

Exclusively Presented By

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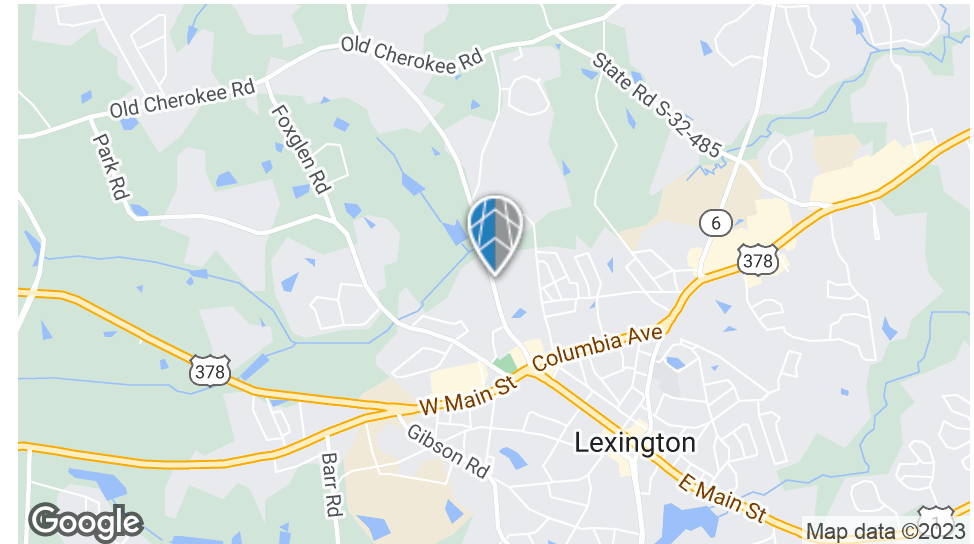
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**ROI COMMERCIAL, LLC**

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## PROPERTY SUMMARY

<b>Sale Price:</b>	\$195,000
<b>Lot Size:</b>	0.74 Acres
<b>APN #:</b>	004300-04-112
<b>Zoning:</b>	General Commercial

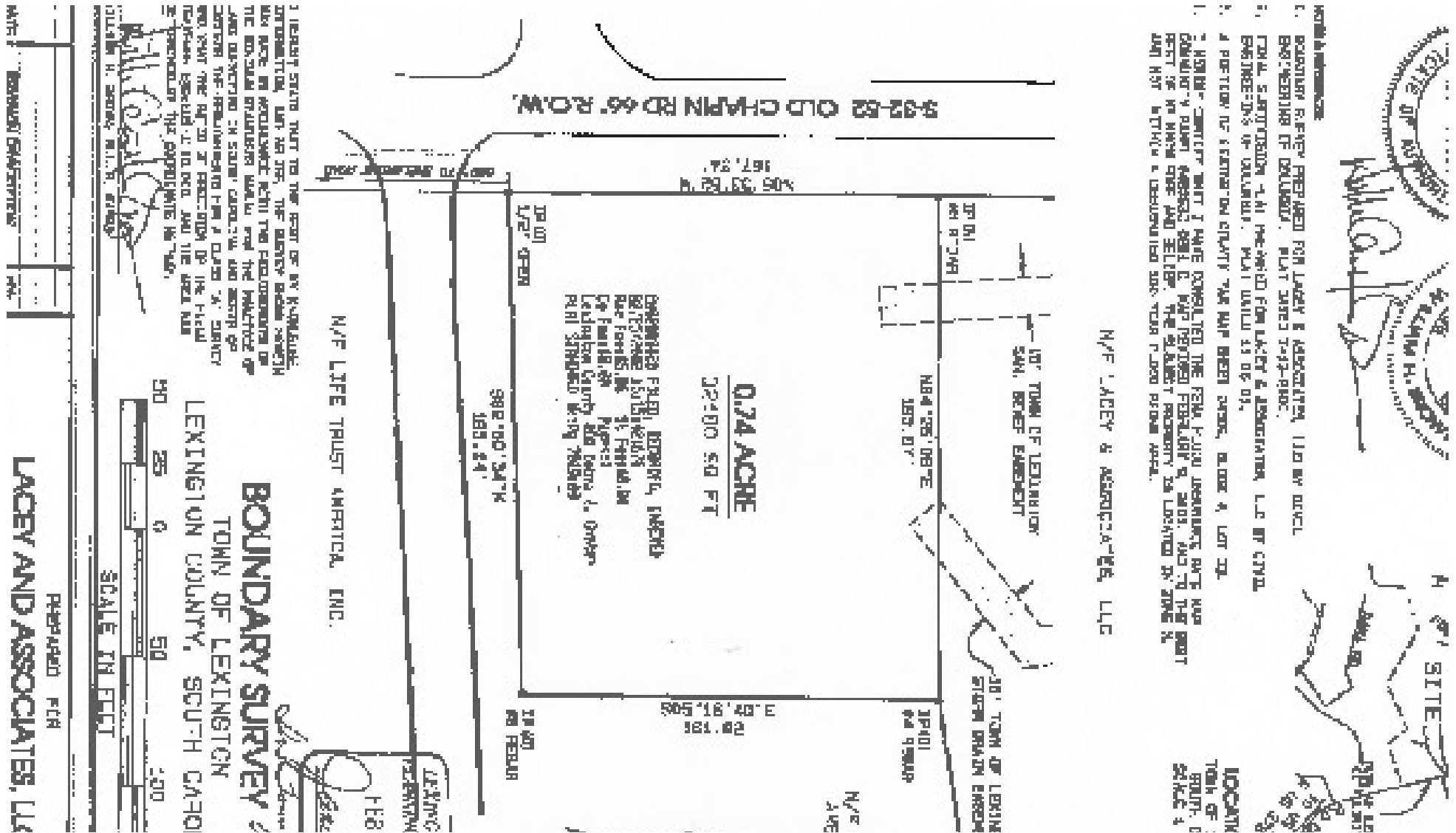
## PROPERTY OVERVIEW

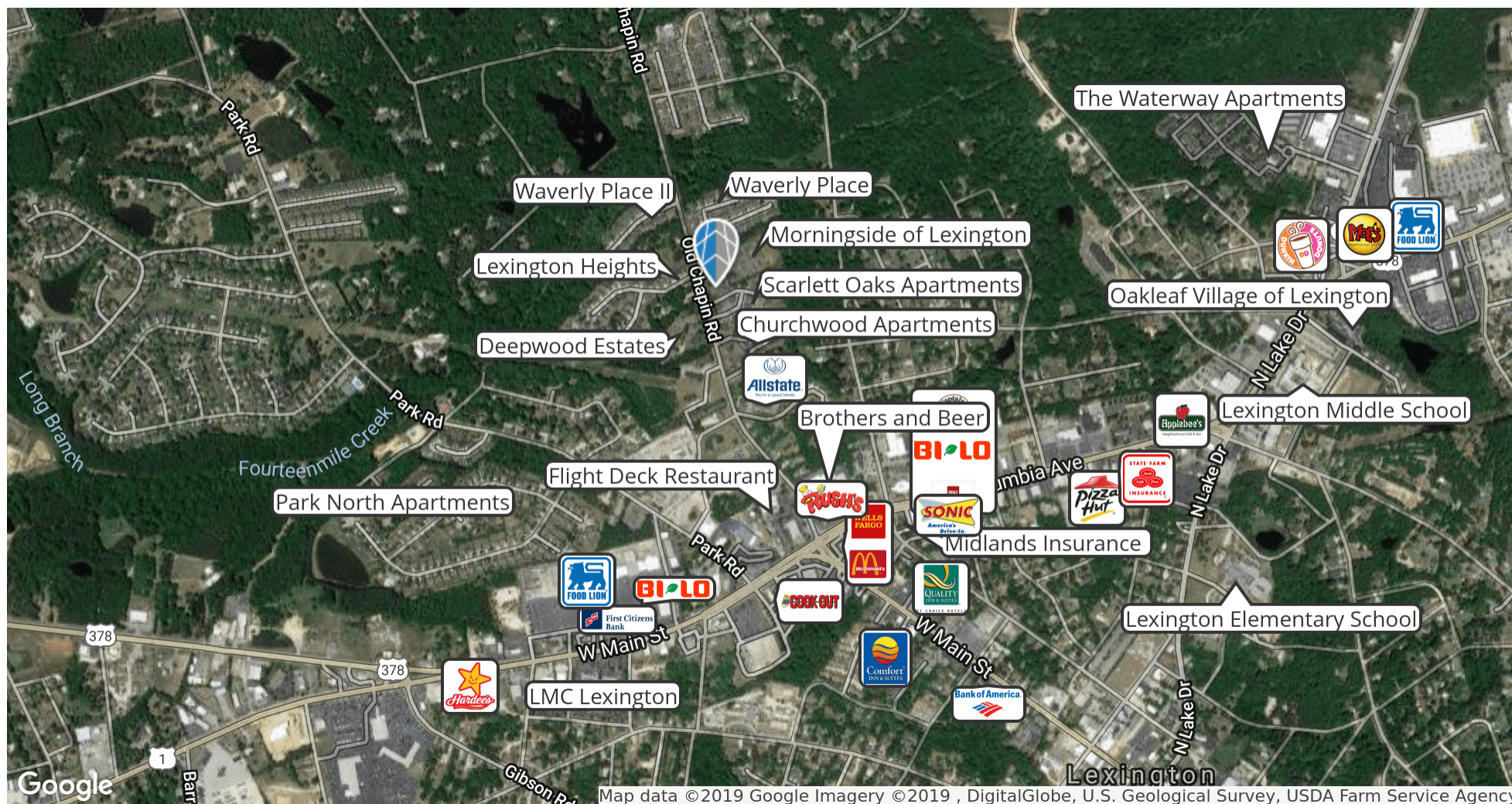
.74 acre commercial parcel located approximately 1/2 mile from downtown Lexington.

## PROPERTY HIGHLIGHTS

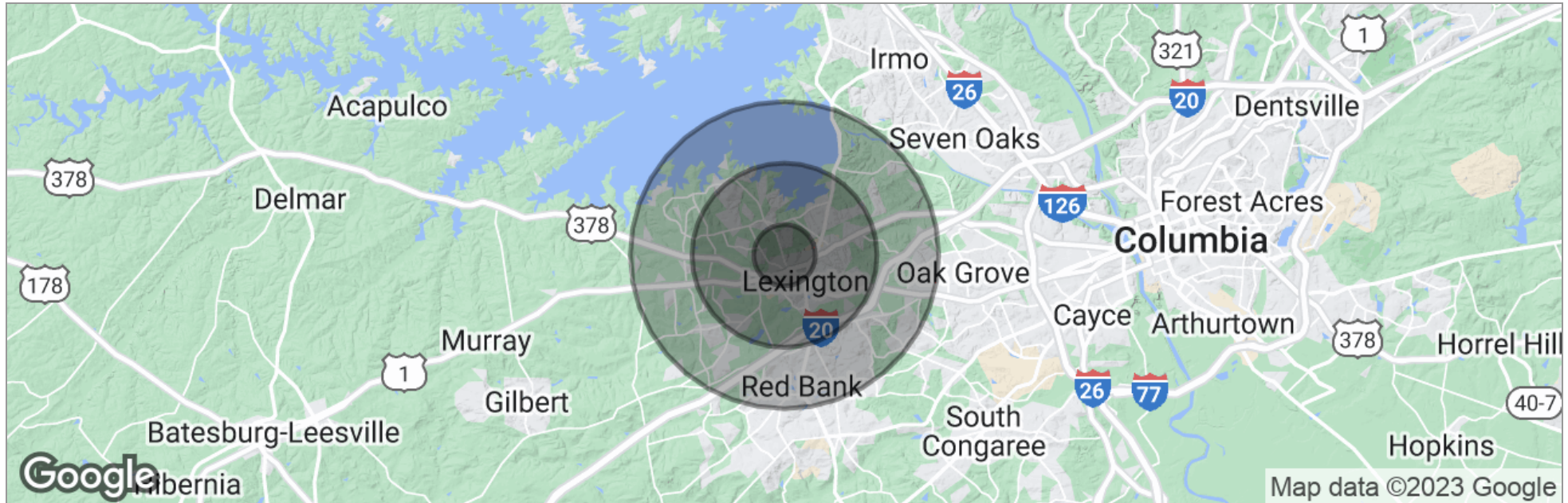
- Located in the growing Town of Lexington market
- 167 feet of frontage to Old Chapin Road
- Water and Sewer available
- Owner will consider a Build-to-Suit











	1 Mile	3 Miles	5 Miles
Total Population	3,424	28,089	56,241
Population Density	1,090	993	716
Median Age	40.4	38.1	37.5
Median Age (Male)	39.3	36.9	36.8
Median Age (Female)	41.8	39.2	38.3
Total Households	1,264	10,705	21,406
# of Persons Per HH	2.7	2.6	2.6
Average HH Income	\$82,635	\$83,858	\$83,174
Average House Value	\$180,972	\$200,469	\$187,800

\* Demographic data derived from 2020 ACS - US Census