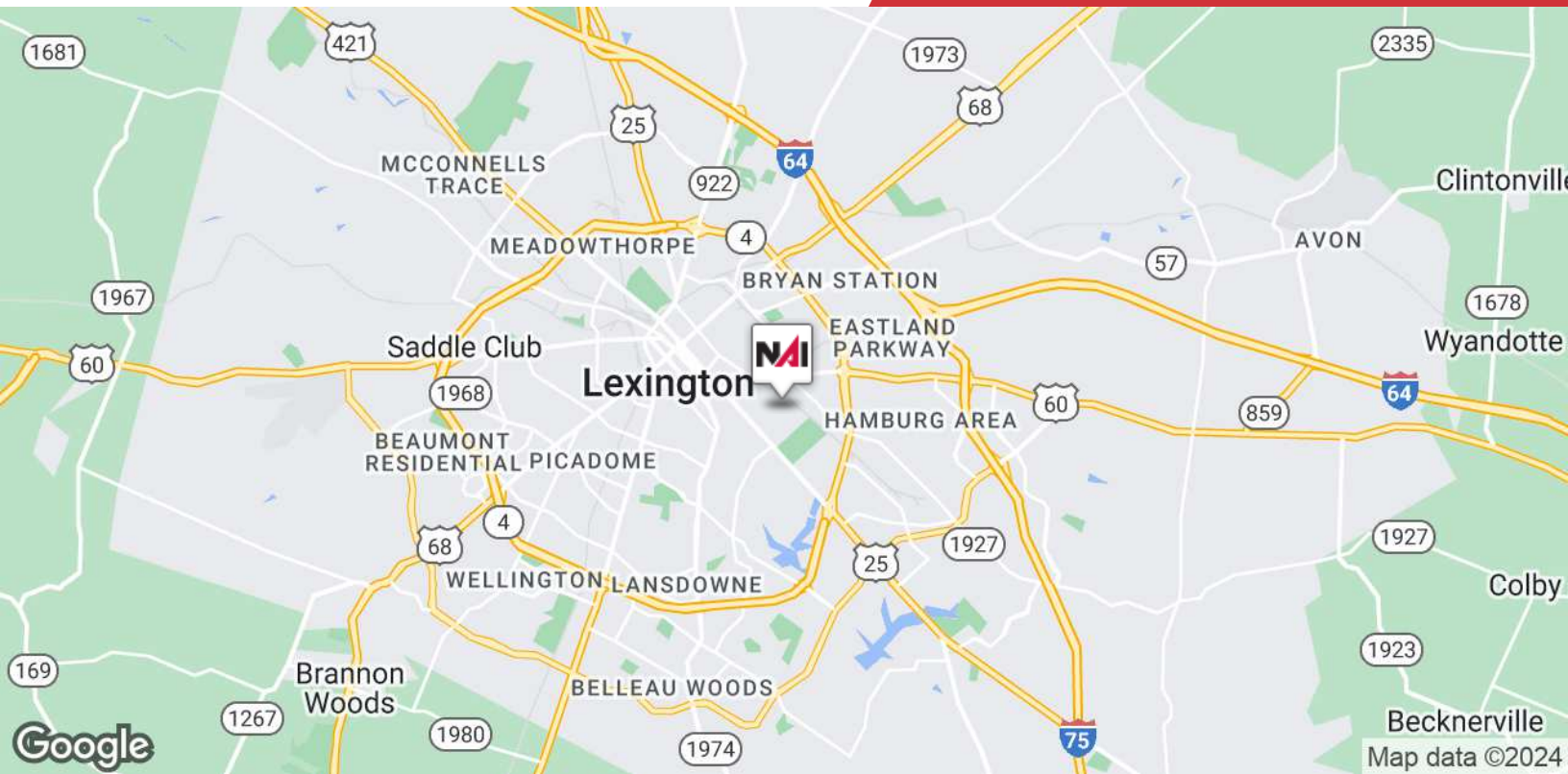


Commercial Real Estate Services, Worldwide.

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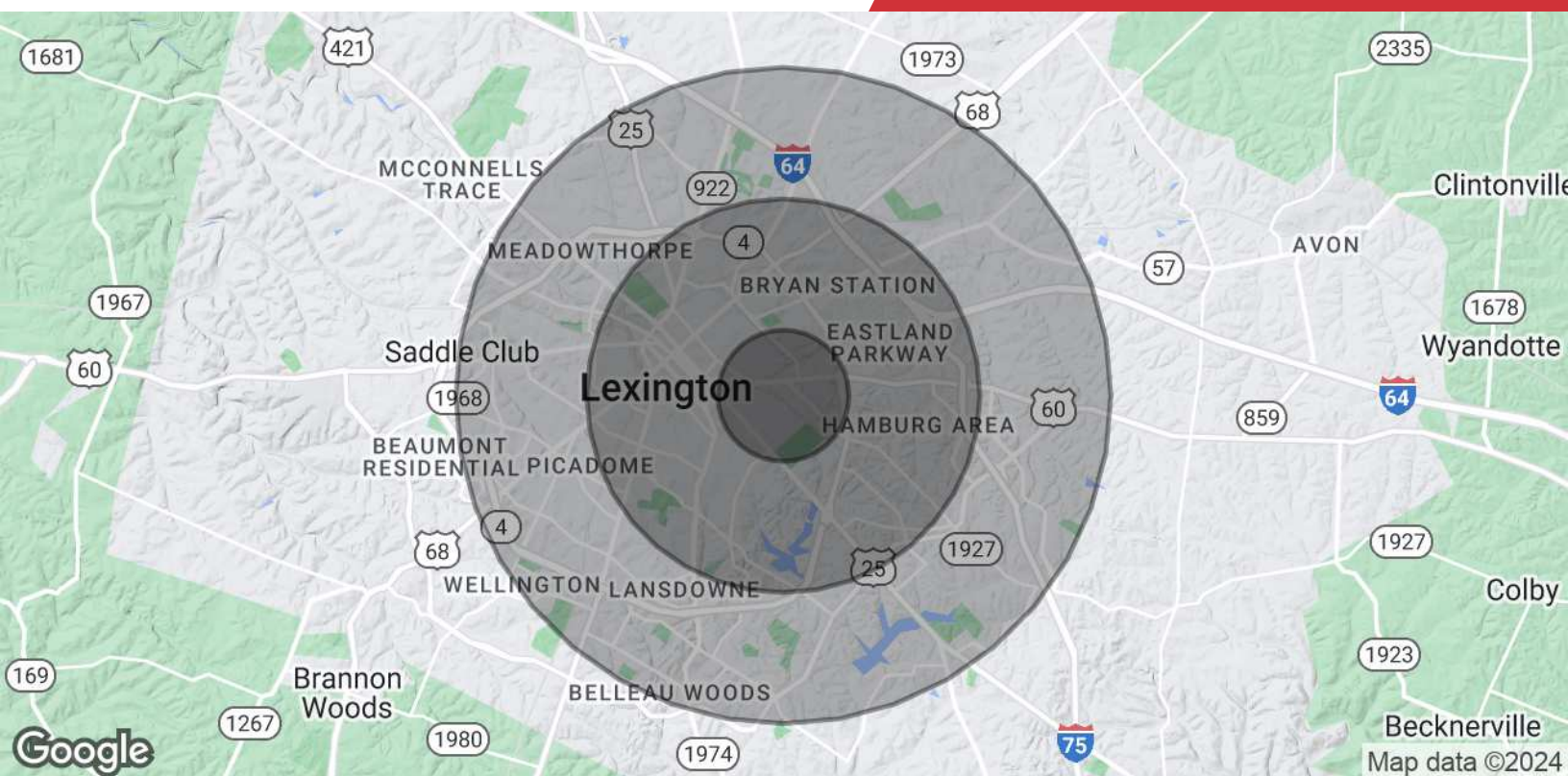
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Population	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	11,349	107,962	236,106
<b>Average Age</b>	38.8	35.1	35.5
<b>Average Age (Male)</b>	35.3	33.7	34.2
<b>Average Age (Female)</b>	41.7	36.9	37.4
Households & Income	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	5,363	46,361	101,592
<b># of Persons per HH</b>	2.0	2.1	2.2
<b>Average HH Income</b>	\$85,001	\$79,922	\$81,952
<b>Average House Value</b>	\$227,821	\$193,686	\$183,677

\* Demographic data derived from 2023 STDB