



For Sale

Office Building

13,004 SF | \$2,495,000

Burt Road Medical Clinic

177 Burt Road
Lexington, Kentucky 40503

Property Highlights

- +/-13,004 SF medical/office building on 1.33 AC for sale
- Great location adjacent to retail, restaurants, office and medical
- +/-8,670 SF available for lease
- Burt Road is approximately ½ mile from Baptist Health Hospital, 2 miles from the University of Kentucky campus, 3 miles from downtown and 5 miles from the Blue Grass Airport
- Close proximity to these markets make the site an ideal office/medical location for serving the business population
- Ample parking
- Zoned P-1, Professional Office
- Sale Price: \$2,495,000

OFFERING SUMMARY

| | |
|---------------|-------------|
| Sale Price | \$2,495,000 |
| Lot Size | 1.33 Acres |
| Building Size | 13,004 SF |

For more information

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Commercial Real Estate Services, Worldwide.

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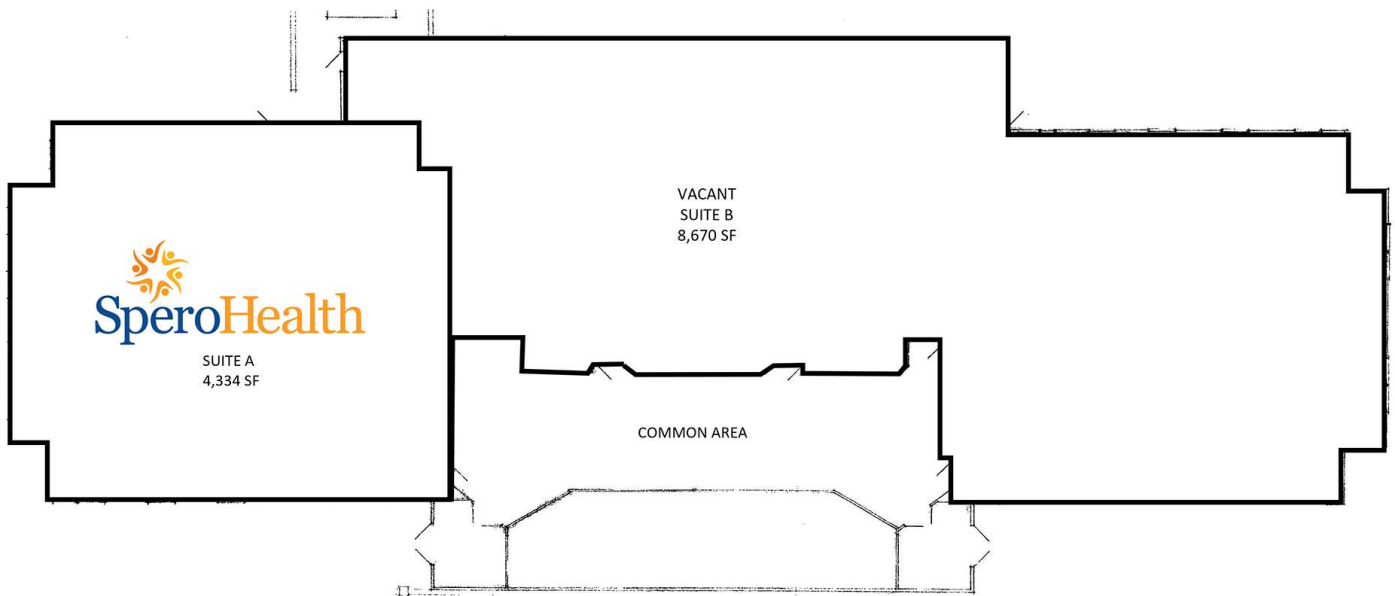


Additional Photos

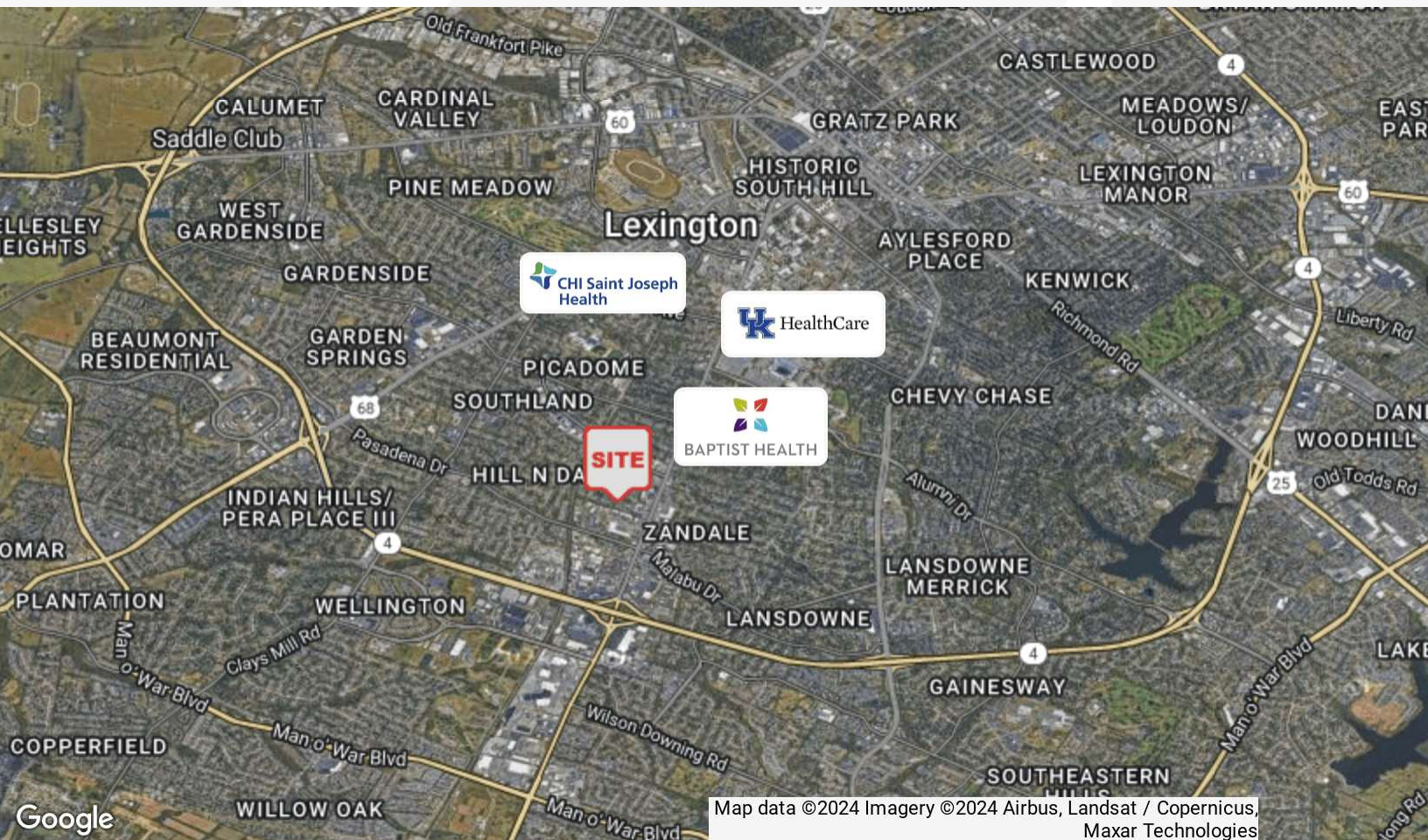
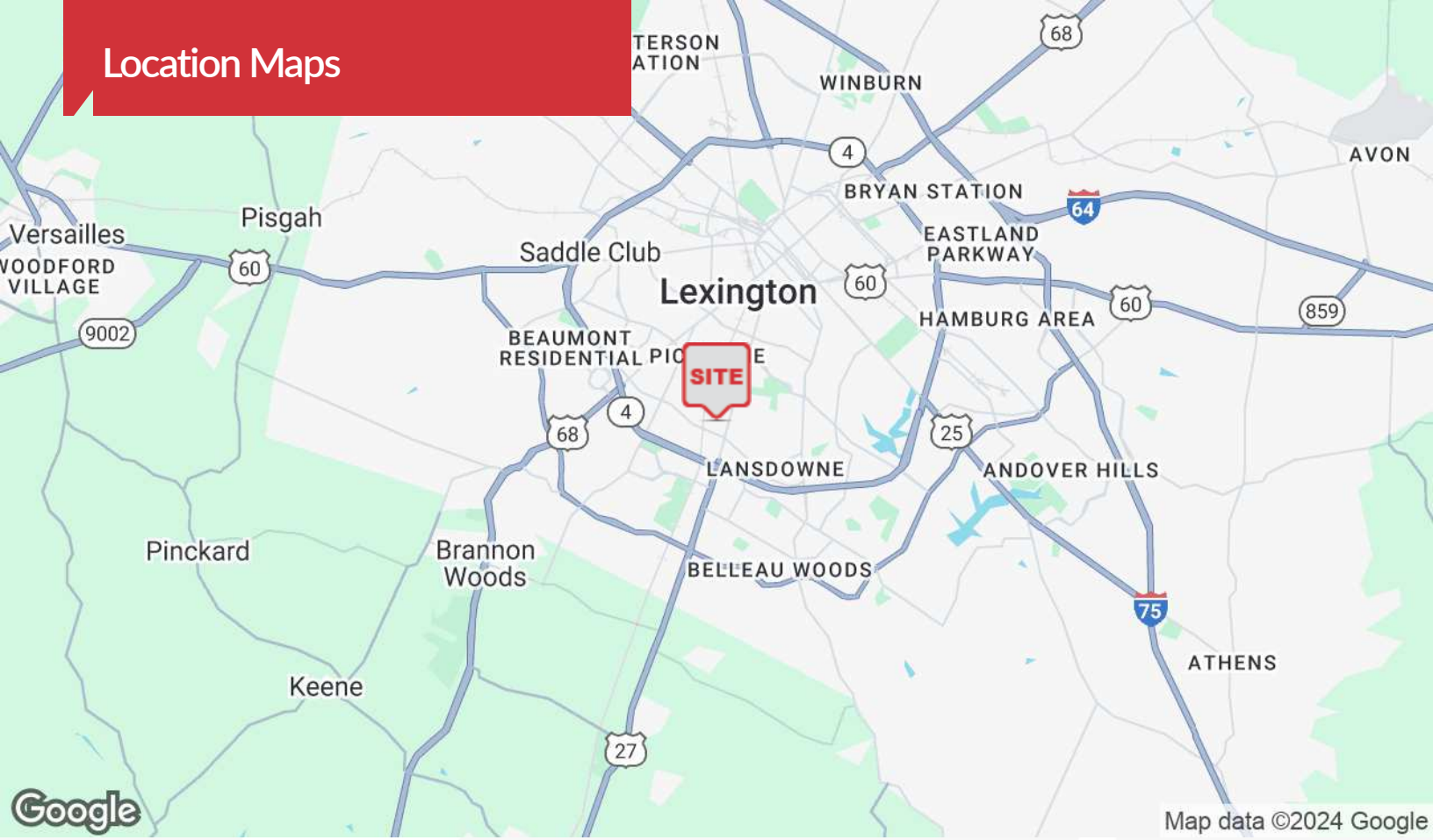


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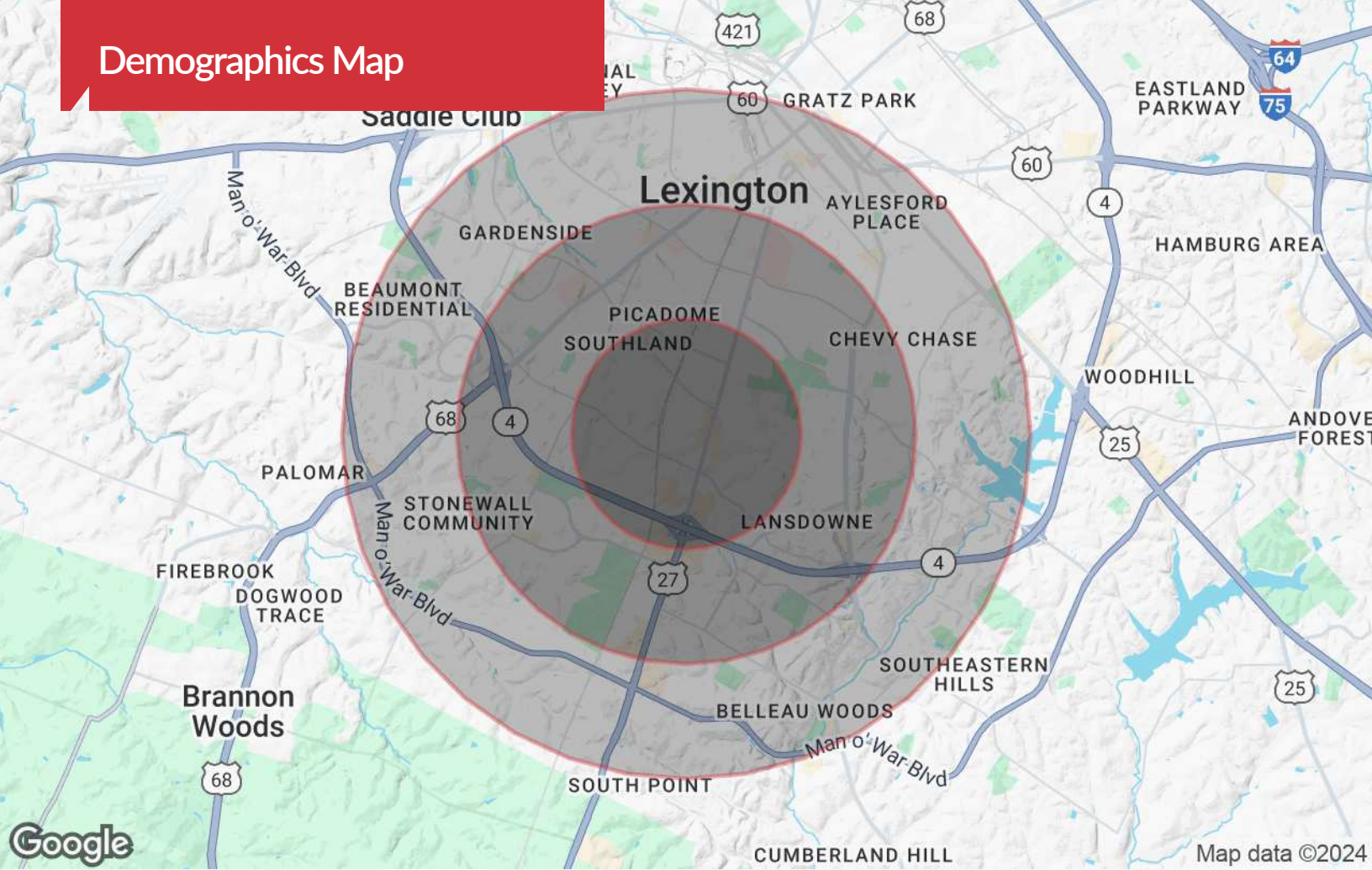




Location Maps



Demographics Map



Population

| | 1 Mile | 2 Miles | 3 Miles |
|---------------------|--------|---------|---------|
| TOTAL POPULATION | 10,009 | 46,447 | 126,110 |
| MEDIAN AGE | 41 | 40 | 38 |
| MEDIAN AGE (MALE) | 40 | 38 | 37 |
| MEDIAN AGE (FEMALE) | 42 | 41 | 39 |

Households & Income

| | 1 Mile | 2 Miles | 3 Miles |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 4,579 | 20,750 | 54,663 |
| # OF PERSONS PER HH | 2.2 | 2.2 | 2.3 |
| AVERAGE HH INCOME | \$93,684 | \$93,192 | \$90,341 |
| AVERAGE HOUSE VALUE | \$357,798 | \$375,845 | \$368,228 |

* Demographic data derived from 2024