



+/- .69 AC Lot Zoned B6-P

2097 Harrodsburg Rd
Lexington, Kentucky 40504

Space

Lot

Rate

\$5,000 per month

Size

0.69 Acres

Property Highlights

- +/- .69 AC lot with existing +/- 528 SF freestanding building
- Located on Harrodsburg Road adjacent to Staples and Home Depot
- Area retailers include Chick-Fil-A, Burger King, McDonald's, Raising Canes, Walgreens and more
- Close proximity to University of Kentucky campus, Saint Joseph Hospital, New Circle Road and downtown
- Excellent exposure with over 32,010 VPD on Harrodsburg Road
- Zoned B6-P, Commercial Center (<https://bit.ly/B6-PZoning>)
- Permitted uses include restaurants, many retail and office uses, self-serve car wash, convenience store and more
- Rental Rate: \$5,000/month NNN

For More Information

Al Isaac

President

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Commercial Real Estate Services, Worldwide.

For Ground Lease

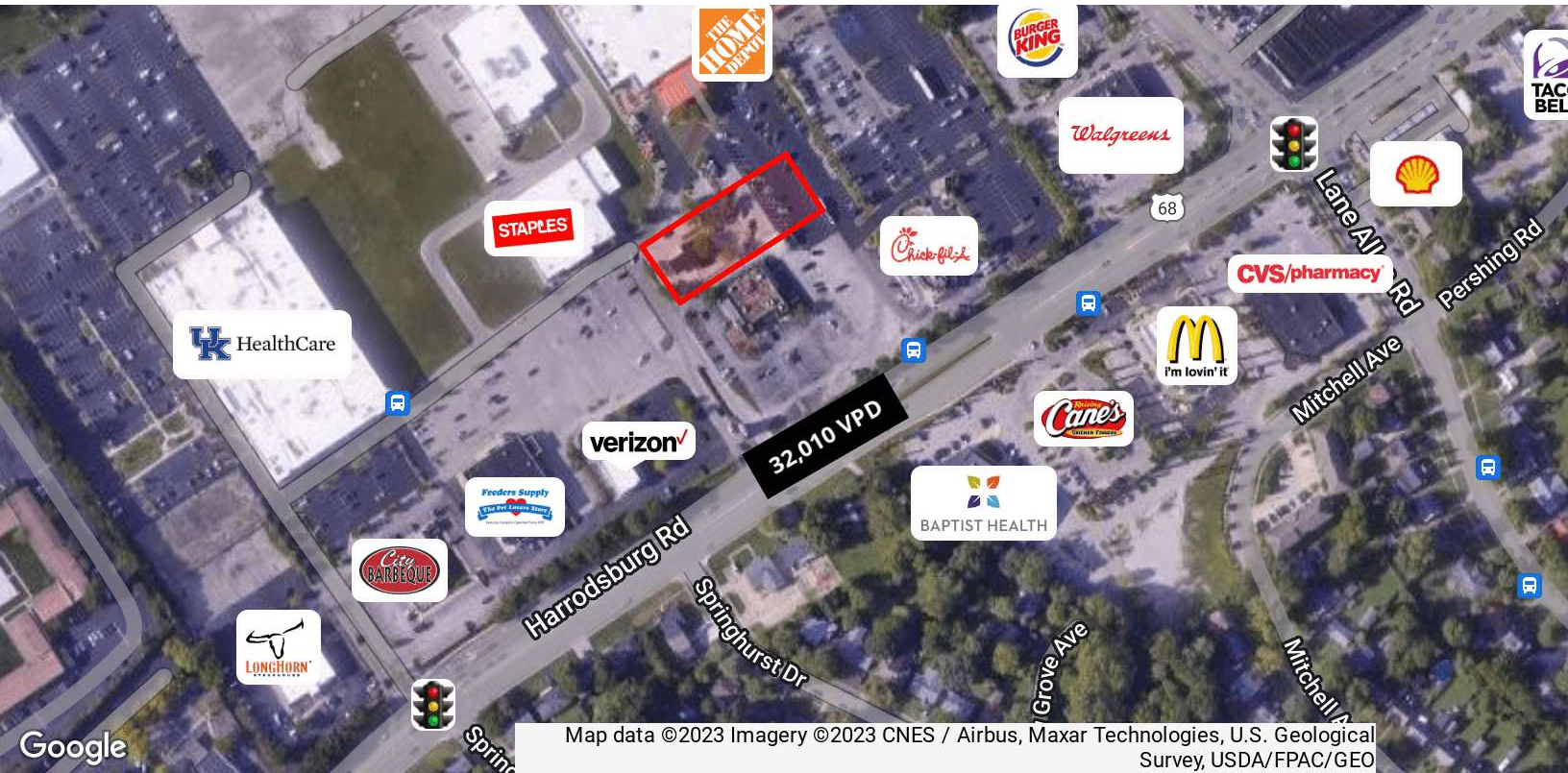
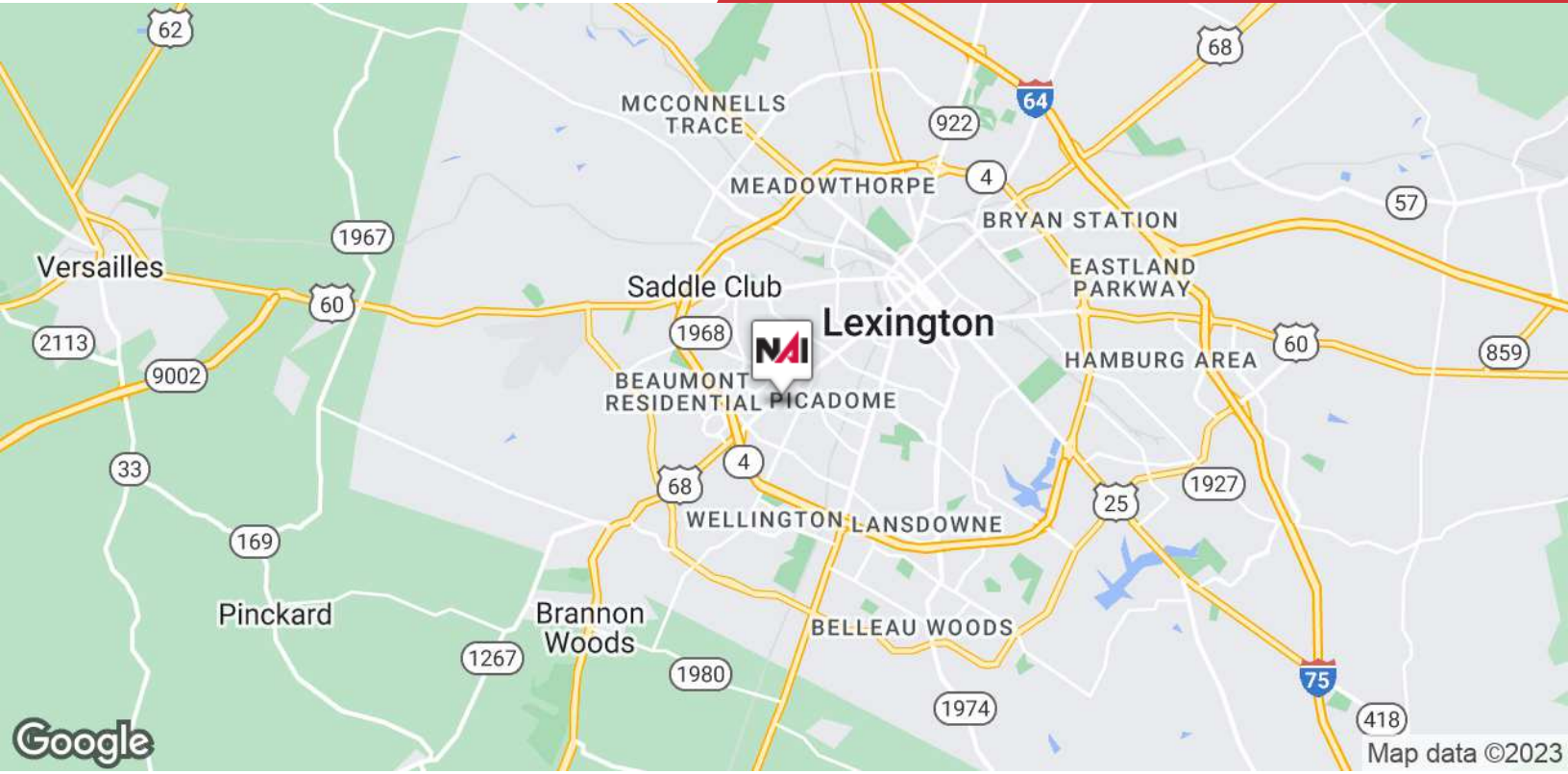
0.69 Acres | \$5,000.00 per month

Existing Freestanding Building



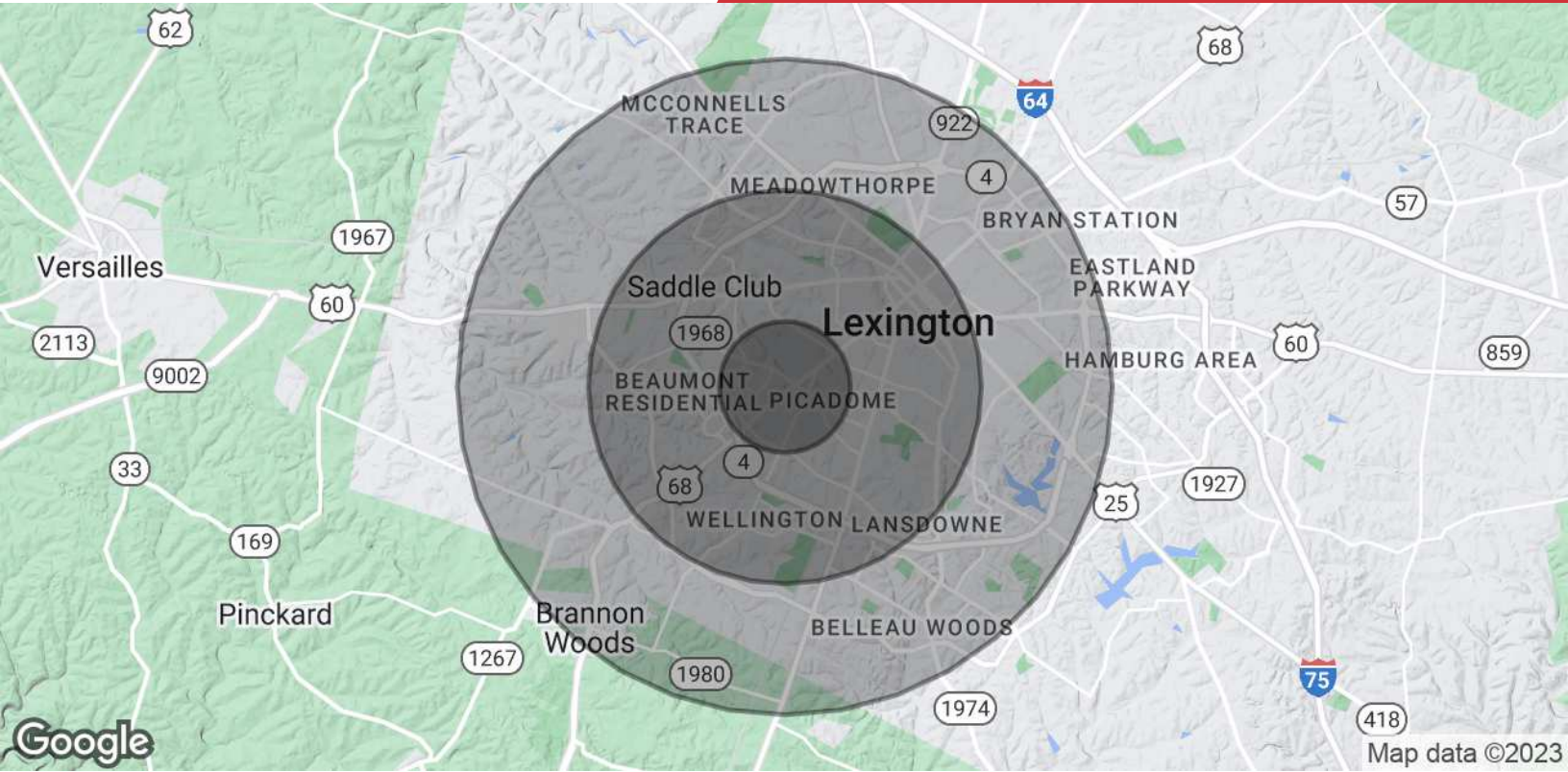
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Population	1 Mile	3 Miles	5 Miles
Total Population	12,154	96,309	228,001
Average Age	38.9	35.8	36.1
Average Age (Male)	39.3	35.3	34.6
Average Age (Female)	40.3	36.7	37.9
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	5,621	40,026	96,845
# of Persons per HH	2.0	2.2	2.2
Average HH Income	\$77,545	\$87,202	\$88,286
Average House Value	\$164,825	\$212,159	\$203,524

* Demographic data derived from 2023 STDB