

RETAIL PROPERTY FOR SALE

1483 BOARDWALK

LEXINGTON, KY 40511



GORDY HOAGLAND, CCIM

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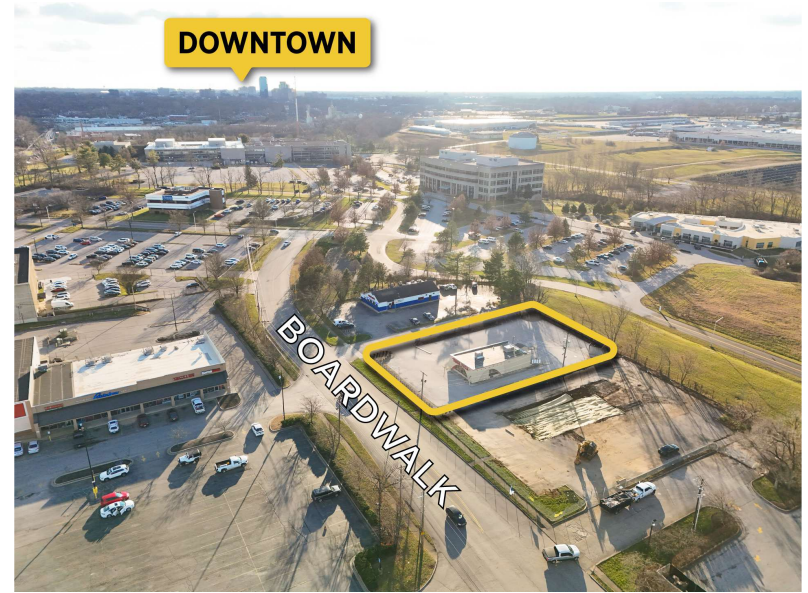
CONNOR HOBBS

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WHITE OAK
COMMERCIAL REAL ESTATE

Lexington, KY 40511

For Sale



PROPERTY DESCRIPTION

We are pleased to bring to market for SALE this freestanding 1,800 SF former quick-service restaurant building in the heart of North Lexington’s busiest retail corridor. The .55 acre site is situated just off W New Circle Rd adjacent to Walmart Supercenter, North Park Marketplace, and Lexmark’s World Headquarters. The 1,800 SF building recently saw an interior renovation and makes for a turnkey opportunity for a restaurant operator. Join Wendy’s, KFC, Arby’s, Panda Express, Dairy Queen, and more with steady daily traffic from tenants like Ross and Walmart and a multitude of surrounding office including Amazon, Conduent, and others.

PROPERTY HIGHLIGHTS

- Turnkey restaurant building
- .55 acre site
- 1,800 SF building with drive thru
- B6P Zoning with existing drive-thru

OFFERING SUMMARY

Sale Price:	\$850,000
Lot Size:	.55 Acre
Building Size:	1,800 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,421	33,310	69,293
Total Population	8,203	79,010	165,801
Average HH Income	\$57,970	\$66,544	\$78,975

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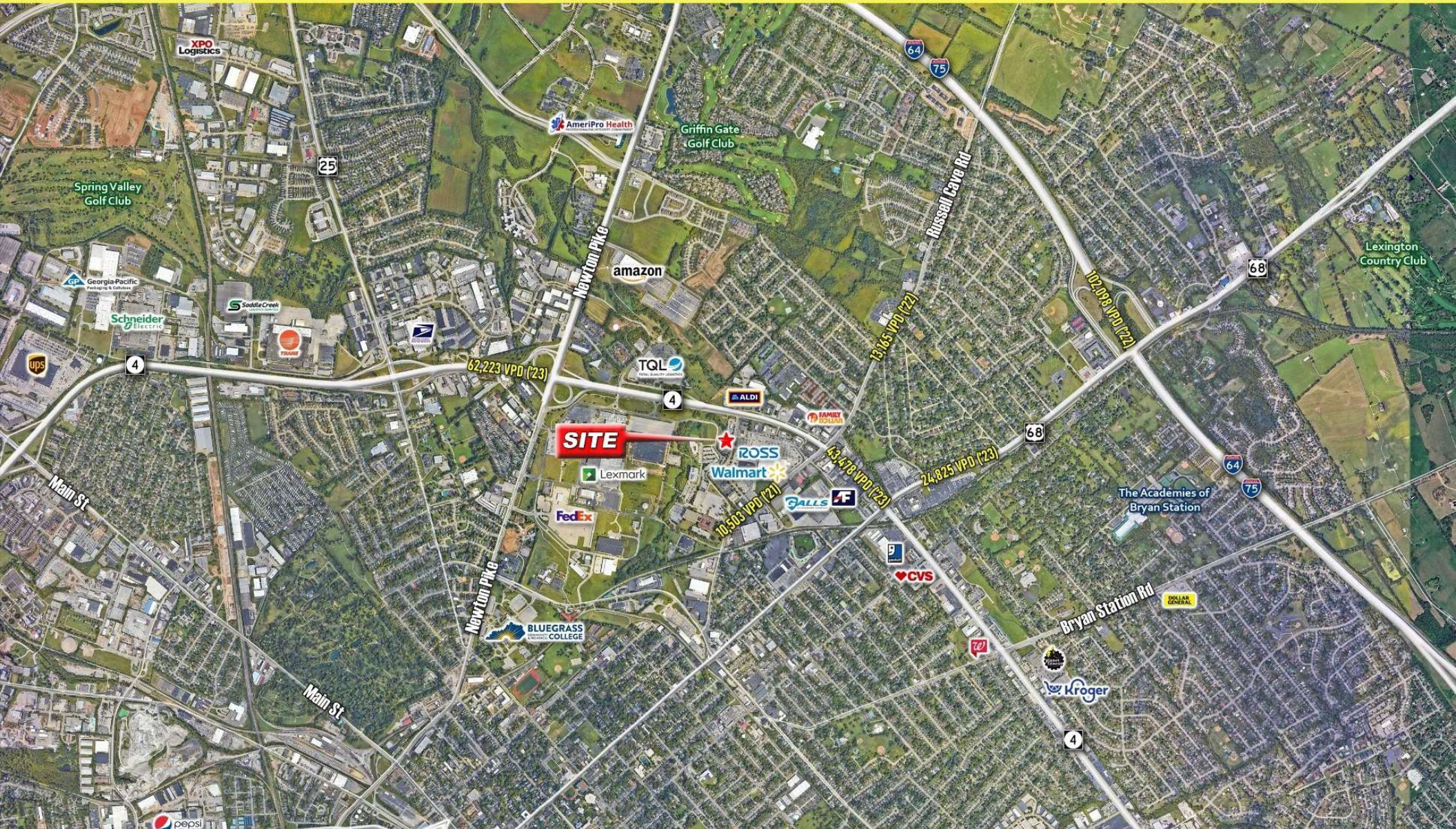
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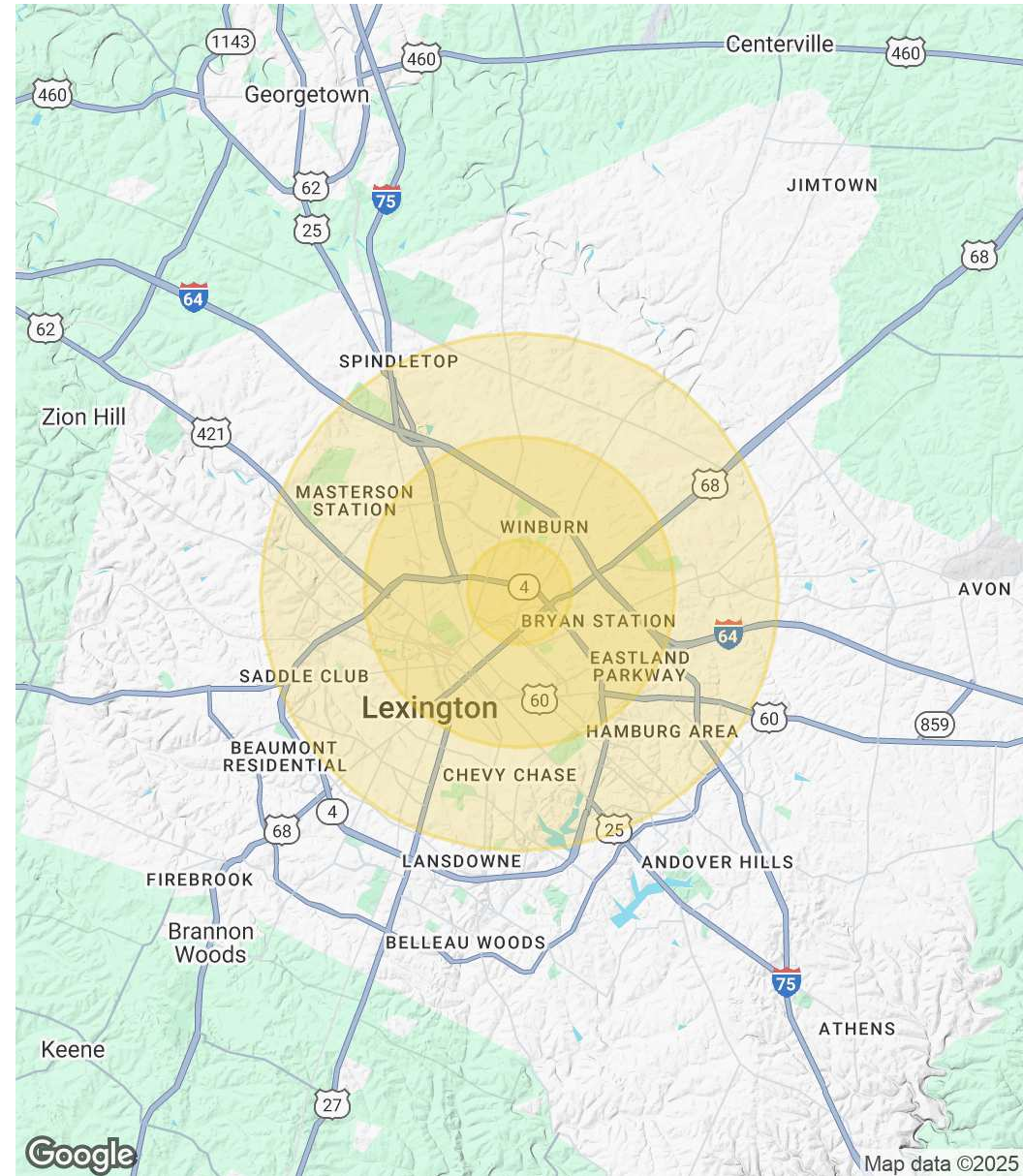
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,203	79,010	165,801
Average Age	39	37	38
Average Age (Male)	39	36	37
Average Age (Female)	40	37	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,421	33,310	69,293
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$57,970	\$66,544	\$78,975
Average House Value	\$199,405	\$292,521	\$326,824

Demographics data derived from AlphaMap



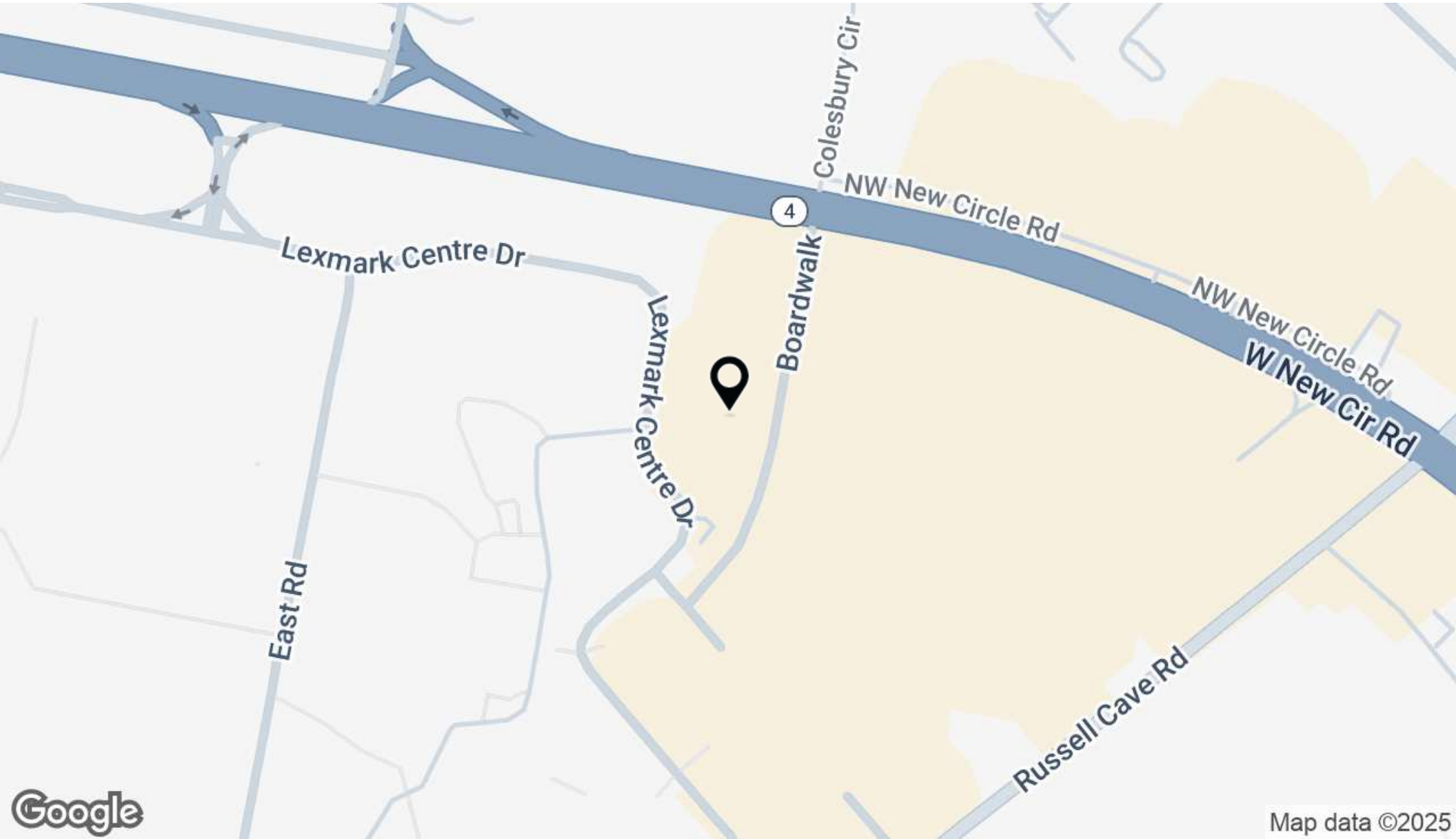
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