

## For Sale

0.5 Acres | \$550,000

Zoned P-1



## Development Lot

3326 Clays Mill Road & 641 Delzan Place  
Lexington, Kentucky 40503

## Offering Summary

|             |           |
|-------------|-----------|
| Sale Price: | \$550,000 |
| Lot Size:   | 0.5 Acres |

## Property Highlights

- +/-0.5 acre lot with direct frontage on Clays Mill Road
- Situated at the corner of Delzan Place and Clays Mill Road
- Easy access to Man O' War Boulevard, Nicholasville Road, Harrodsburg Road, Blue Grass Airport and downtown Lexington
- The site is well-positioned to take advantage of established traffic patterns to the major arteries serving the Lexington region offering quick and convenient access from Nicholasville Road and Reynolds Road/Wellington Way
- Traffic Count: +/-12,953 ('20) ADT on Clays Mill Road near the site
- Zoned P-1, Professional Office
- Sale Price: \$550,000

## For More Information

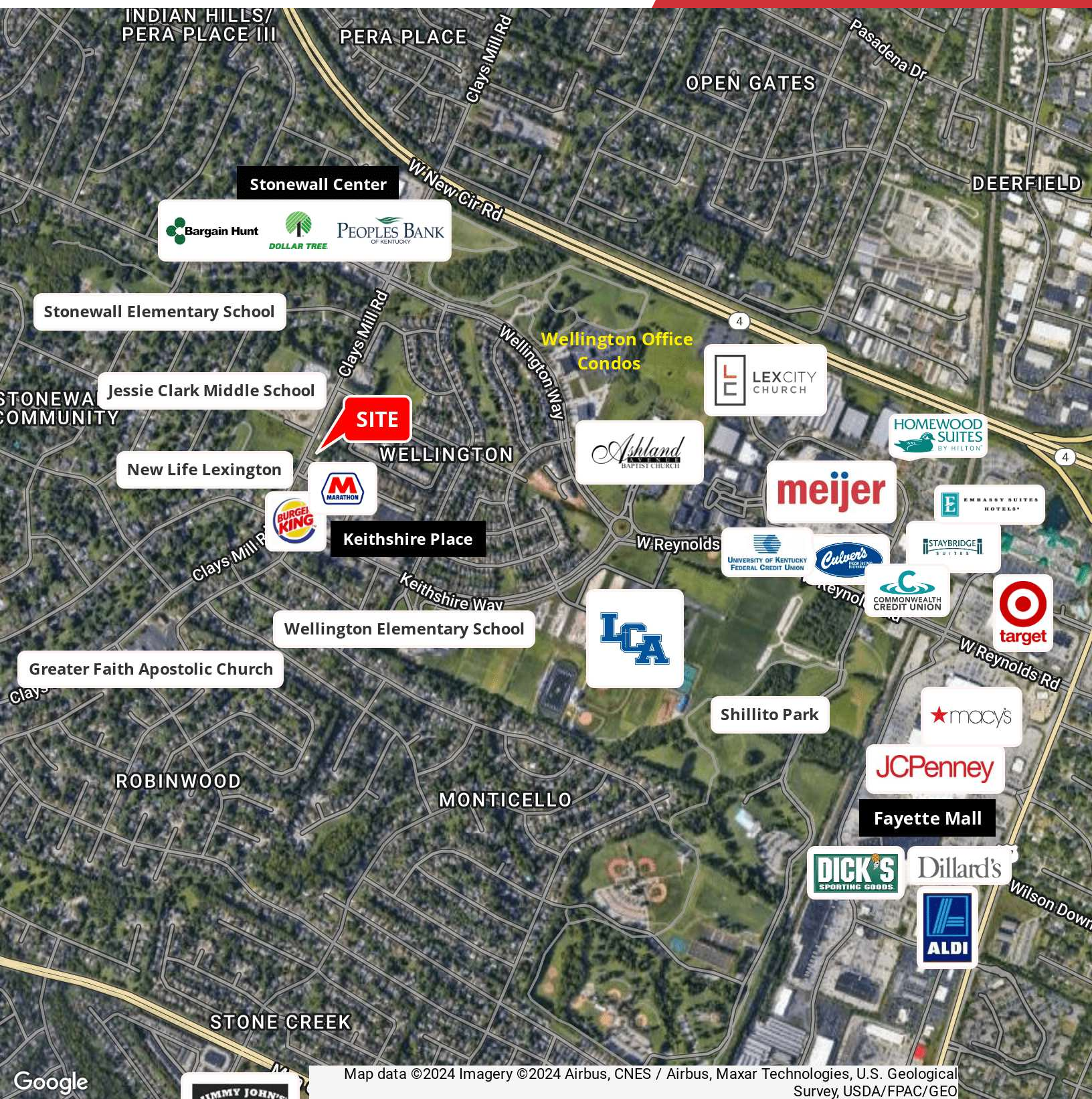
**Al Isaac**

President

O: 859 422 4400

alisaac@naiisaac.com | KY #223721





Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/Geo



## For Sale

0.5 Acres | \$550,000

Zoned P-1

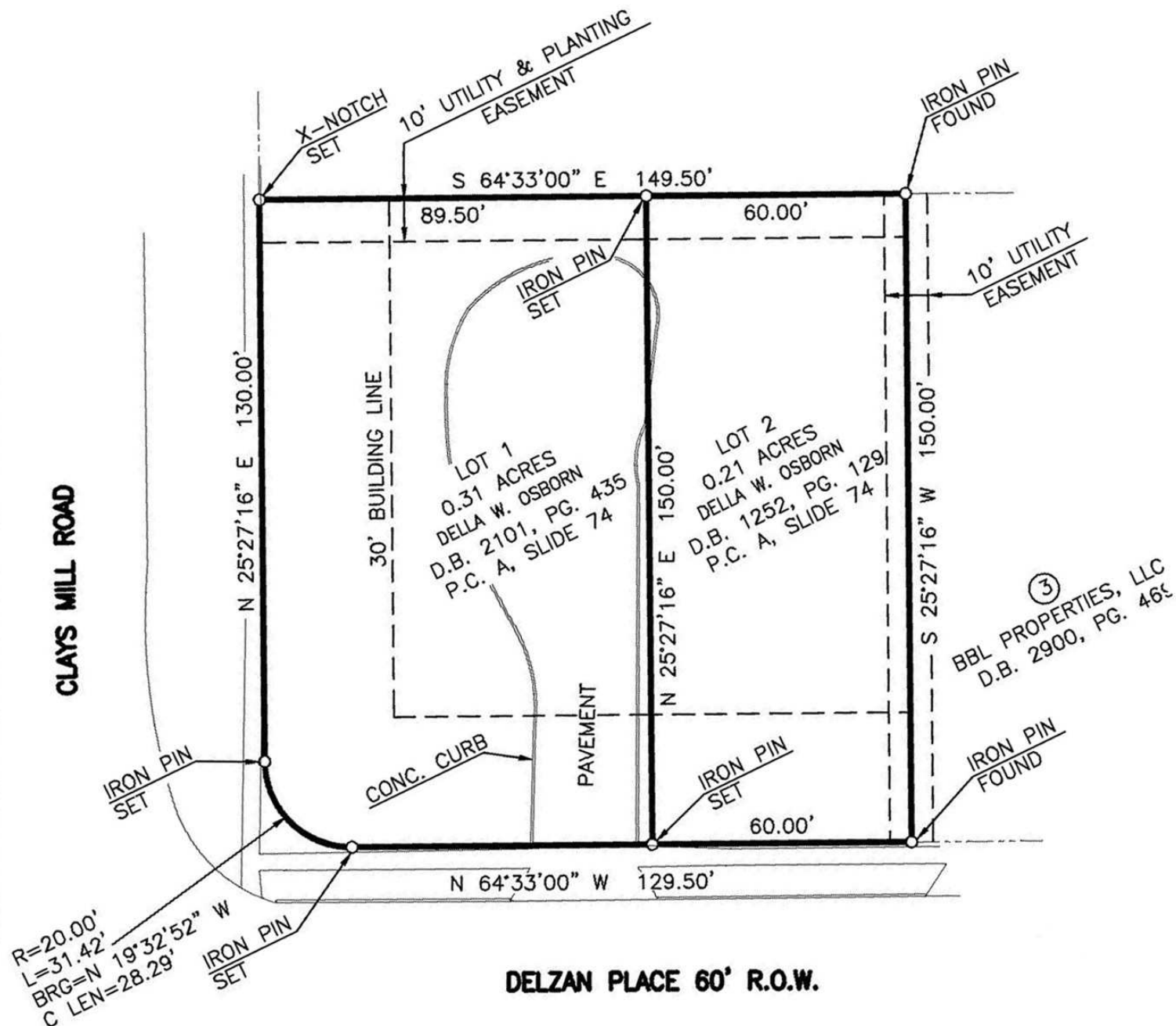


Map data ©2024 Imagery ©2024 CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

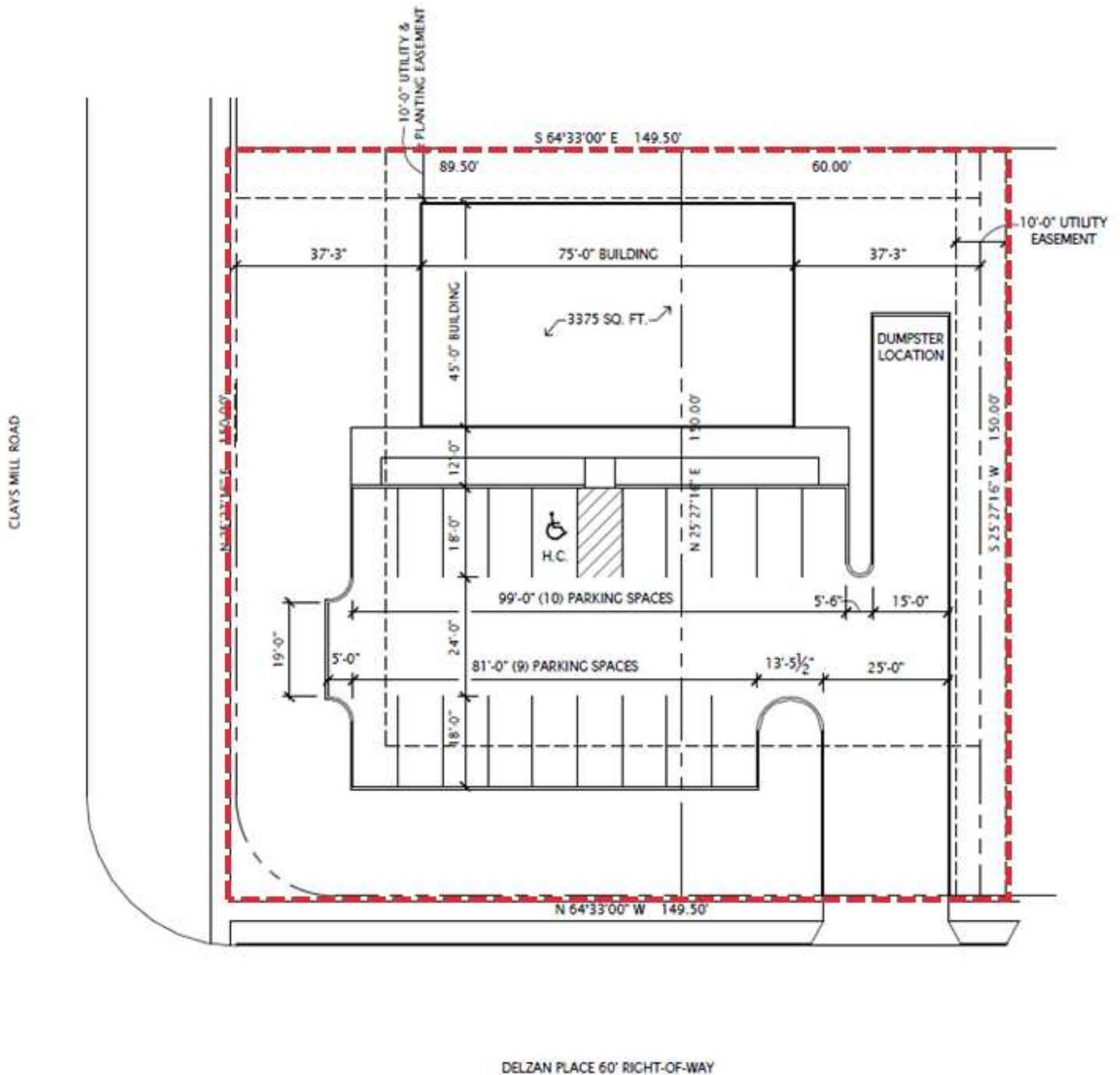
771 Corporate Drive, Suite 500  
Lexington, KY 40503  
859 224 2000 tel  
[naiisaac.com](http://naiisaac.com)





## Option 1 – Proposed Site Plan

- +3,375 SF building
- 19 parking spaces



- 2,400 SF building
- 2 drive-thru lanes
- 11 parking spaces







Commercial Real Estate Services, Worldwide.

For Sale

0.5 Acres | \$550,000

Zoned P-1



Map data ©2024 Imagery ©2024 CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/Geo

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500  
Lexington, KY 40503  
859 224 2000 tel  
[naiisaac.com](http://naiisaac.com)





|                                | 1 Mile    | 2 Miles   | 3 Miles   |
|--------------------------------|-----------|-----------|-----------|
| <b>Population</b>              |           |           |           |
| Total Population               | 9,369     | 48,272    | 93,167    |
| Average Age                    | 43.1      | 39.9      | 38.9      |
| Average Age (Male)             | 40.3      | 37.9      | 37.0      |
| Average Age (Female)           | 45.4      | 41.5      | 40.5      |
| <b>Households &amp; Income</b> |           |           |           |
| Total Households               | 3,788     | 20,619    | 40,593    |
| # of Persons per HH            | 2.5       | 2.5       | 2.4       |
| Average HH Income              | \$111,644 | \$108,875 | \$102,382 |
| Average House Value            | \$240,325 | \$218,296 | \$215,137 |

Demographic data derived from 2023 STDB