



## Custer Drive Office Building

3138 Custer Drive  
Lexington, Kentucky 40517

### Property Highlights

- Perfect for an owner occupant
- +/-14,850 SF two-story, well-built office building with elevator
- Located just off Pimlico Parkway and Man O' War Boulevard
- Building has a sprinkler system and security system
- Roof top, high-efficiency heat pump HVAC system with separate zones
- Monument sign on Custer Drive
- 1 per 212 SF; 70 total parking spaces
- Great location for medical, professional or any office use
- Surrounded by many commercial businesses and strong residential density
- Easy access to Man O' War Boulevard, New Circle Road, I-75, and I-64
- Zoned P-1, Professional Office
- Rent roll and detailed financial analysis available upon signing Confidentiality Agreement

### Offering Summary

<b>Sale Price:</b>	\$1,739,000 REDUCED
<b>NOI:</b>	\$130,882
<b>Building Size:</b>	14,850 SF
<b>Lot Size:</b>	1.12 Acres

### For More Information

#### Al Isaac

President

O: 859 422 4400

alisaac@naiisaac.com | KY #223721



Commercial Real Estate Services, Worldwide.

For Sale

14,850 SF | \$1,739,000

Office Building



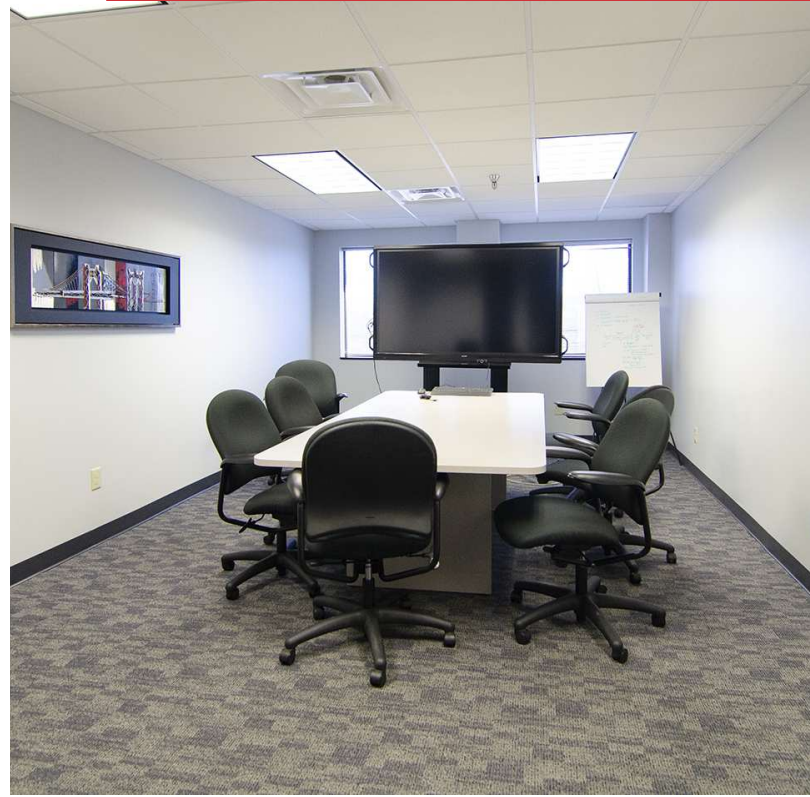
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Office Building



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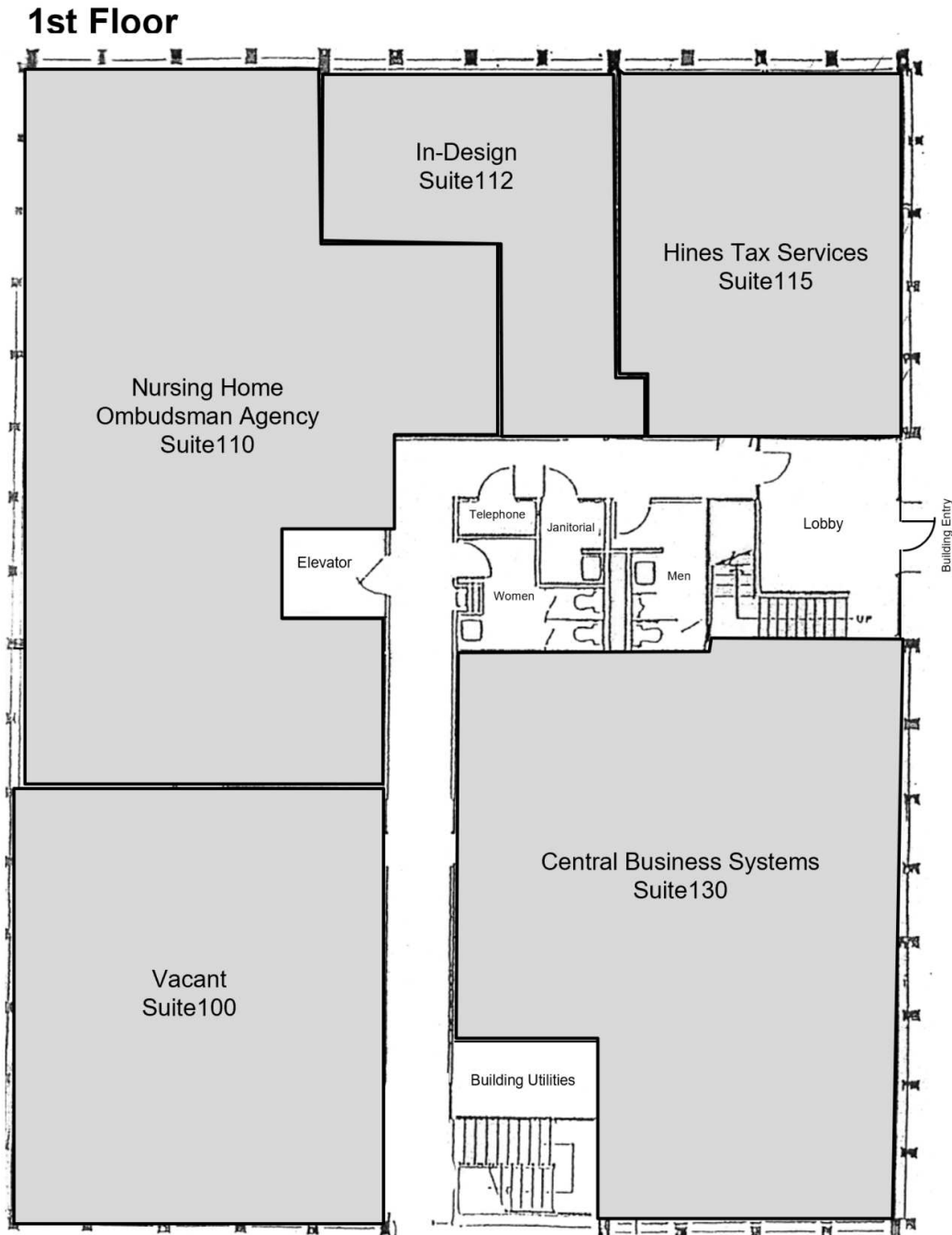
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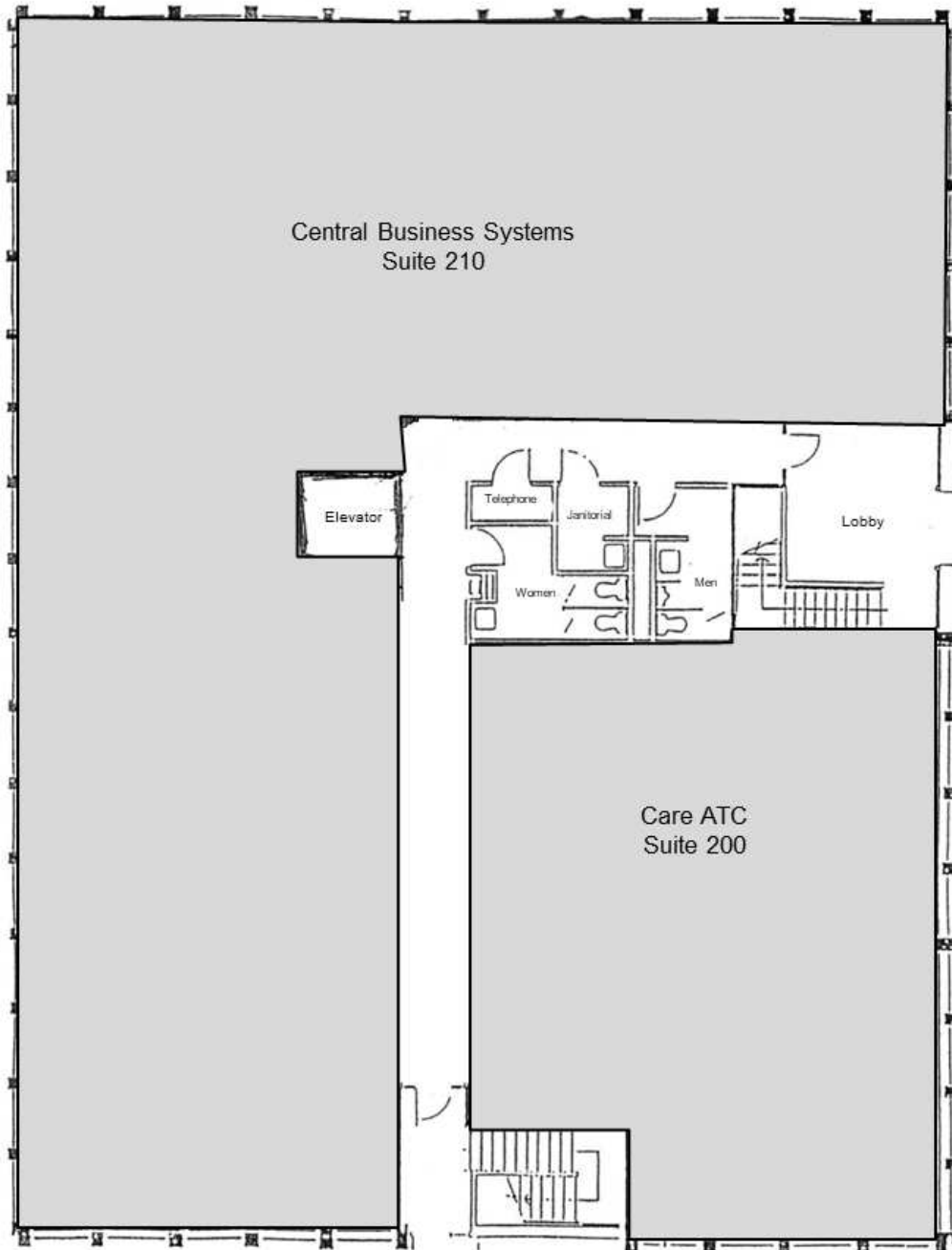


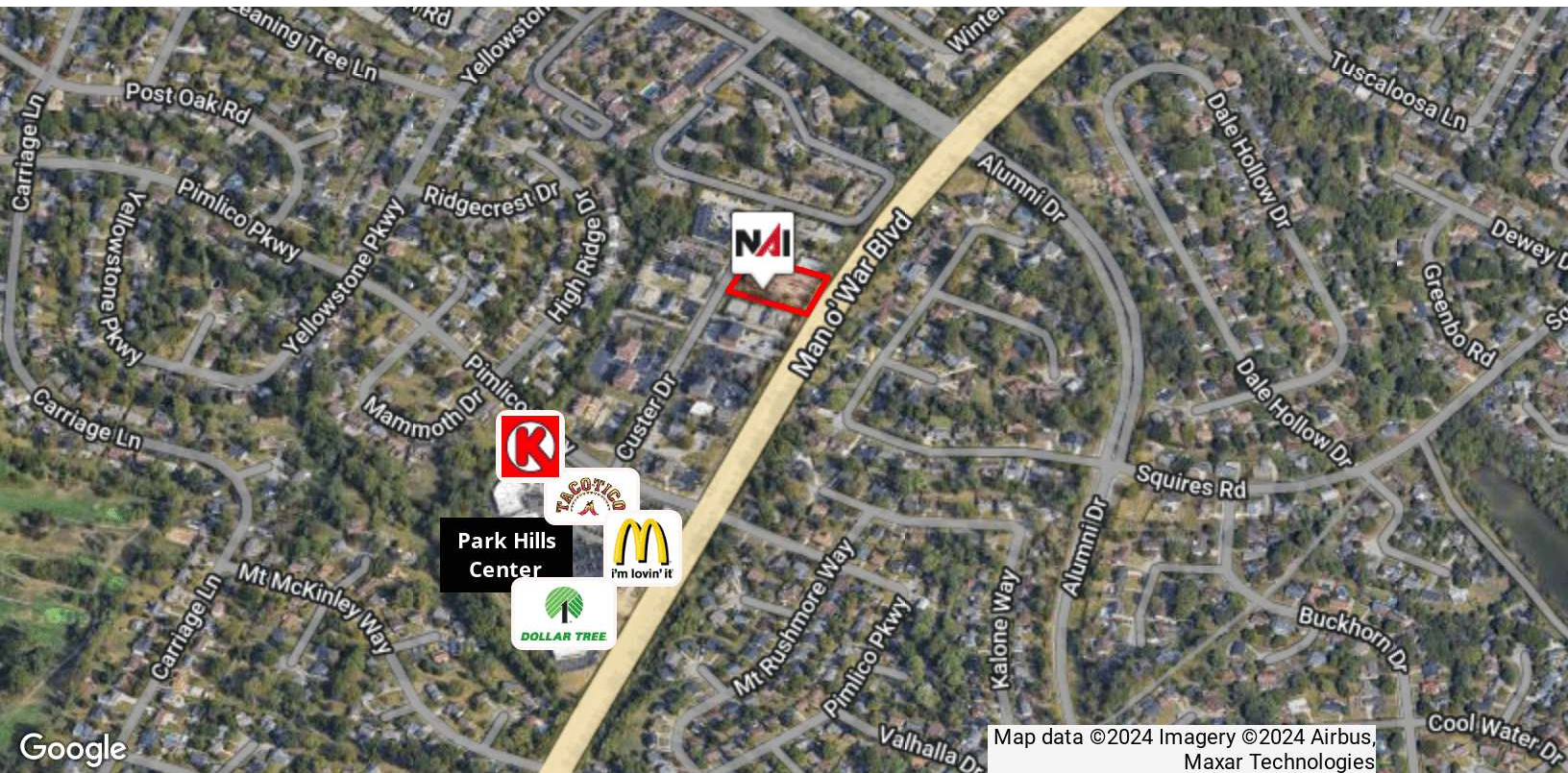
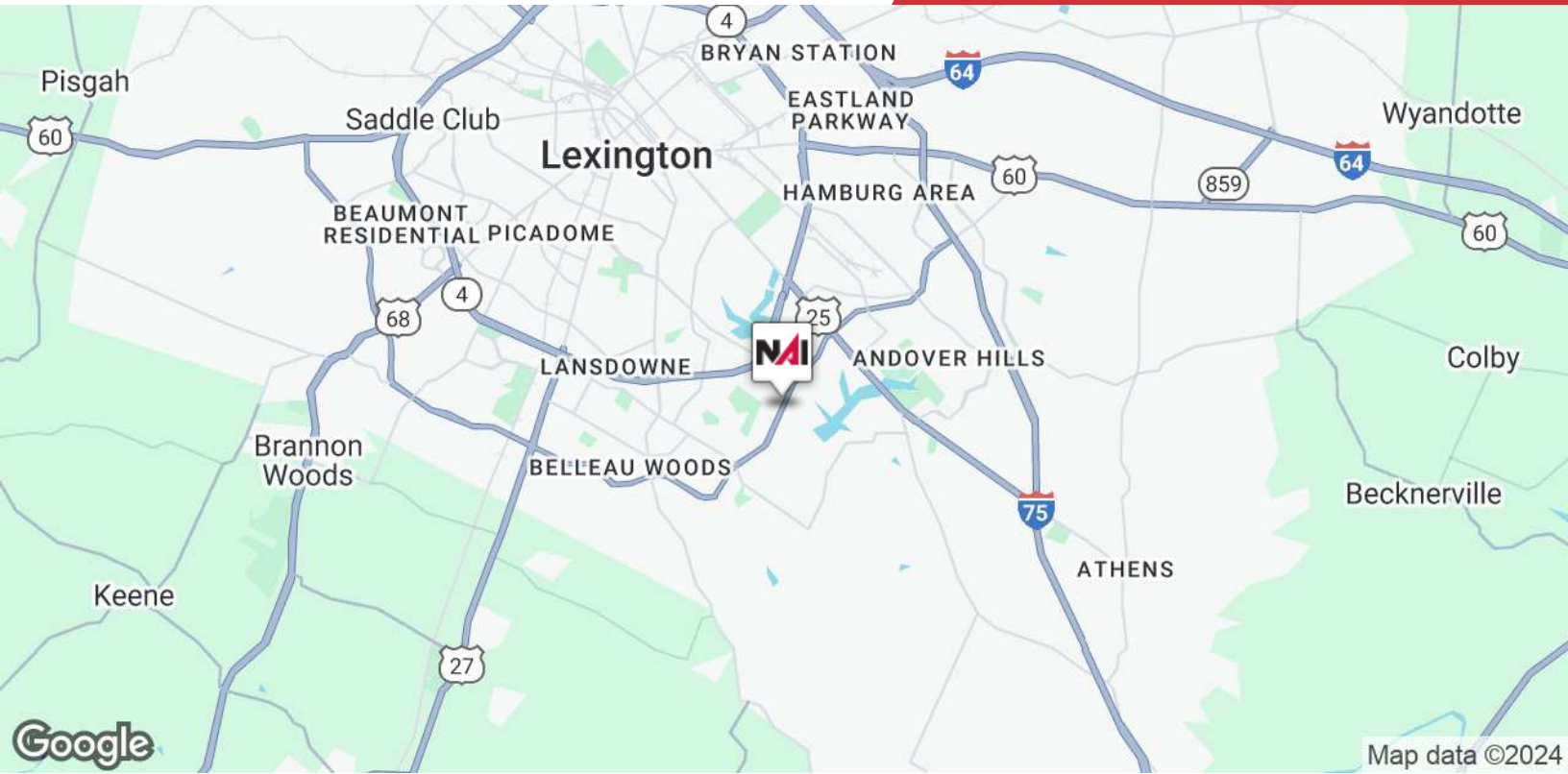
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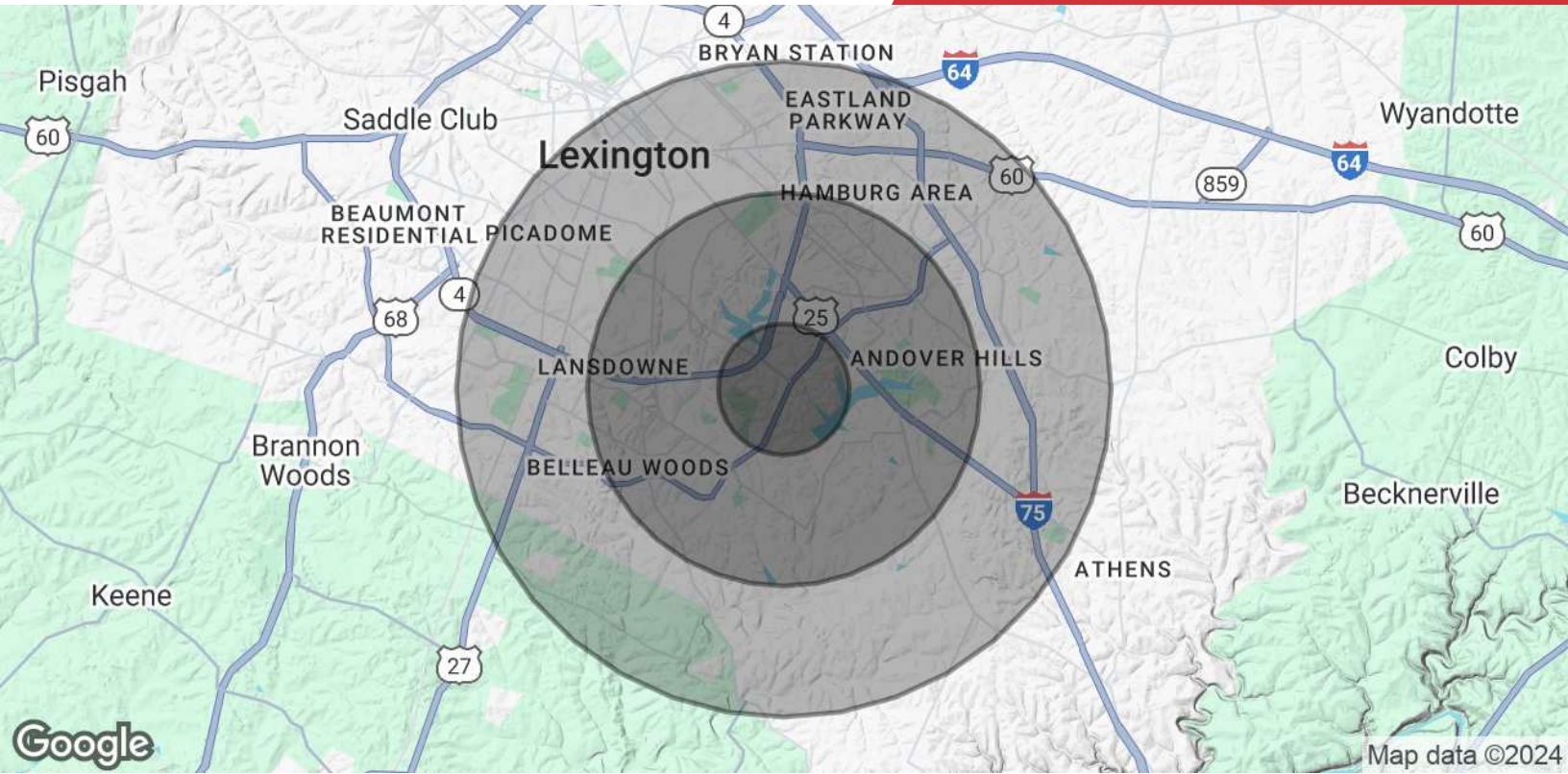
**2nd Floor**





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Population	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	13,804	96,689	209,829
<b>Average Age</b>	34.9	36.1	35.6
<b>Average Age (Male)</b>	32.6	34.8	34.6
<b>Average Age (Female)</b>	39.7	38.3	37.2
Households & Income	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	6,147	45,719	95,700
<b># of Persons per HH</b>	2.2	2.1	2.2
<b>Average HH Income</b>	\$65,069	\$79,903	\$77,866
<b>Average House Value</b>	\$172,642	\$214,751	\$208,547

\* Demographic data derived from 2022 STDB