



West Zandale Plaza

151 West Zandale Drive
Lexington, Kentucky 40503

Property Highlights

- +/-12,000 SF retail/office center on 1.29 acres
- +/-1,500, 2,380 & 3,880 SF for lease
- Anchored by Ramsey's Restaurant, a very strong local, multi-unit restaurant
- High traffic area with direct access at signalized intersection from Nicholasville Road
- +/-38,076 ADT in front of the site
- 65 parking spaces (1:185 SF) with overflow parking at adjacent office building
- Ideal location near hospitals, universities and downtown
- Zoned B-1, Neighborhood Business

Spaces

Suite 140/150

Lease Rate

\$26.00 SF/yr

Space Size

2,380 - 3,880 SF

Suite 160

\$26.00 SF/yr

1,500 - 3,880 SF

For More Information

Al Isaac

President

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Commercial Real Estate Services, Worldwide.

For Lease

1,500 - 3,880 SF | \$26.00 SF/yr

Retail Space



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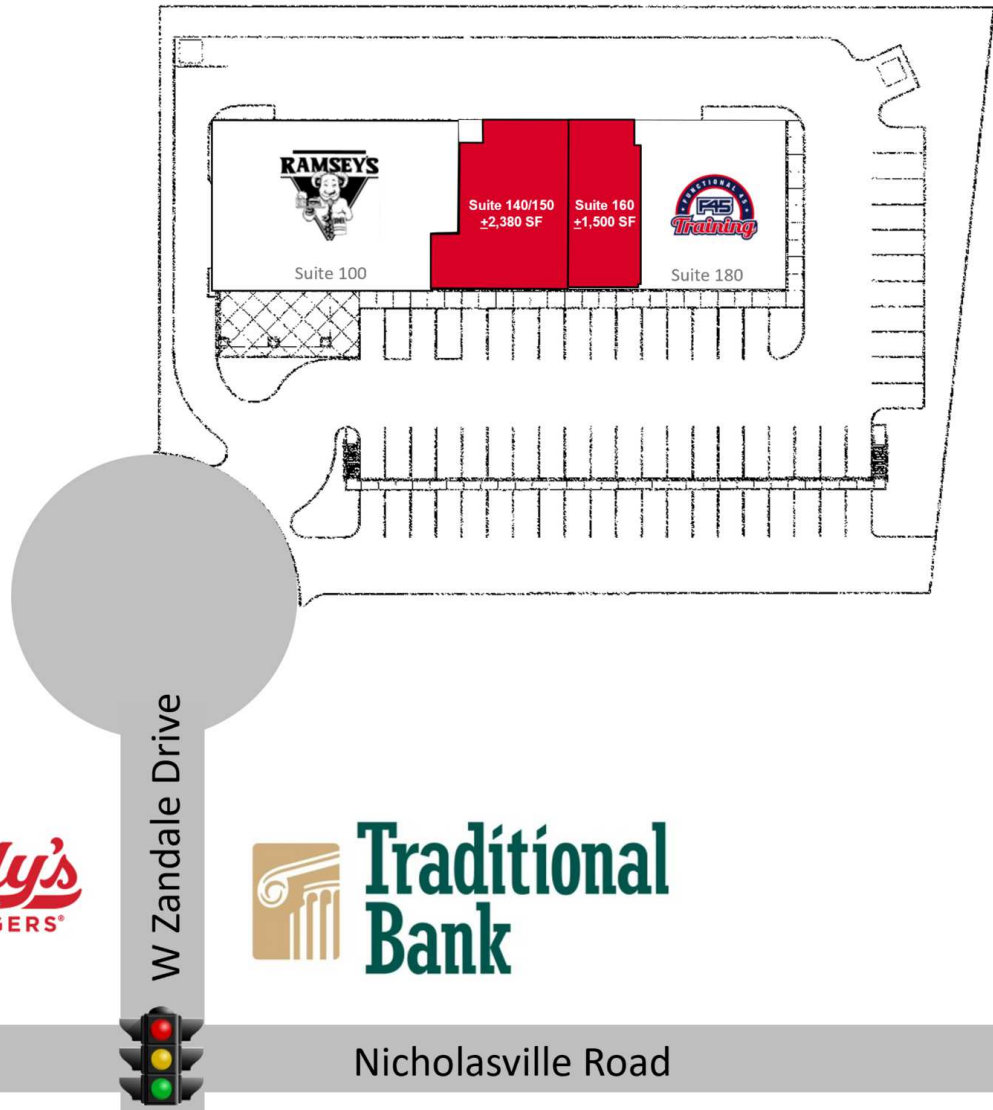
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For Lease

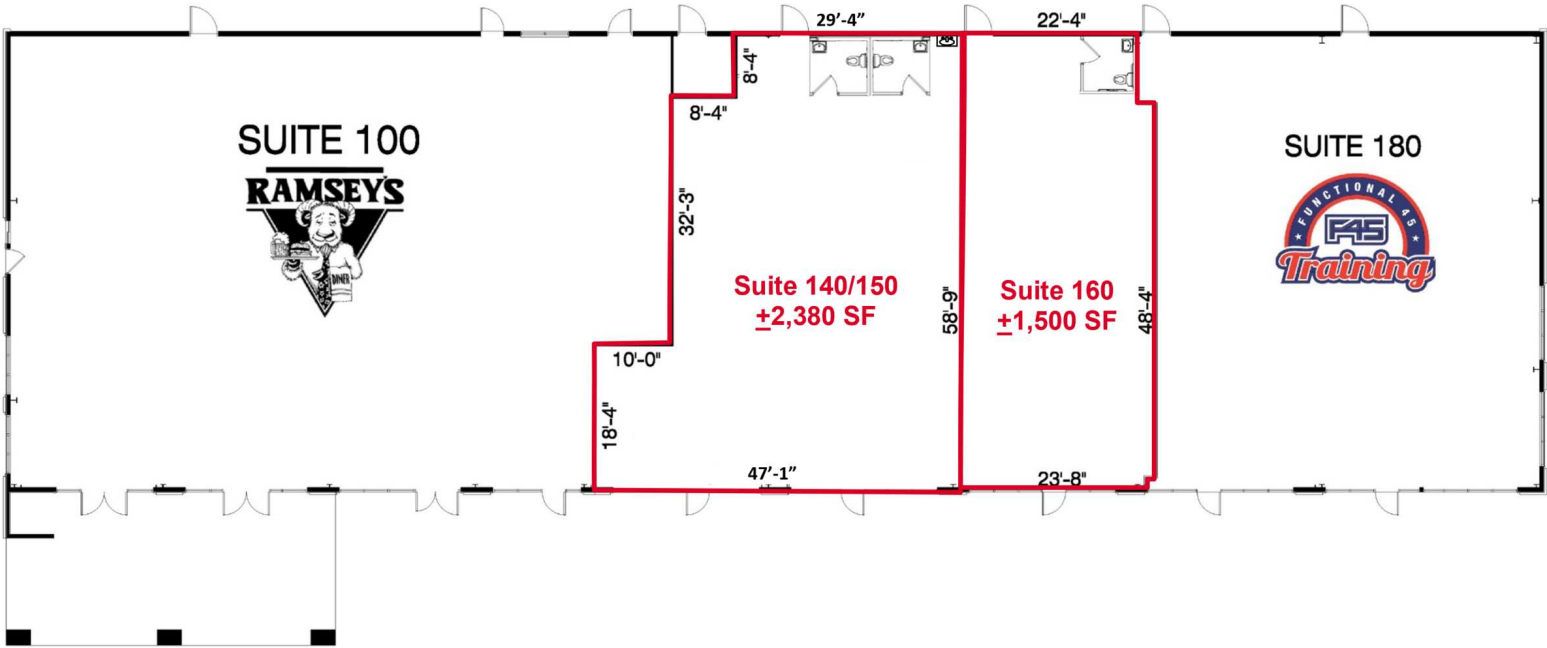
1,500 - 3,880 SF | \$26.00 SF/yr

Retail Space

Office Building



For illustration purposes only; not drawn to scale



Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,500 - 3,880 SF	Lease Rate:	\$26.00 SF/yr

Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
Suite 140/150	2,380 - 3,880 SF	NNN	\$26.00 SF/yr	-
Suite 160	1,500 - 3,880 SF	NNN	\$26.00 SF/yr	-

For Lease

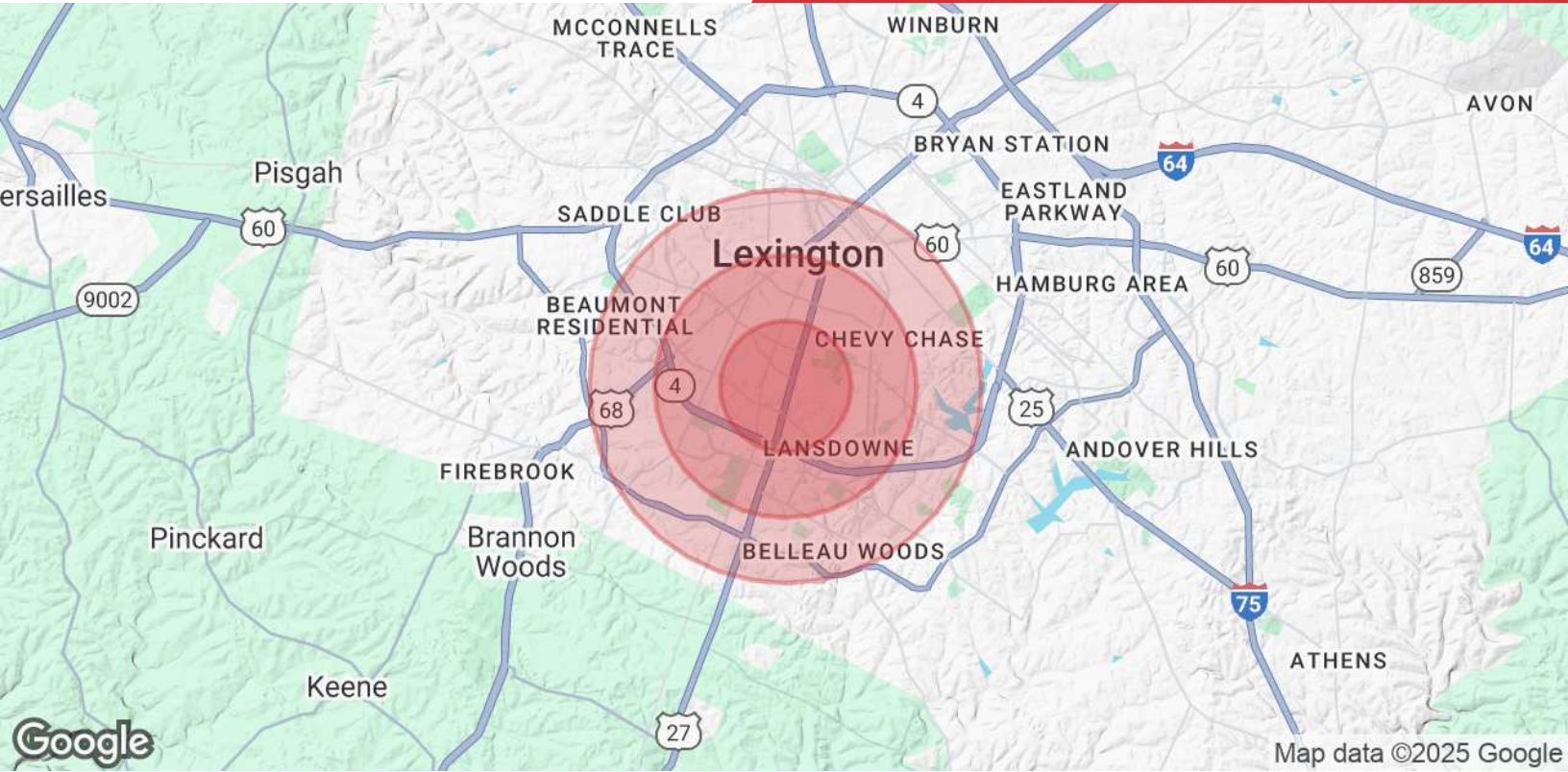
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Retail Space



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	1 Mile	2 Miles	3 Miles
Population			
Total Population	10,930	48,805	55,212
Average Age	40.2	34.7	34.2
Average Age (Male)	38.8	33.1	32.9
Average Age (Female)	41.1	35.9	35.4
Households & Income			
Total Households	5,146	21,788	55,212
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$87,810	\$76,804	\$78,729
Average House Value	\$193,748	\$212,121	\$241,420

STDB 2024 Demographics