



## Clays Mill Road Development Lot

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

### Property Highlights

- Development lot for ground lease or build-to-suit
- +/-0.5 acre with direct frontage on Clays Mill Road
- Situated at the corner of Delzan Place and Clays Mill Road with easy access to Man O' War Boulevard, 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
- Reduced Rental Rate: \$3,450 per month ground lease or build-to-suit

### Demographics 1 Mile 2 Miles 3 Miles

	1 Mile	2 Miles	3 Miles
Total Households	3,937	18,852	38,126
Total Population	9,660	45,160	88,439
Average HH Income	\$86,385	\$87,400	\$78,887

### For More Information

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President

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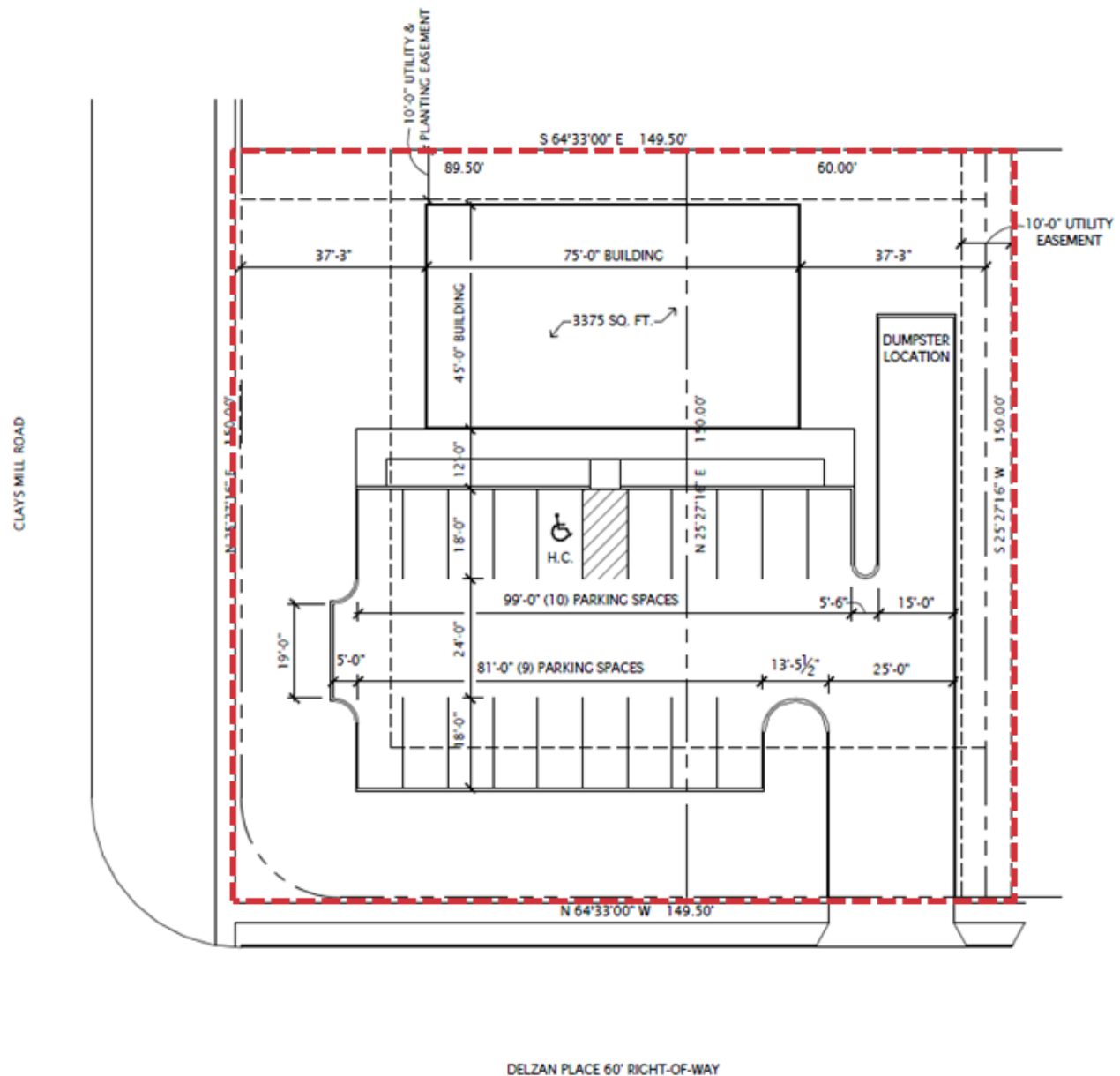
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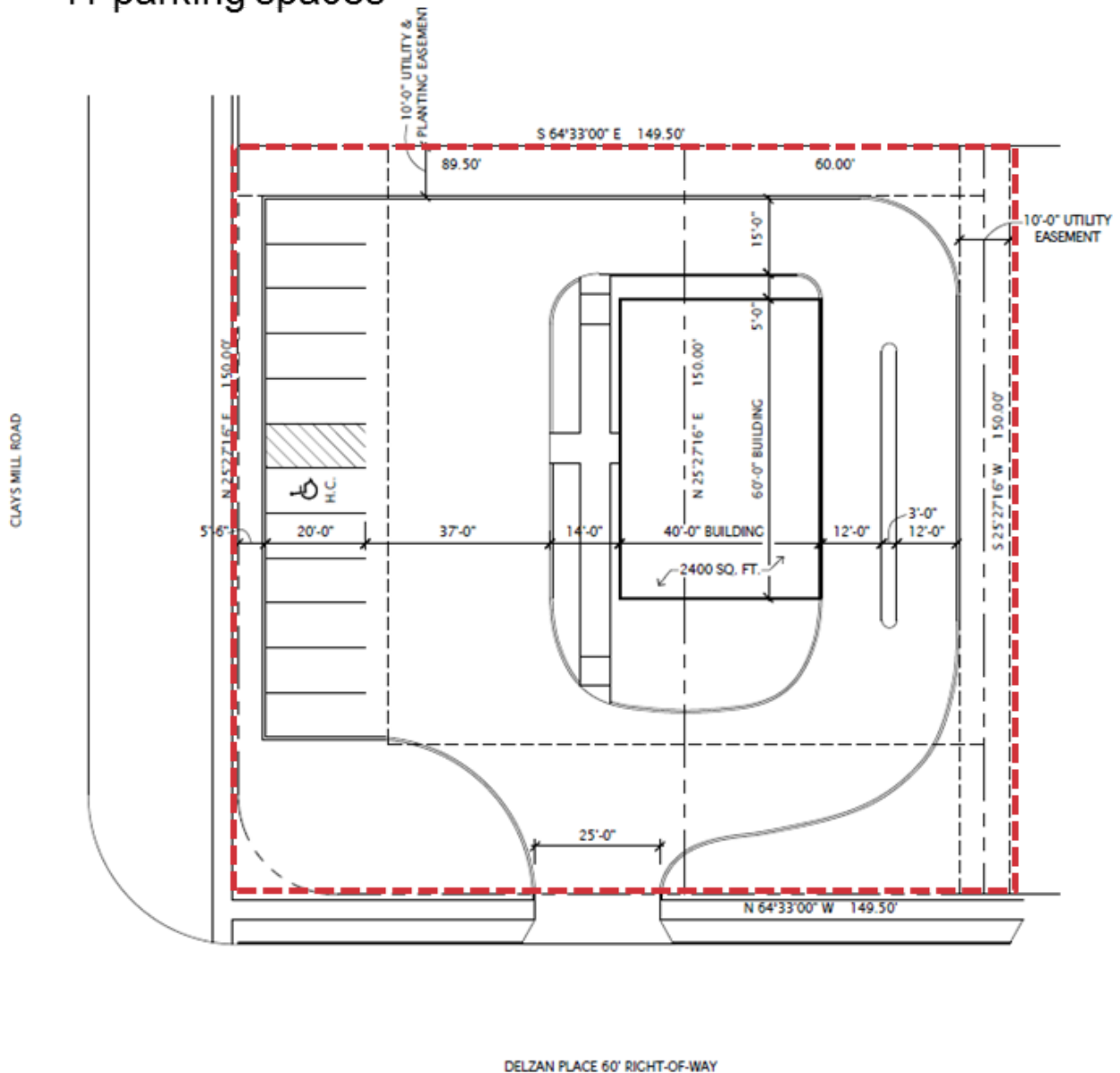
### Option 1 – Proposed Site Plan

- +3,375 SF building
- 19 parking spaces

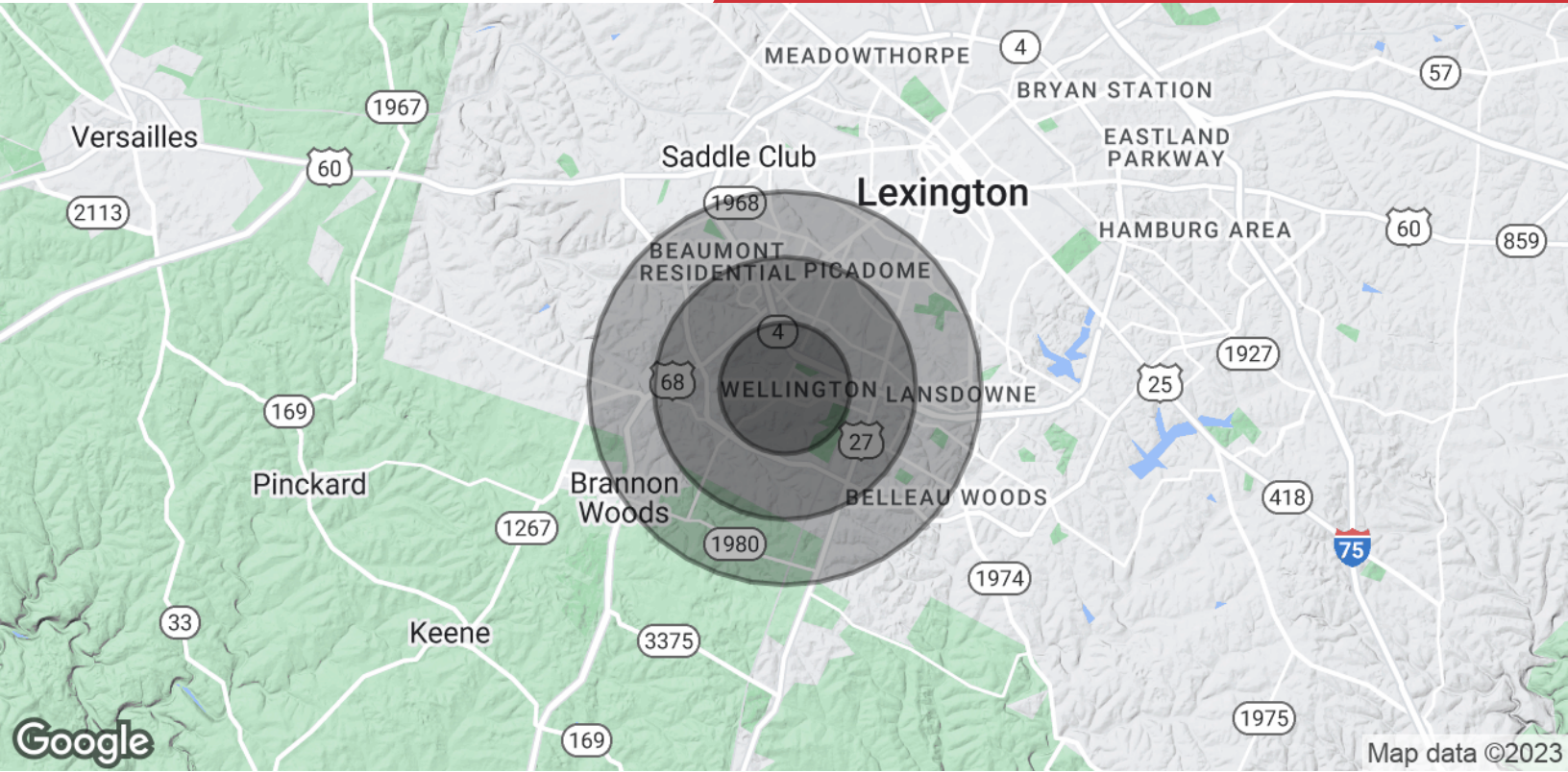


### Option 2– Proposed Site Plan

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







Population	1 Mile	2 Miles	3 Miles
<b>Total Population</b>	9,660	45,160	88,439
<b>Average Age</b>	43.1	39.9	38.9
<b>Average Age (Male)</b>	40.3	37.9	37.0
<b>Average Age (Female)</b>	45.4	41.5	40.5
Households & Income	1 Mile	2 Miles	3 Miles
<b>Total Households</b>	3,937	18,852	38,126
<b># of Persons per HH</b>	2.5	2.5	2.4
<b>Average HH Income</b>	\$86,385	\$87,400	\$78,887
<b>Average House Value</b>	\$240,325	\$218,296	\$215,137

\* Demographic data derived from 2022