

LEASE

Drive-Thru End Cap Retail Opportunity

1951 STANTON WAY

Lexington, KY 40511

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	6% of Gross Sales
BUILDING SIZE:	2,000 SF
AVAILABLE SF:	1,500 - 2,000 SF
LEASE TYPE:	NNN
ZONING:	B-5P

PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to announce a end-cap opportunity with drive-thru potential in Lexington.

Nestled on Stanton Way, this 1,500 - 2,000 SF space offers flexibility for a plethora of uses. Surrounded by McDonalds and Cracker Barrel in this retail corridor, this location is prime for it's next user.

Moreover, with limited availability of end caps with drive-thru potential in the market, this is a rare chance to secure a coveted spot in one of Lexington's busiest pockets around the interstate. Alongside the high traffic flow and proximity to major thoroughfares, the potential for success here is high.

For Further information, please reach out to Weston Lockhart at 859-317-3538 or weston.lockhart@svn.com or Nathan Dilly at 859-264-0888 or nathan.dilly@svn.com

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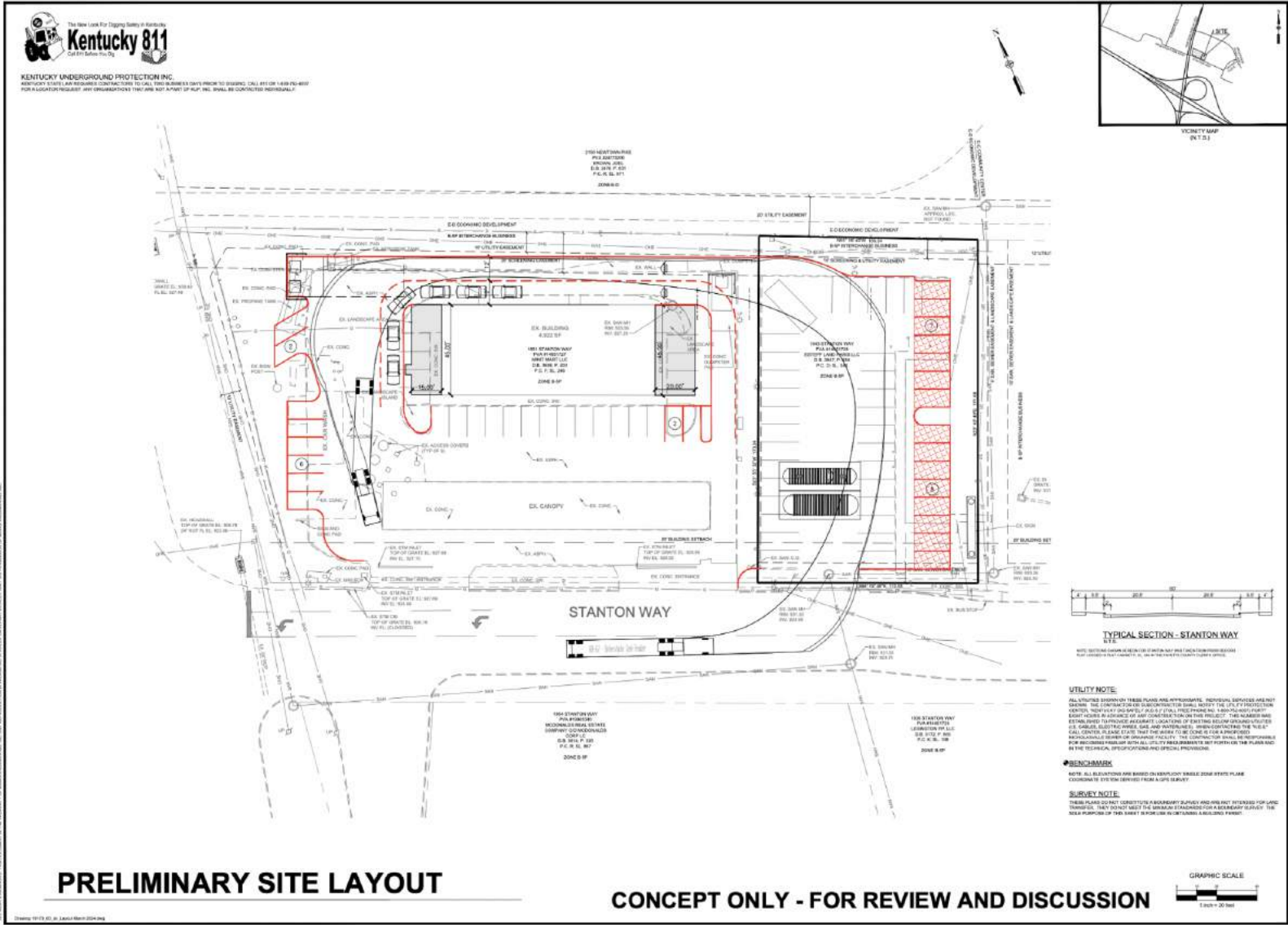
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SITE LAYOUT

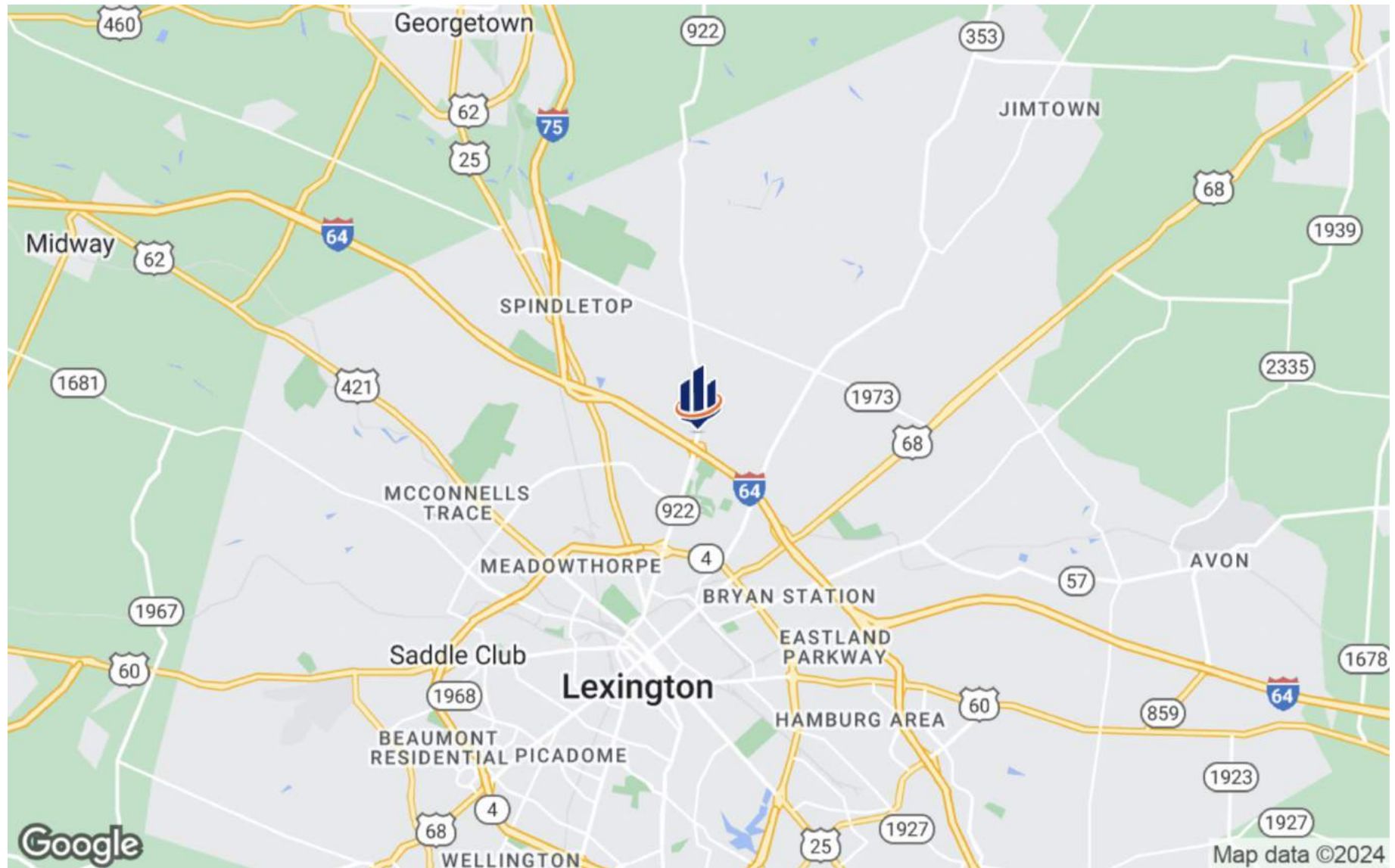


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LOCATION MAP



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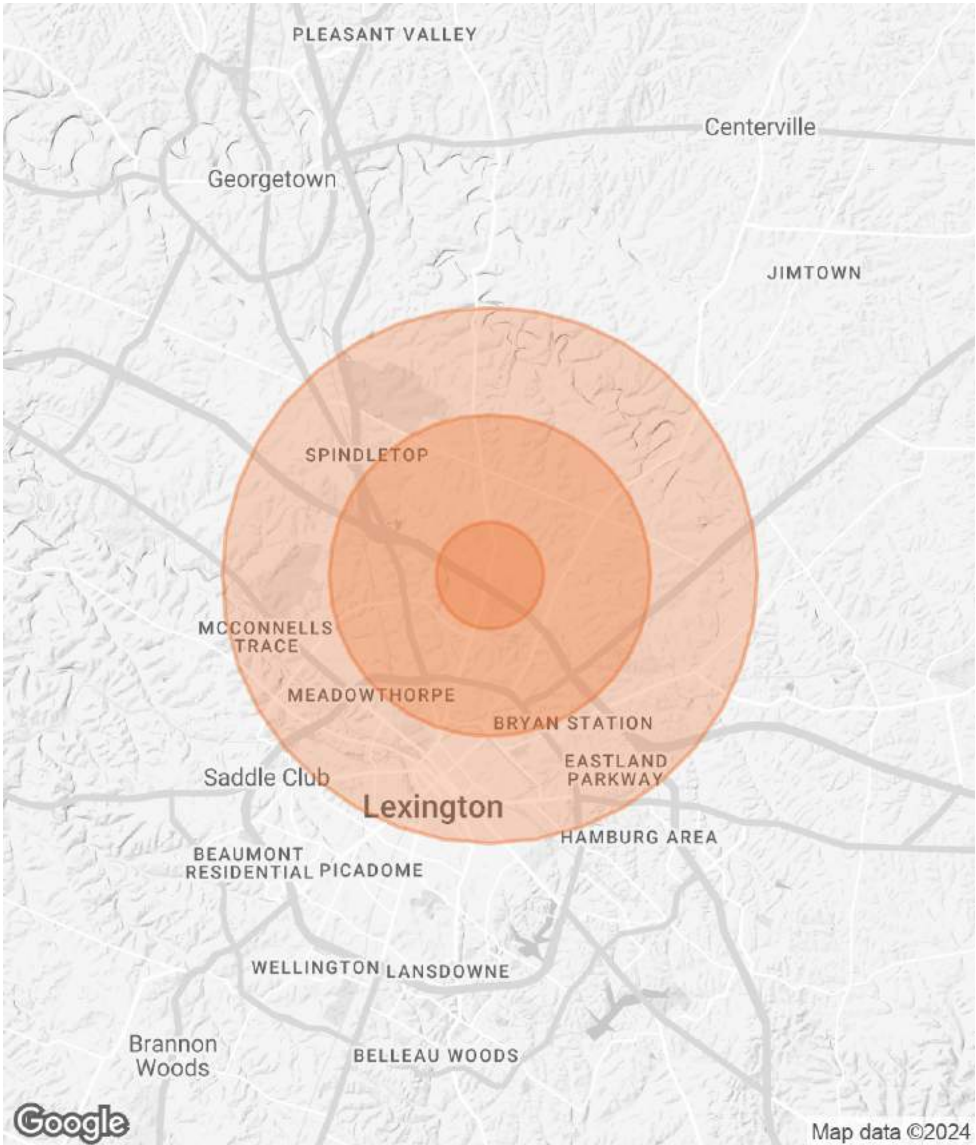
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,358	30,170	103,404
AVERAGE AGE	38.8	37.8	35.1
AVERAGE AGE (MALE)	37.0	34.9	33.4
AVERAGE AGE (FEMALE)	37.4	41.4	37.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,006	12,619	45,459
# OF PERSONS PER HH	2.3	2.4	2.3
AVERAGE HH INCOME	\$68,106	\$67,409	\$56,293
AVERAGE HOUSE VALUE	\$146,097	\$144,409	\$150,055

* Demographic data derived from 2020 ACS - US Census



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