



MENARDS

THE AVENUE

E Brannon Rd
8,600+ VPD

Lexington Rd
35,100+ VPD



SALE / LEASE

69.19 AC Development Land For Sale/ Lease

3255 LEXINGTON ROAD

Nicholasville, KY 40356

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
SALE PRICE:	Negotiable
LOT SIZE:	69.19 Acres
ZONING:	AG (Possibility of Re-Zoning)
VIDEO:	View Here

PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to present 3255 Lexington Road in Nicholasville, Kentucky. This 69.19 acre property zoned A-1 is a prime location for future development. The land is on the edge of southern Lexington/Fayette County and positioned well for retail, multifamily, industrial, and office development. The property has over 1,800 feet of road frontage on busy Lexington Road and averages 35,100 VPD.

For more information about price and lease please contact Travis Rose at travis.rose@svn.com // 859.806.1591 or Matt Stone CCIM, SIOR, MBA at matt.stone@svn.com // 59.351.5444

PROPERTY HIGHLIGHTS

- 69.19 Acres
- Prime Development Land and Location
- Zoned A-1
- 1,800 feet road frontage

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LEXINGTON AERIAL



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NICHOLASVILLE AERIAL

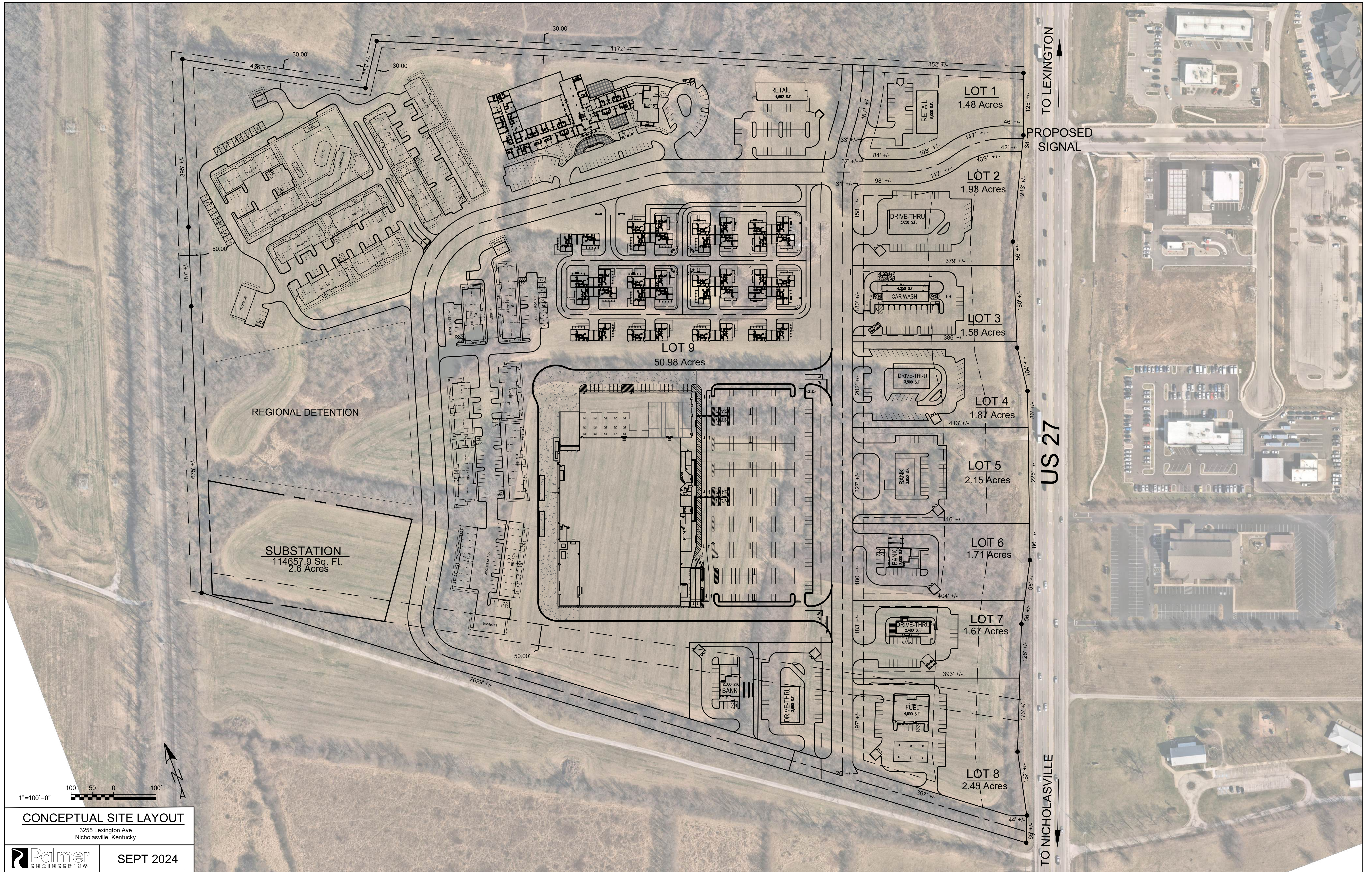


**69.19 AC Development
Land For Sale/ Lease**

**3255 Lexington Rd
Nicholasville, KY
69.19 AC For Sale/ Lease**

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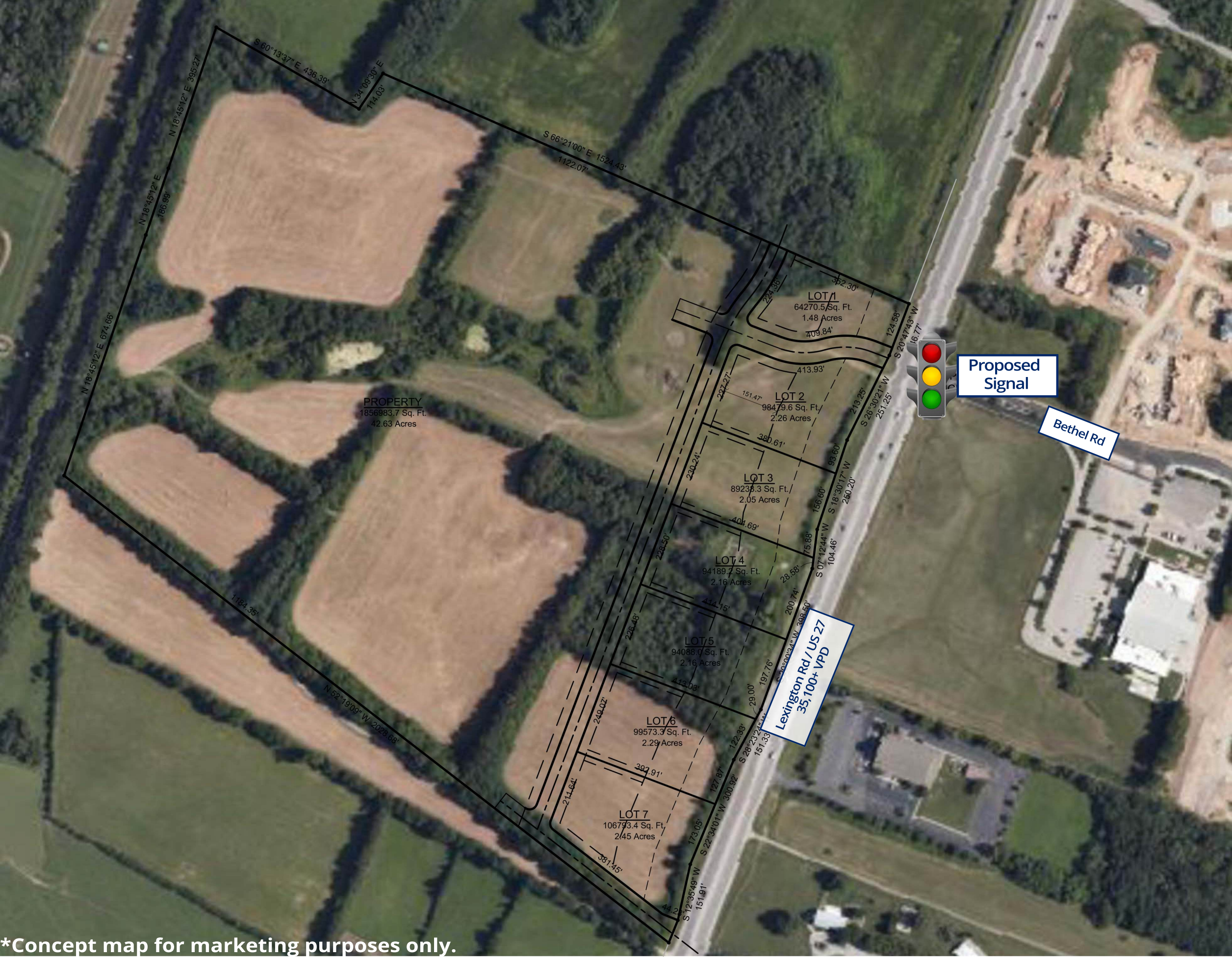


CONCEPTUAL SITE LAYOUT

3255 Lexington Ave
Nicholasville, Kentucky



SEPT 2024



N 18°45'12" E 674.66'
 N 18°45'12" E 186.99'
 N 18°45'12" E 395.27'
 S 60°13'37" E 436.39'
 N 34°09'30" E 114.03'
 S 66°21'00" E 1524.43'
 1122.07'

PROPERTY
 1856983.7 Sq. Ft.
 42.63 Acres

LOT 1
 64270.5 Sq. Ft.
 1.48 Acres
 409.84'

LOT 2
 98479.6 Sq. Ft.
 2.26 Acres
 151.47'

LOT 3
 89238.3 Sq. Ft.
 2.05 Acres
 404.69'

LOT 4
 94189.7 Sq. Ft.
 2.16 Acres
 414.15'

LOT 5
 94088.7 Sq. Ft.
 2.16 Acres
 413.03'

LOT 6
 99573.3 Sq. Ft.
 2.29 Acres
 392.91'

LOT 7
 106793.4 Sq. Ft.
 2.45 Acres
 387.45'



Proposed Signal

Bethel Rd

Lexington Rd / US 27
 35,100+ VPD

***Concept map for marketing purposes only.**

LEXINGTON, KY



**Best City for
New College Grads**



**Best City to
Live in America**



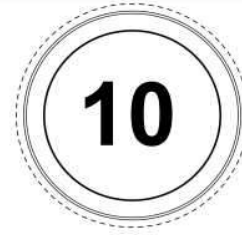
**Best Large
College City**



**Best Cities
to Raise a Family**



**Most Diversified
Metro Economies**



**Colleges and
Universities
within 40 miles**



Lexington, Kentucky is located in Central Kentucky and is the second largest city in Kentucky. Lexington is ideally located along Interstate 75 and is in close proximity to Louisville, KY and Cincinnati, OH.

Lexington is well known for its southern hospitality, exquisite bourbon, Kentucky Basketball, and being "Horse Capital of the World."

354,318

Population

\$198,000

Median Home Value

\$60,942

Median Household Income

191,977

Jobs in Fayette County

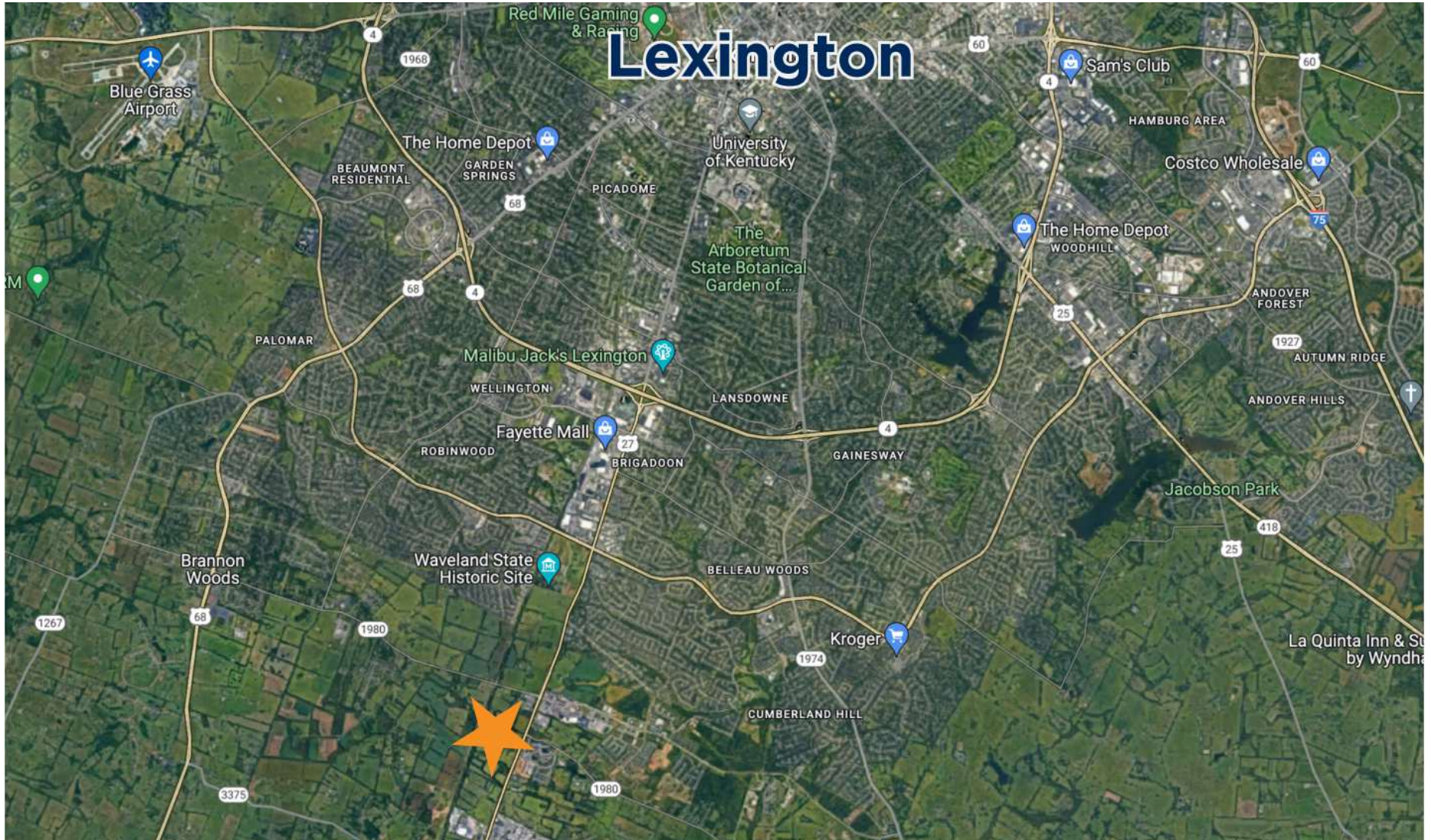
147,590

Housing Units

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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

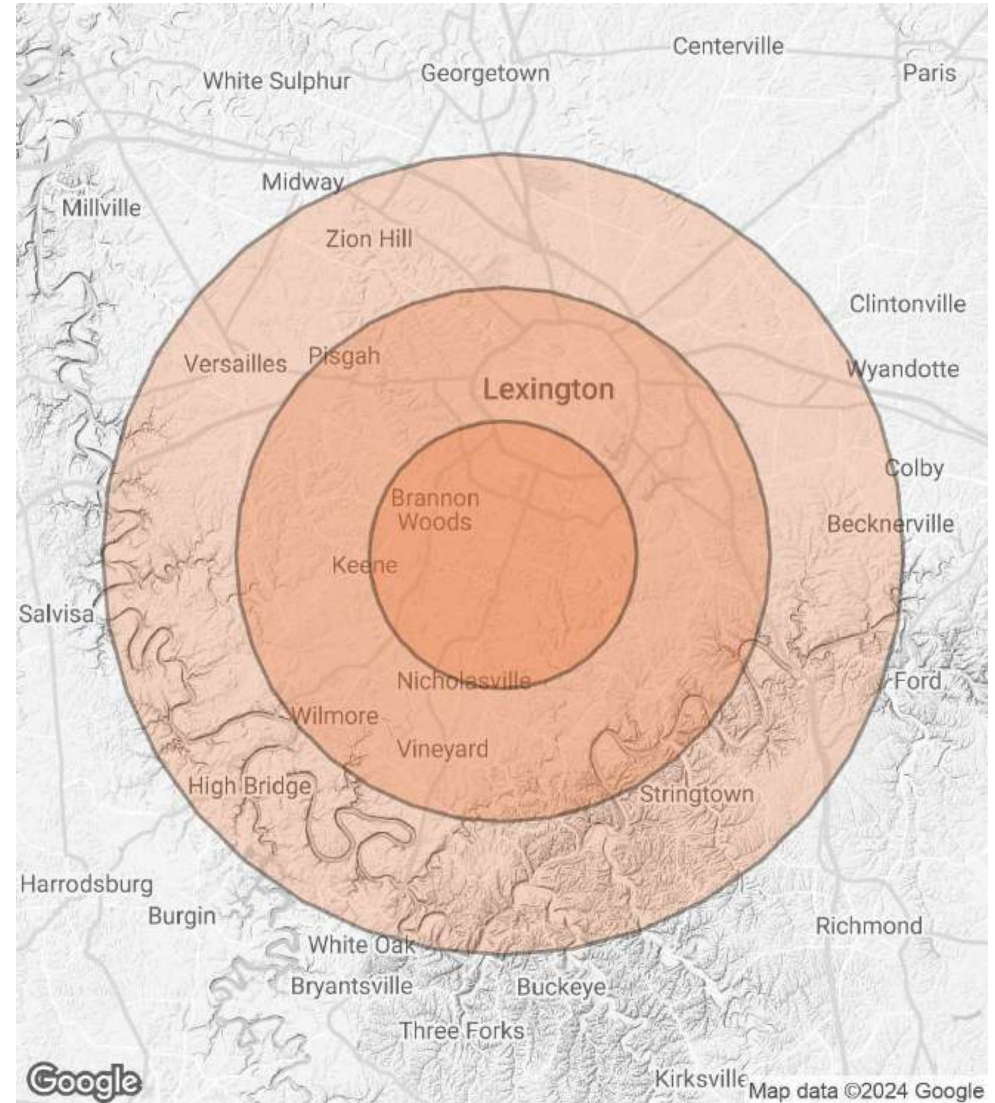
5 MILES 10 MILES 15 MILES

	5 MILES	10 MILES	15 MILES
TOTAL POPULATION	129,143	350,253	410,087
AVERAGE AGE	38.7	37.0	37.6
AVERAGE AGE (MALE)	37.2	36.0	36.6
AVERAGE AGE (FEMALE)	40.3	38.5	38.9

HOUSEHOLDS & INCOME 5 MILES 10 MILES 15 MILES

	5 MILES	10 MILES	15 MILES
TOTAL HOUSEHOLDS	56,448	153,350	177,741
# OF PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$87,481	\$79,127	\$79,402
AVERAGE HOUSE VALUE	\$225,348	\$207,169	\$210,565

2020 American Community Survey (ACS)



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DISCLAIMER

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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