

**LEASE**

# Free Standing Retail For Lease in Lexington, KY

**1123 WINCHESTER RD**

Lexington, KY 40505

**PRESENTED BY:**

**TRAVIS ROSE, MBA**

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## PROPERTY SUMMARY



### PROPERTY HIGHLIGHTS

- 5,000 SF Free Standing Retail Building
- \$13 per foot NNN
- 30,000 VPD
- Ample Parking
- Well Maintained
- 2 miles from Downtown Lexington and 2.5 miles from the I-75/ Winchester Rd exchange

### OFFERING SUMMARY

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**LEASE RATE:** \$13.00 SF/yr (NNN)

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**AVAILABLE SF:** 5,000 SF

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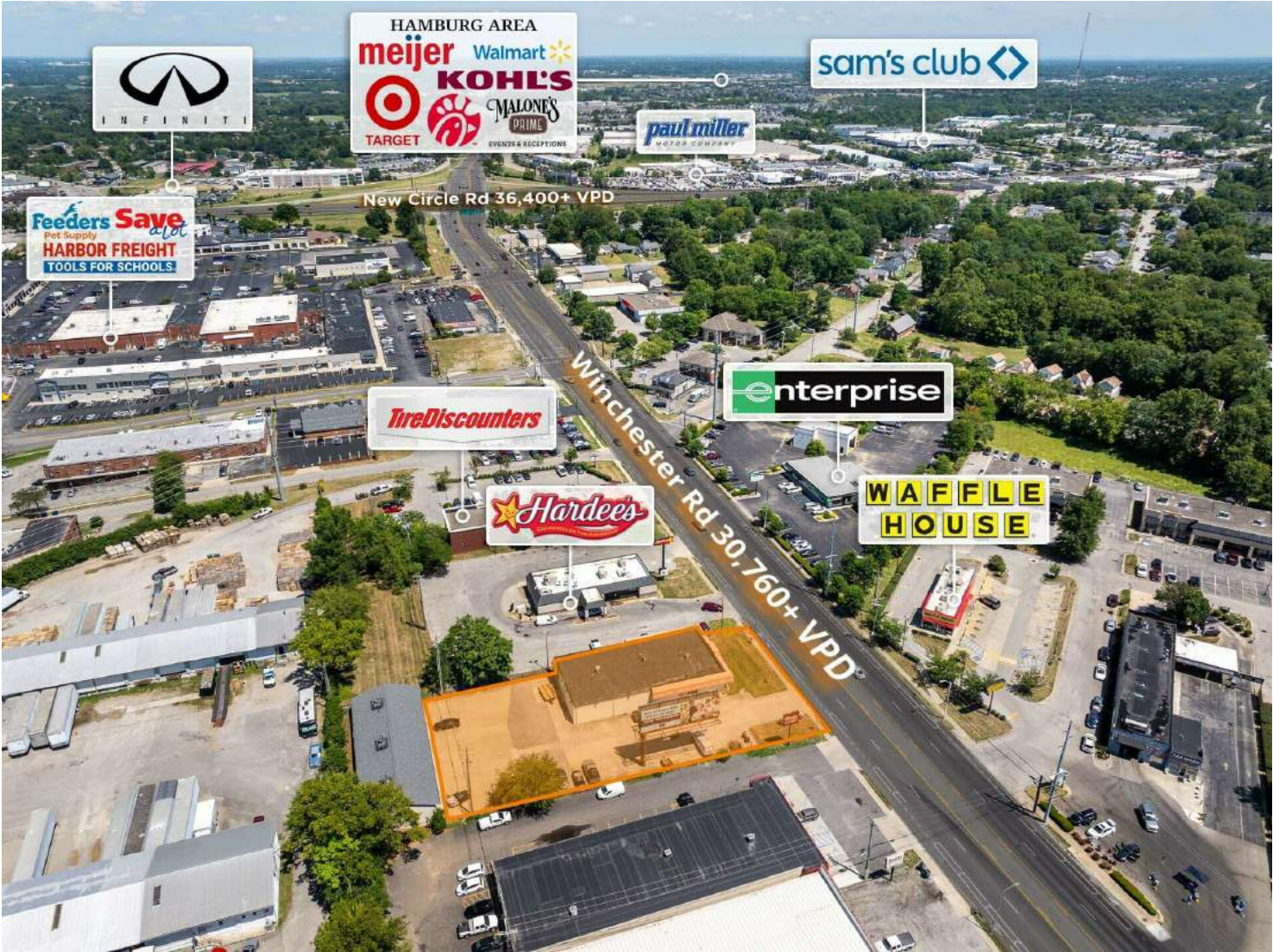
### PROPERTY DESCRIPTION

SVN Stone Commercial Real Estate is please to announce the free standing building at 1123 Winchester Road for lease. This 5,000 SF building is currently being operated as a pawn shop and will be available for lease October 1st 2024. The property fronts busy Winchester Road with over 30,000 VPD and is located in a great retail corridor of Lexington. The space features ample parking, garage space in the back of the building with a roll up door, a large show room with private offices, and has been well maintained.

For more information please contact Travis Rose, MBA at [travis.rose@svn.com](mailto:travis.rose@svn.com) // (859) 806-1591.



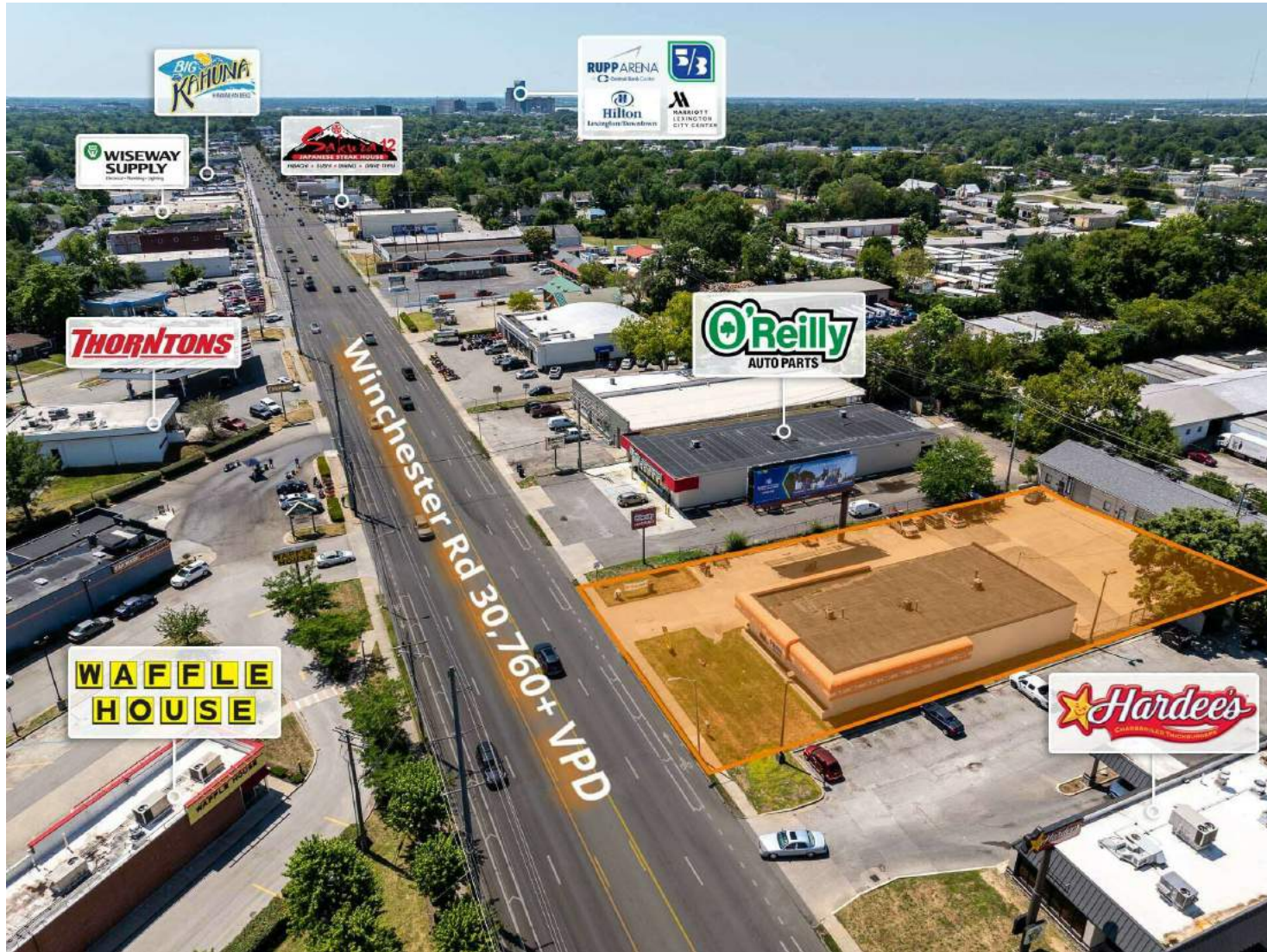
AERIAL



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# AERIAL



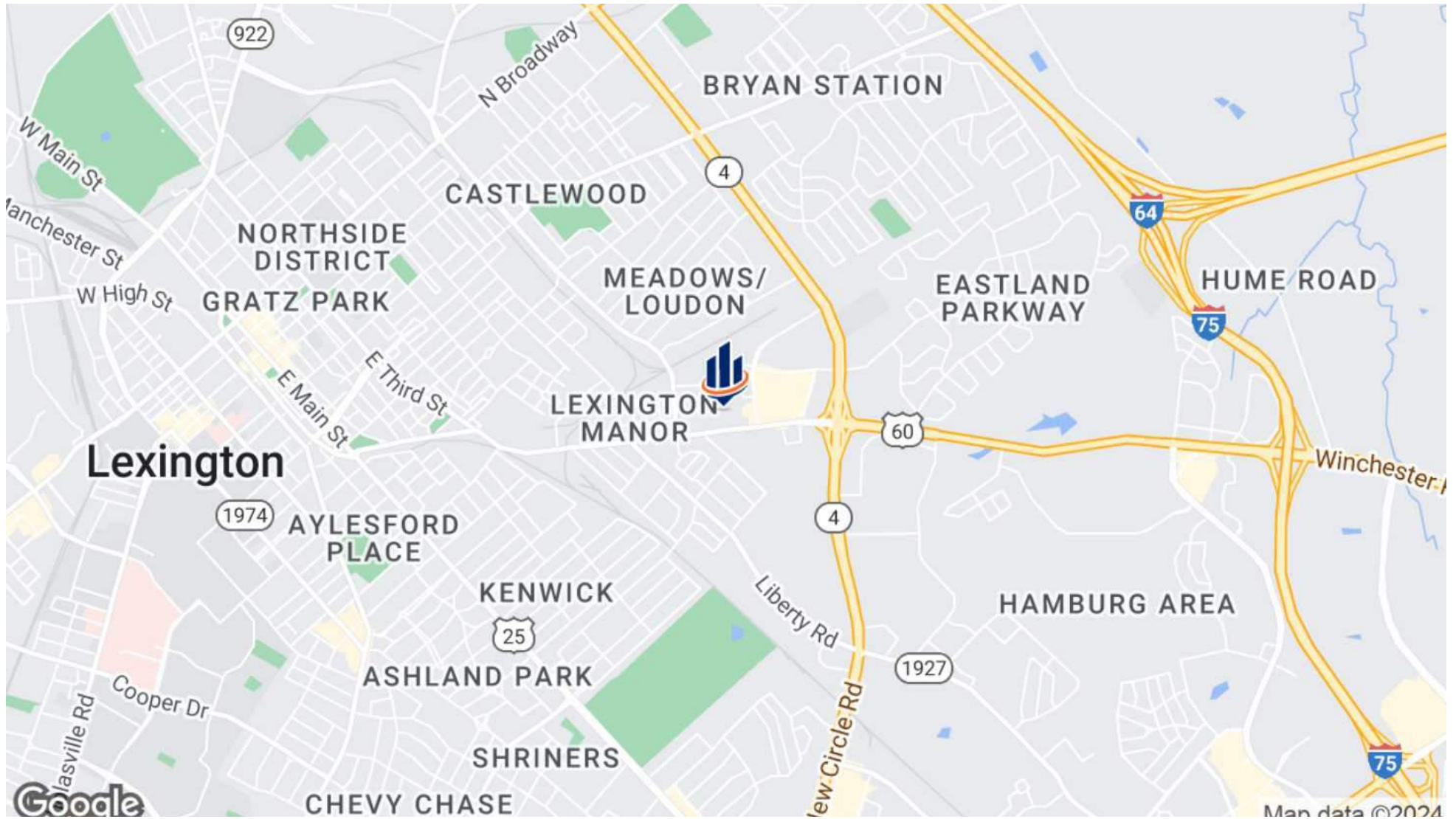
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## LOCATION MAP

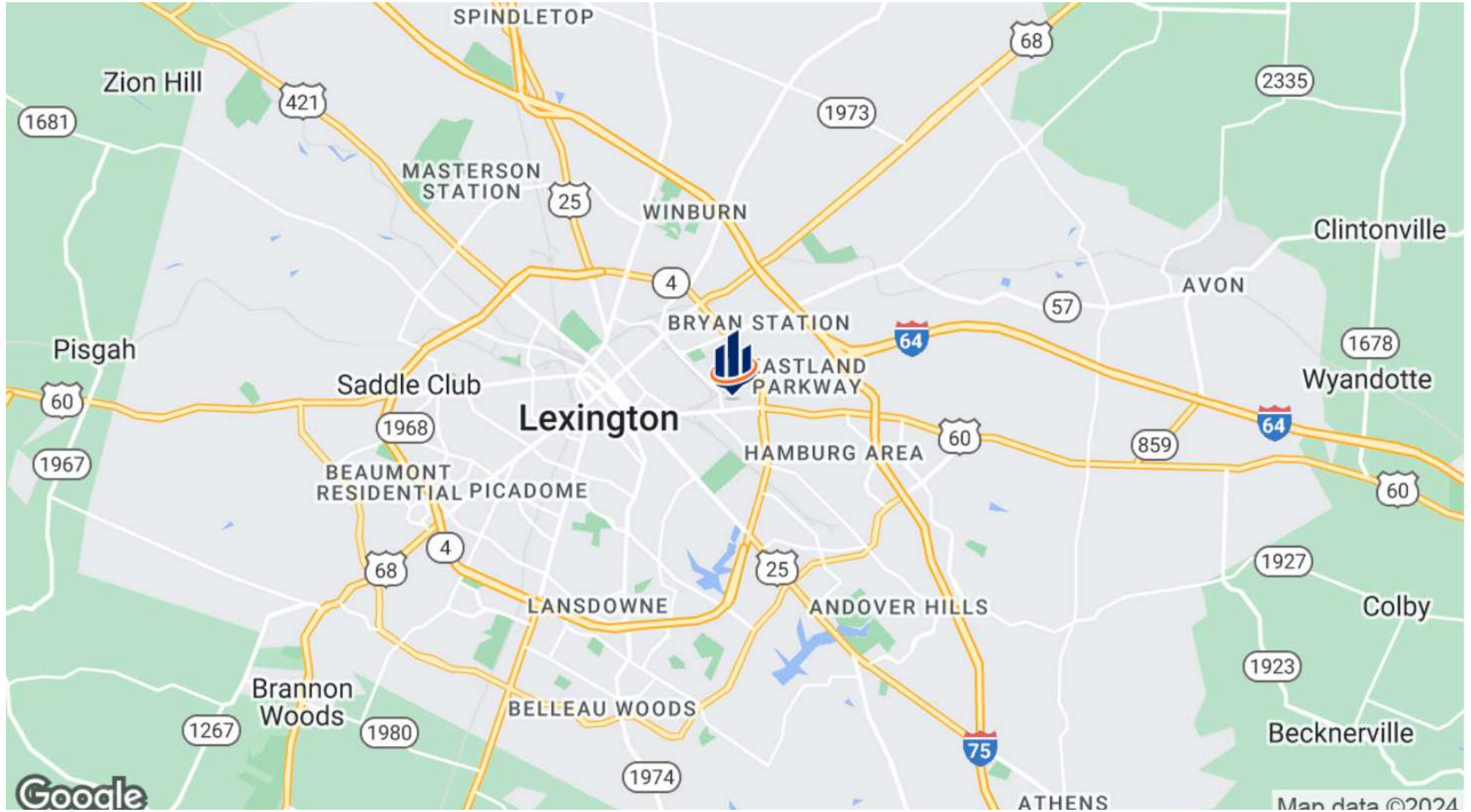


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# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.3 MILES 0.5 MILES 1 MILE

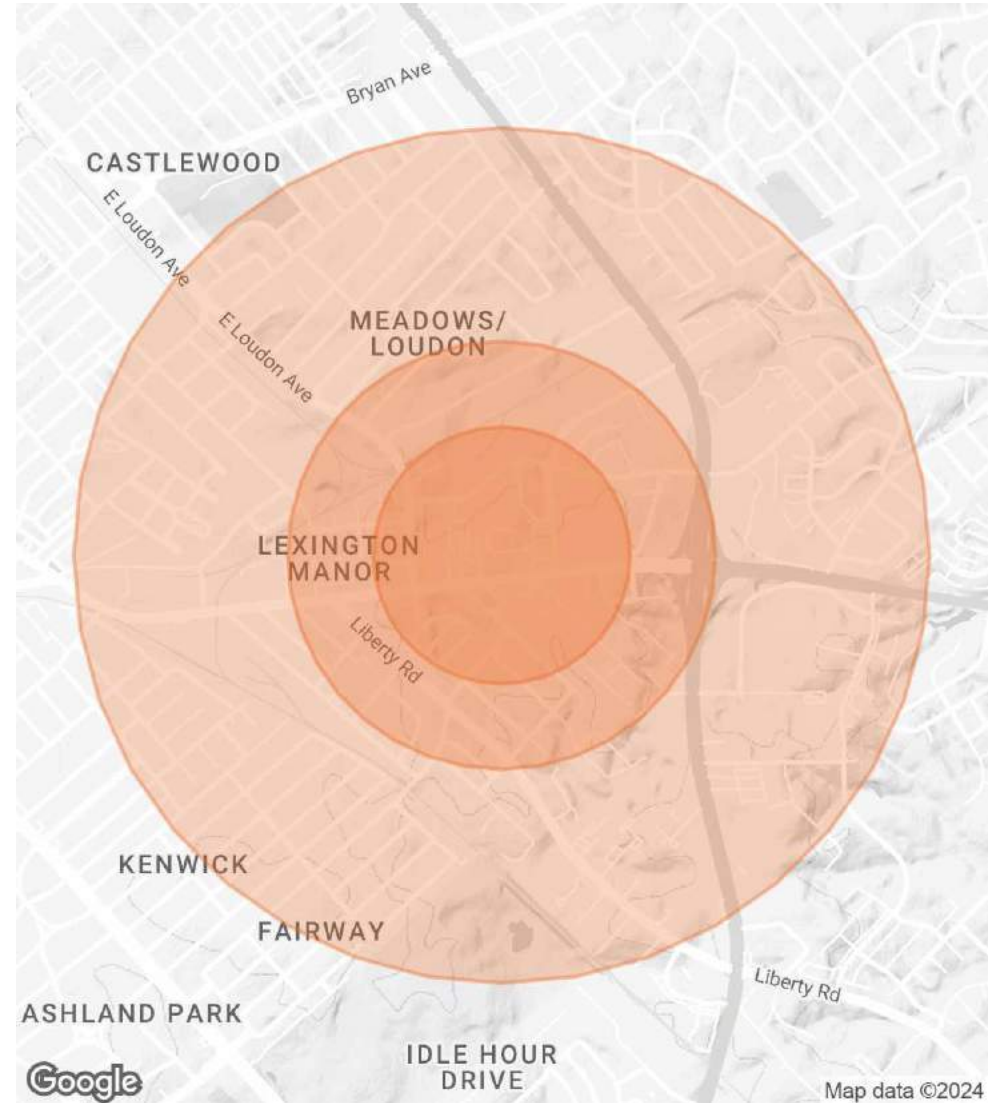
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	694	1,992	11,212
AVERAGE AGE	39	39	39
AVERAGE AGE (MALE)	38	38	38
AVERAGE AGE (FEMALE)	40	39	40

## HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	321	894	4,966
# OF PERSONS PER HH	2.2	2.2	2.3
AVERAGE HH INCOME	\$60,959	\$61,167	\$69,768
AVERAGE HOUSE VALUE	\$181,446	\$204,064	\$273,802

Demographics data derived from AlphaMap



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