



## Freestanding Building

1617 Clays Mill Road  
Lexington, Kentucky 40503

### Property Highlights

- +/-2,321 SF with drive-thru situated on 0.613 AC, Zoned B-1
- Situated at Harrodsburg and Clays Mill Roads just 2 miles from downtown Lexington and 1/2 mile from the University of Kentucky
- The University of Kentucky has over 30,000 students and over 12,000 employees
- Adjacent to Bluegrass Orthopedics and Southside Technical Center
- Close proximity to schools, hospitals, downtown Lexington and University of Kentucky
- Area retailers include Home Depot, Walgreens, CVS, City BBQ, Feeders Pet Supply, Verizon, Chick-Fil-A, McDonald's, Raising Canes, Taco Bell, Longhorn Steakhouse, Burger King, Moe's, Staples and more
- Average daily traffic counts in excess of +/-41,613 VPD: +/-32,000 VPD on Harrodsburg Road and +/-9,603 VPD on Clays Mill Road

### Demographics 1 Mile 2 Miles 3 Miles

<b>Total Households</b>	6,985	23,416	44,437
<b>Total Population</b>	14,611	58,635	105,882
<b>Average HH Income</b>	\$63,925	\$67,720	\$86,077

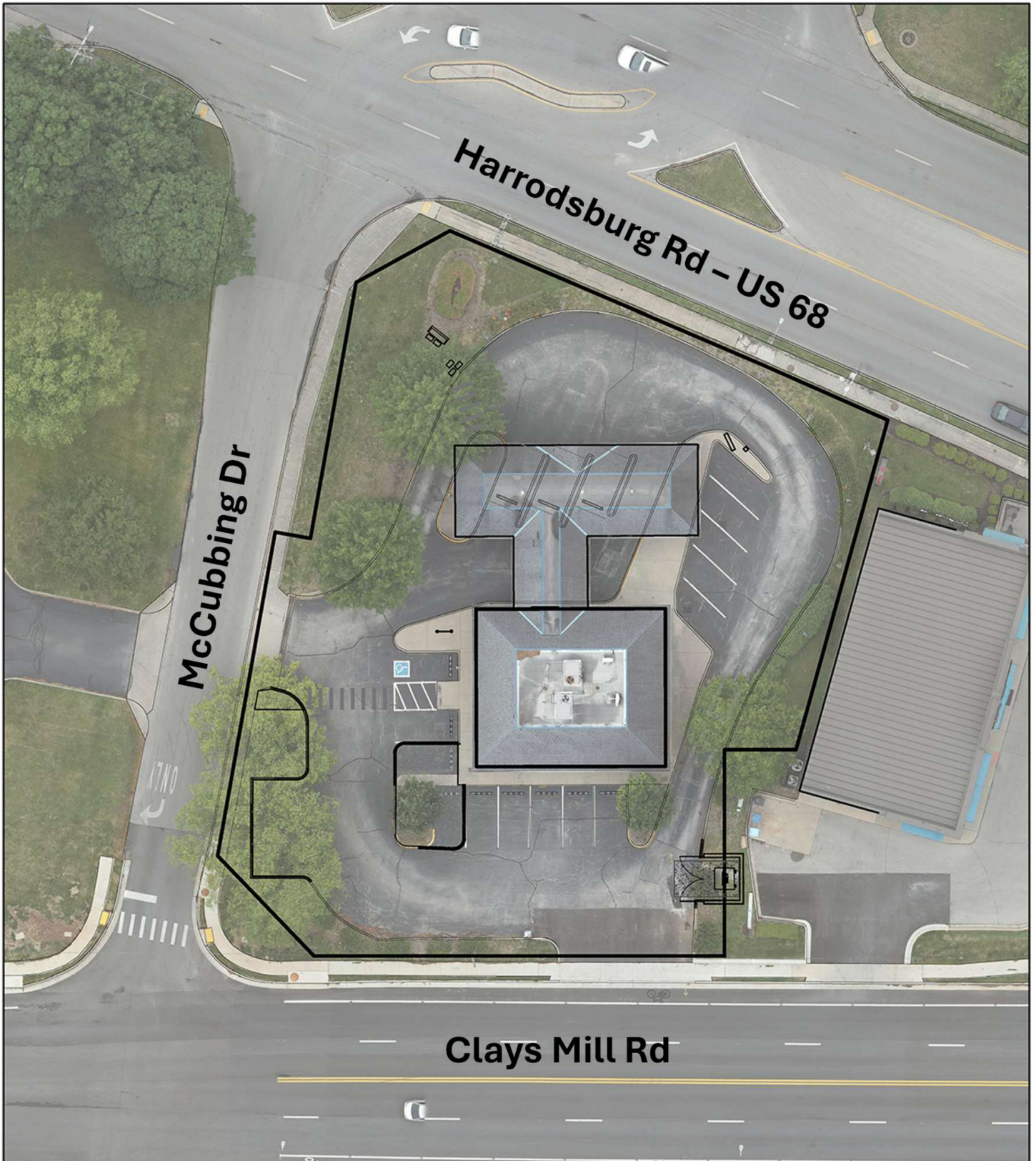
### For More Information

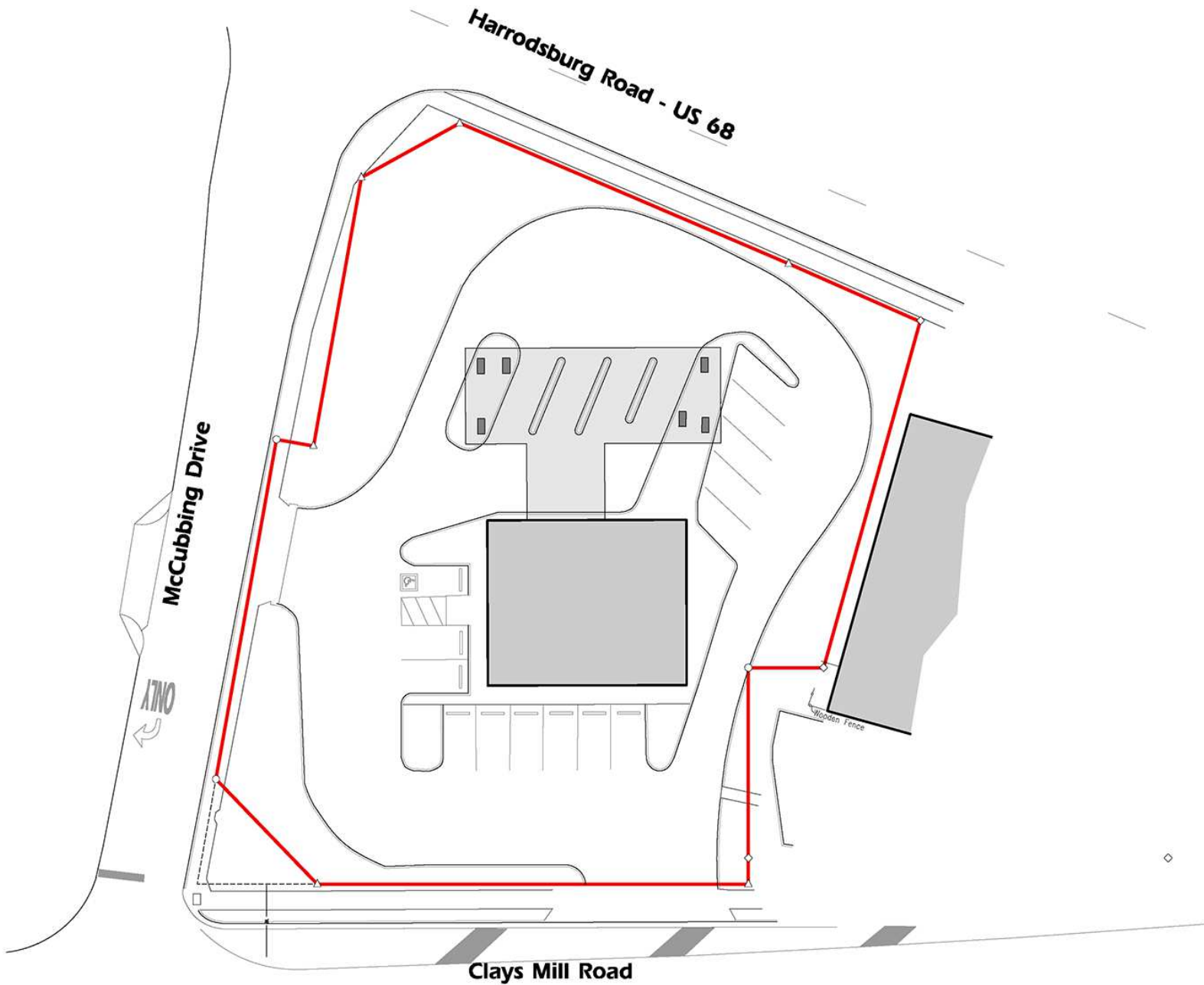
**Chad Voelkert**

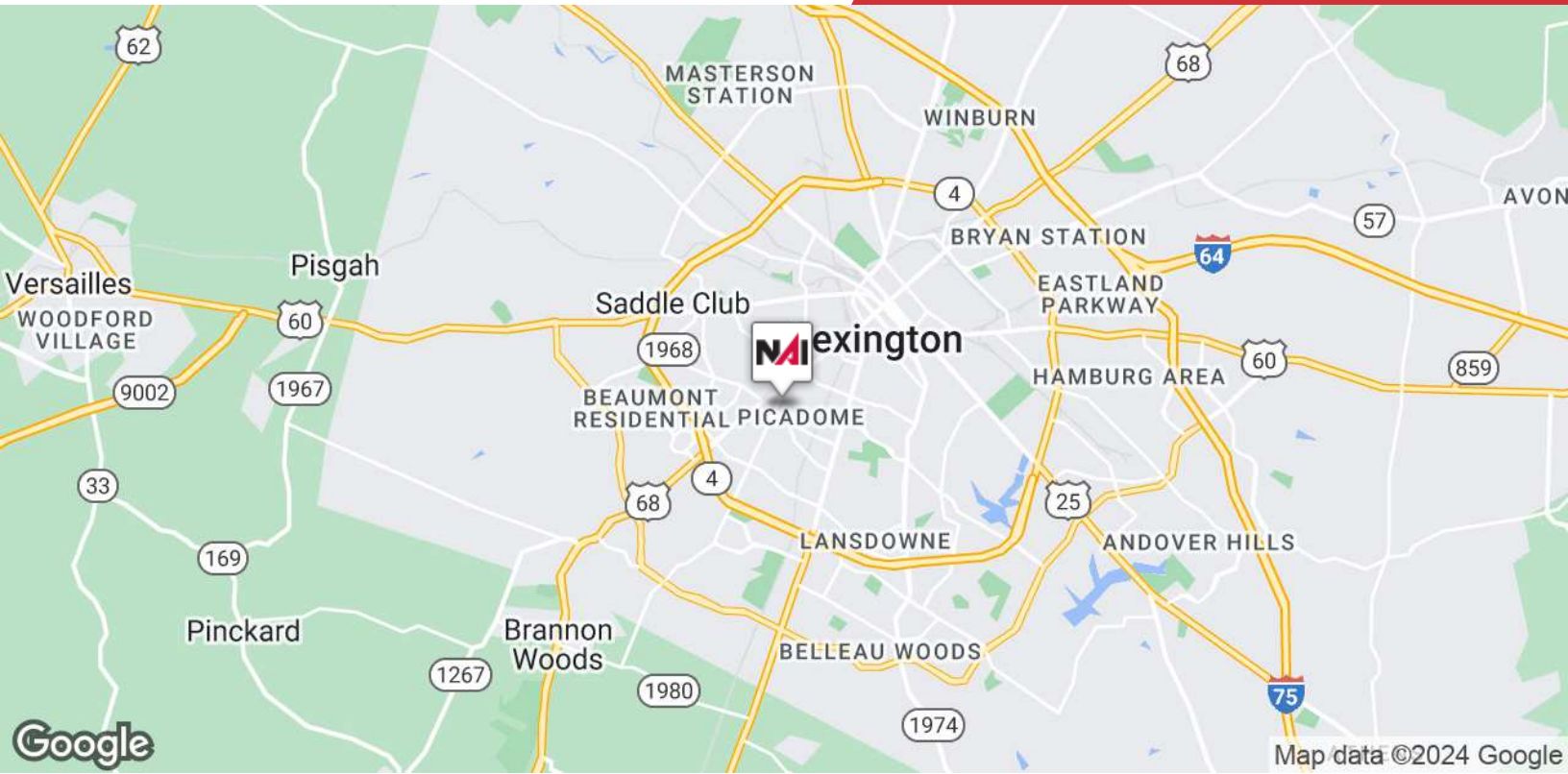
Vice President

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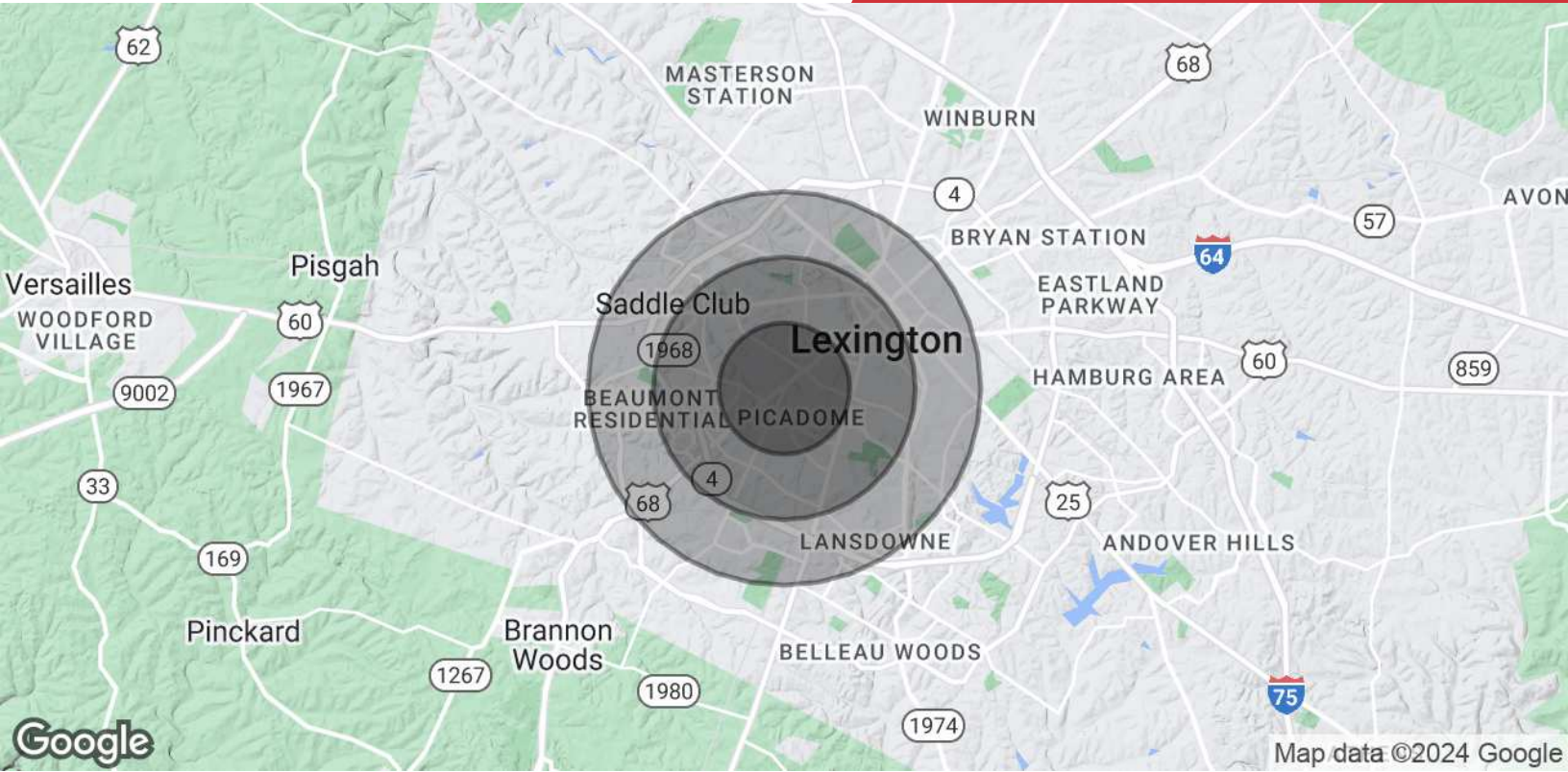






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Population	1 Mile	2 Miles	3 Miles
<b>Total Population</b>	14,611	58,635	105,882
<b>Average Age</b>	34.0	33.1	34.7
<b>Average Age (Male)</b>	31.4	31.5	33.5
<b>Average Age (Female)</b>	36.3	34.5	36.0
Households & Income	1 Mile	2 Miles	3 Miles
<b>Total Households</b>	6,985	23,416	44,437
<b># of Persons per HH</b>	2.2	2.4	2.3
<b>Average HH Income</b>	\$63,925	\$67,720	\$86,077
<b>Average House Value</b>	\$169,162	\$190,635	\$232,749

\* Demographic data derived from 2023 STDB