



## Crestview Shoppes

2201 Lexington Rd

Nicholasville, Kentucky 40356

### Property Highlights

- +/-12,000 SF retail center
- Pylon signage available
- Frontage on Lexington Road (US 27), Nicholasville's major traffic carrier, with an estimated 35,153 vehicles per day
- Located across Lexington Road (US 27) from Toyota on Nicholasville and +/-4 miles south of Lexington
- Adjacent to BP, Carstar Auto Body Repair, Derby Inn & Suites, and Connemara Golf Course
- Nicholasville is the county seat of Jessamine County and consistently ranks as one of the fastest growing areas in Kentucky
- Rental Rate: \$19.00 PSF Modified Gross

### Spaces

Suite 2221

### Lease Rate

\$19.00 SF/yr

### Space Size

1,200 SF

### For More Information

**Bruce R. Isaac, SIOR, CCIM**

Senior Vice President

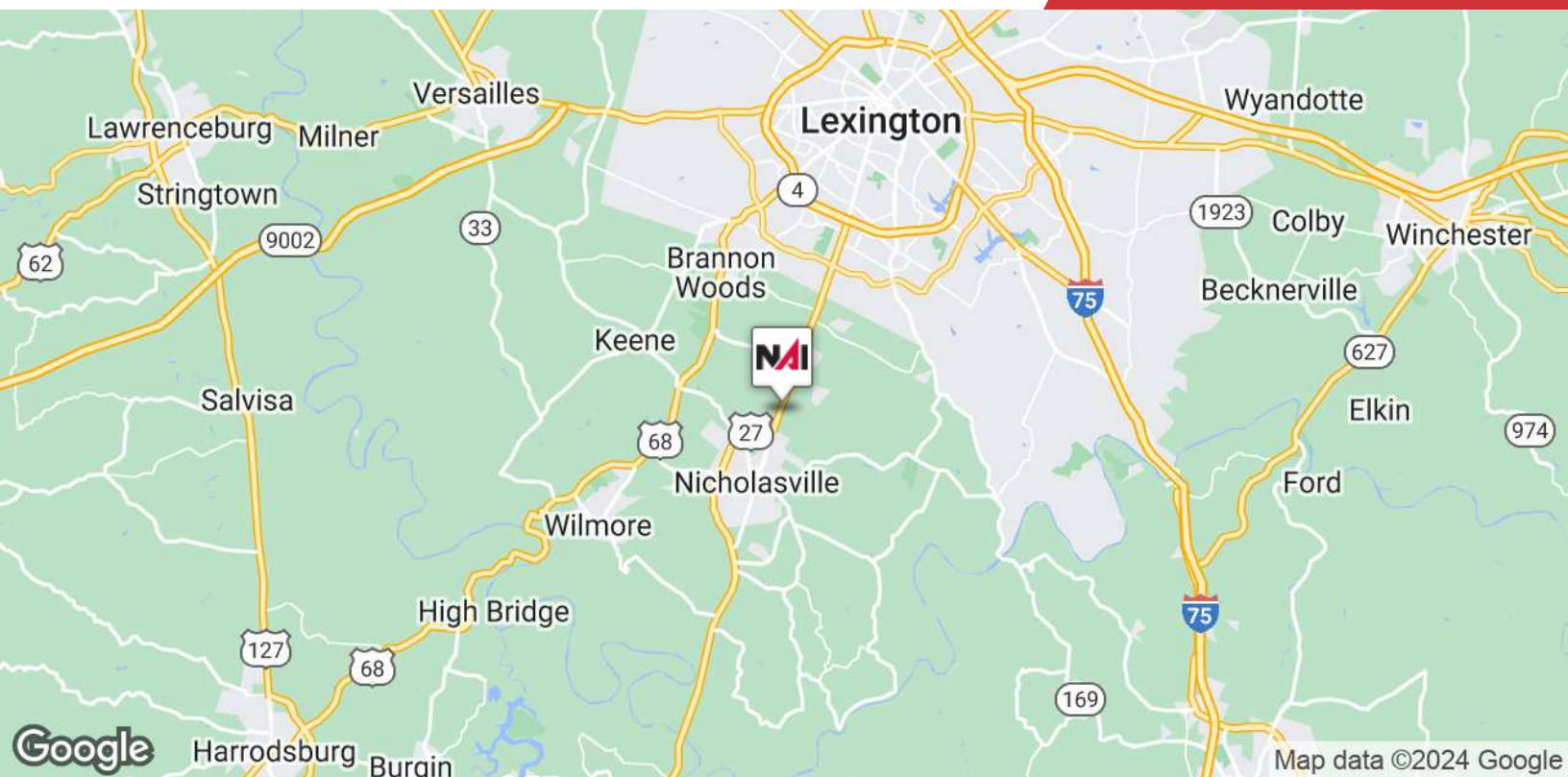
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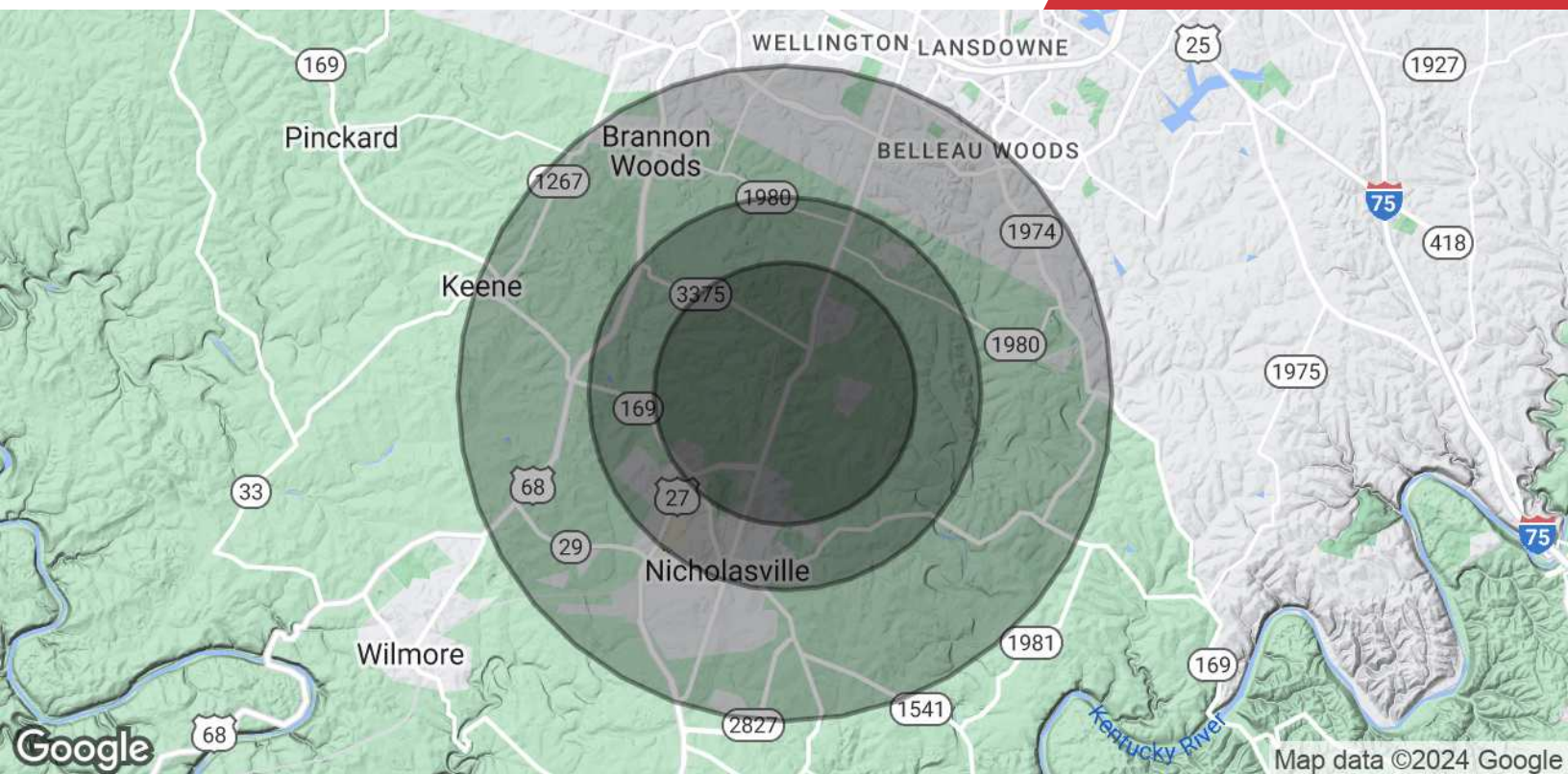












	2 Miles	3 Miles	5 Miles
<b>Population</b>			
Total Population	7,187	18,069	84,857
Average Age	39.1	40.2	38.7
Average Age (Male)	38.8	39.1	38.1
Average Age (Female)	39.8	40.9	39.3
<b>Households &amp; Income</b>			
Total Households	2,768	6,698	33,708
# of Persons per HH	2.8	2.6	2.5
Average HH Income	\$82,317	\$88,781	\$102,976
Average House Value	\$263,508	\$219,249	\$213,677

\* Demographic data derived from 2023 STDB