

# CURŌ • BRKG

802 EAST BRANNON RD, NICHOLASVILLE, KY 40356

**NEW  
CONSTRUCTION  
FOR LEASE**




**FOUR SUITES AVAILABLE  
(2) - 2,122 SF (1) - 3,220 SF (BTS)**

## CURŌ • BRKG

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# ABOUT THE PROPERTY

 INFORMATION PROVIDED BY US CENSUS 2021	1 MILE	3 MILES	5 MILES
POPULATION	4,051	63,517	141,676
HOUSEHOLDS	1,393	27,203	60,121
HOUSEHOLD MEDIAN INCOME	\$105,676	\$65,720	\$67,396
TOTAL BUSINESSES	14	940	3,360
TOTAL EMPLOYEES	94	8,040	37,635

- » THREE SUITES AVAILABLE (2) 2,122 SF & (1) - 3,220 SF (BUILD TO SUIT) + OUTLOTS
- » FUTURE ROAD EXPANSION ON W BRANNON TO INCREASE GROWTH & DEMAND FOR AREA
- » LOCATED JUST OUTSIDE LEXINGTON
- » 6 MILES FROM THE UNIVERSITY OF KENTUCKY (29,800 ENROLLED)
- » NEAR MAJOR REGIONAL TRAFFIC CORRIDOR (US-27) WITH A COMBINED 54,007 VPD
- » SURROUNDED BY 221 RESIDENTIAL LOT NEIGHBORHOOD AND 215 LUXURY APARTMENTS



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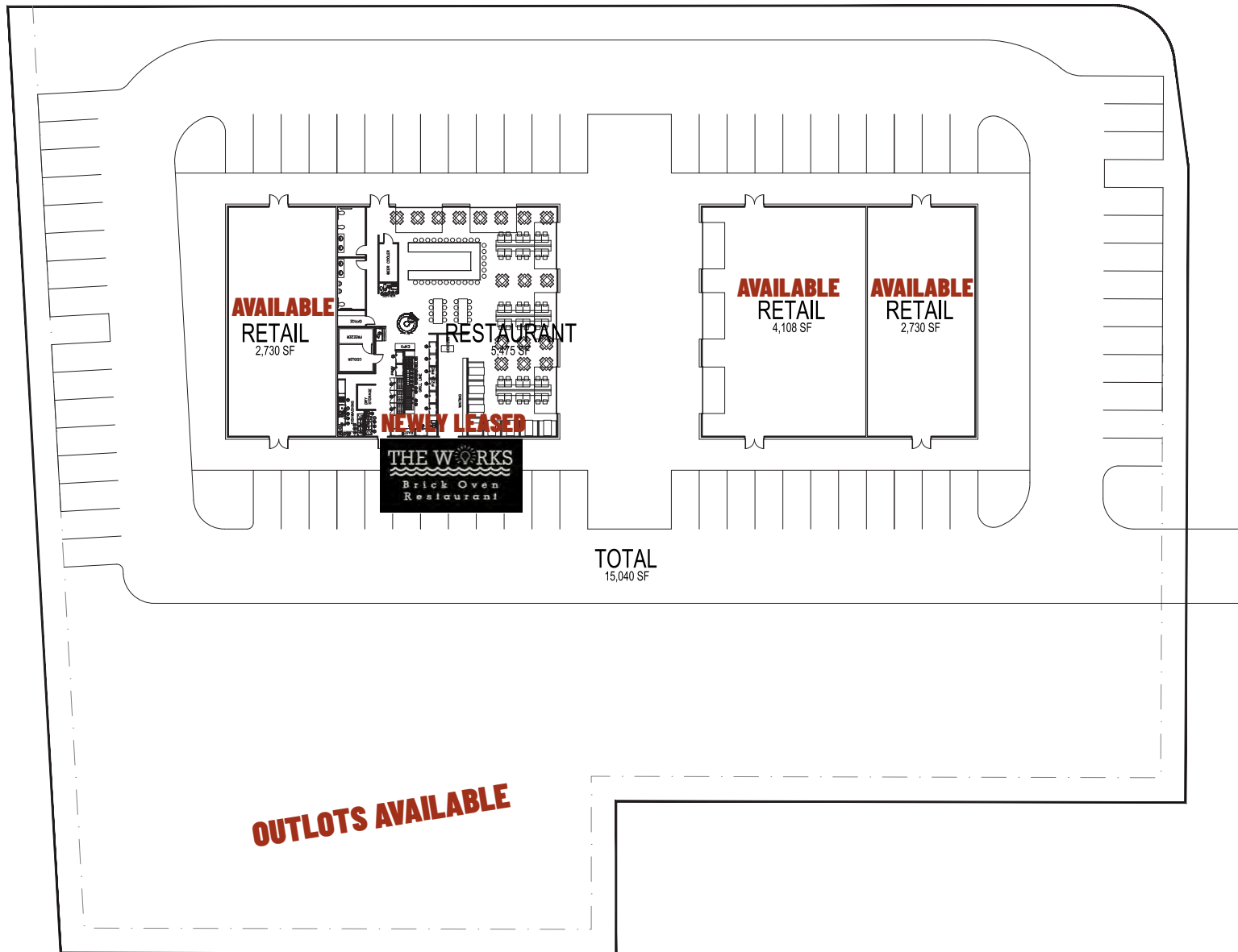


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# SITE PLAN

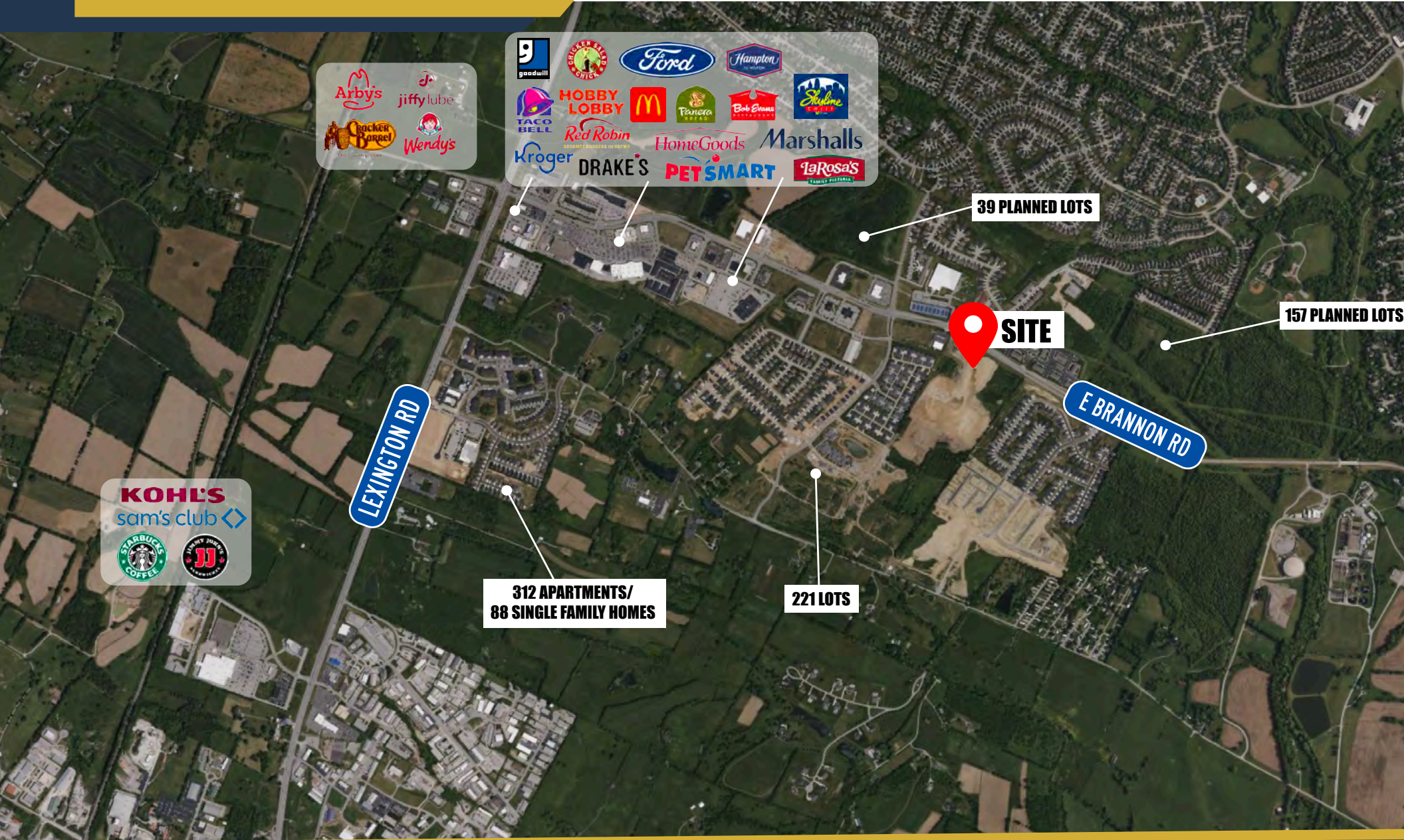


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# AERIAL VIEW



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