



Office Building

1316 Versailles Rd
Lexington, Kentucky 40504

Property Highlights

- +/-3,648 SF single-story building on +/-0.49 AC
- Currently leased through April 1, 2027; Owner occupancy available upon lease expiration
- Prominent location at Versailles Road, Red Mile Road & Sparta Court
- Excellent visibility and access
- Flexible layout suitable for a variety of office and commercial uses
- Attractive owner-user opportunity
- Established West Lexington commercial corridor
- Directly adjacent to the Red Mile corridor, less than 2 miles from the University of Kentucky
- Convenient access to Downtown Lexington, New Circle Road and Blue Grass Airport
- Close proximity to major retailers, restaurants, grocery and service providers

Offering Summary

Sale Price:	\$750,000
Building Size:	+/-3,648 SF
Lot Size:	+/-0.49 Acres
Zoning:	B-1, Neighborhood Business

For More Information

Al Isaac

President

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Commercial Real Estate Services, Worldwide.

For Sale

3,648 SF | \$750,000

Office Space



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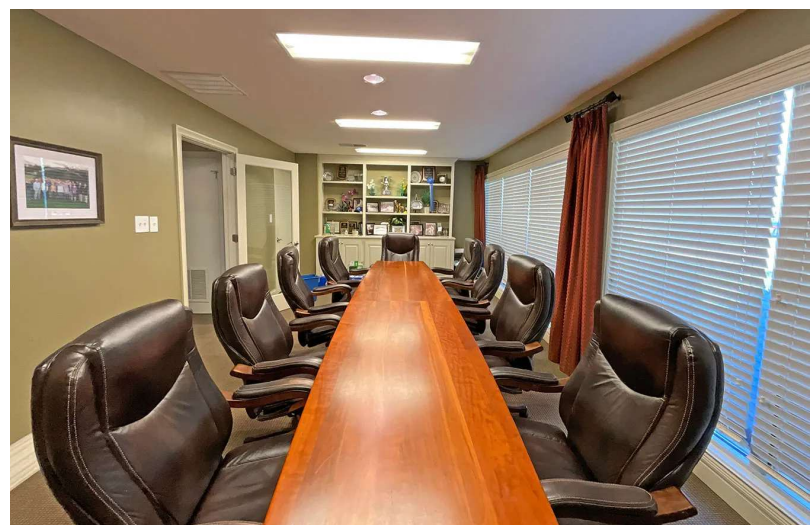


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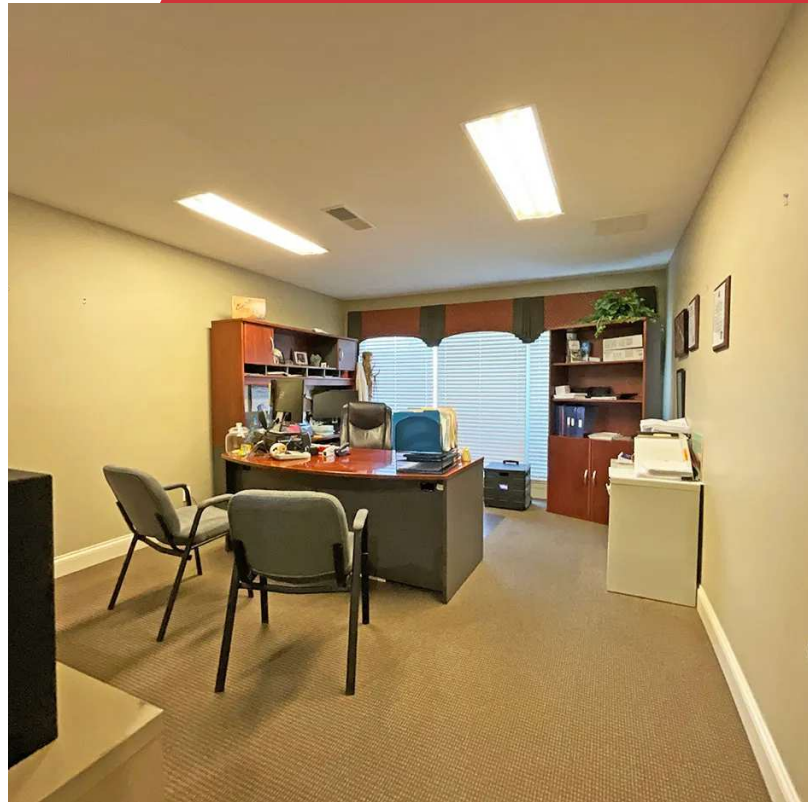
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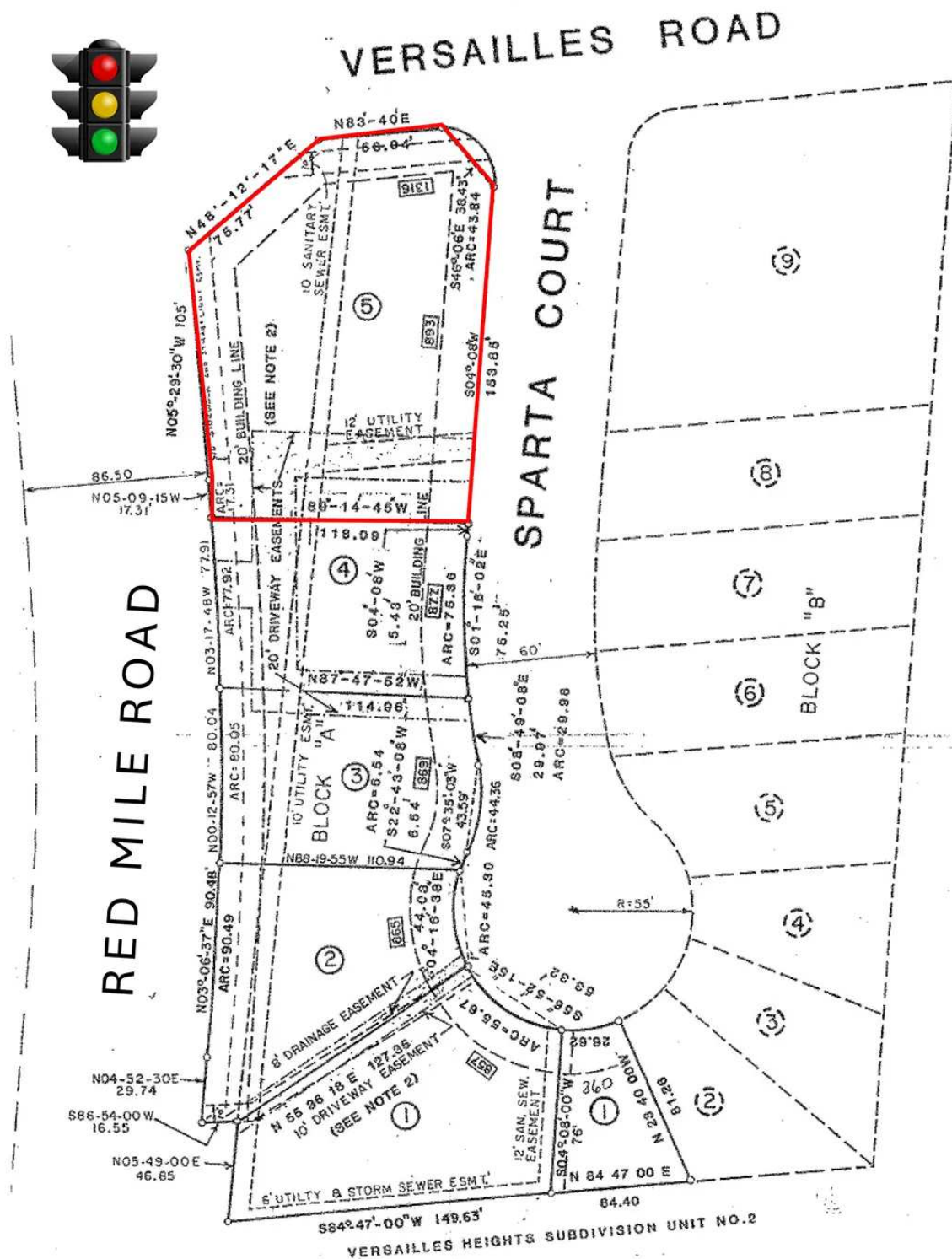
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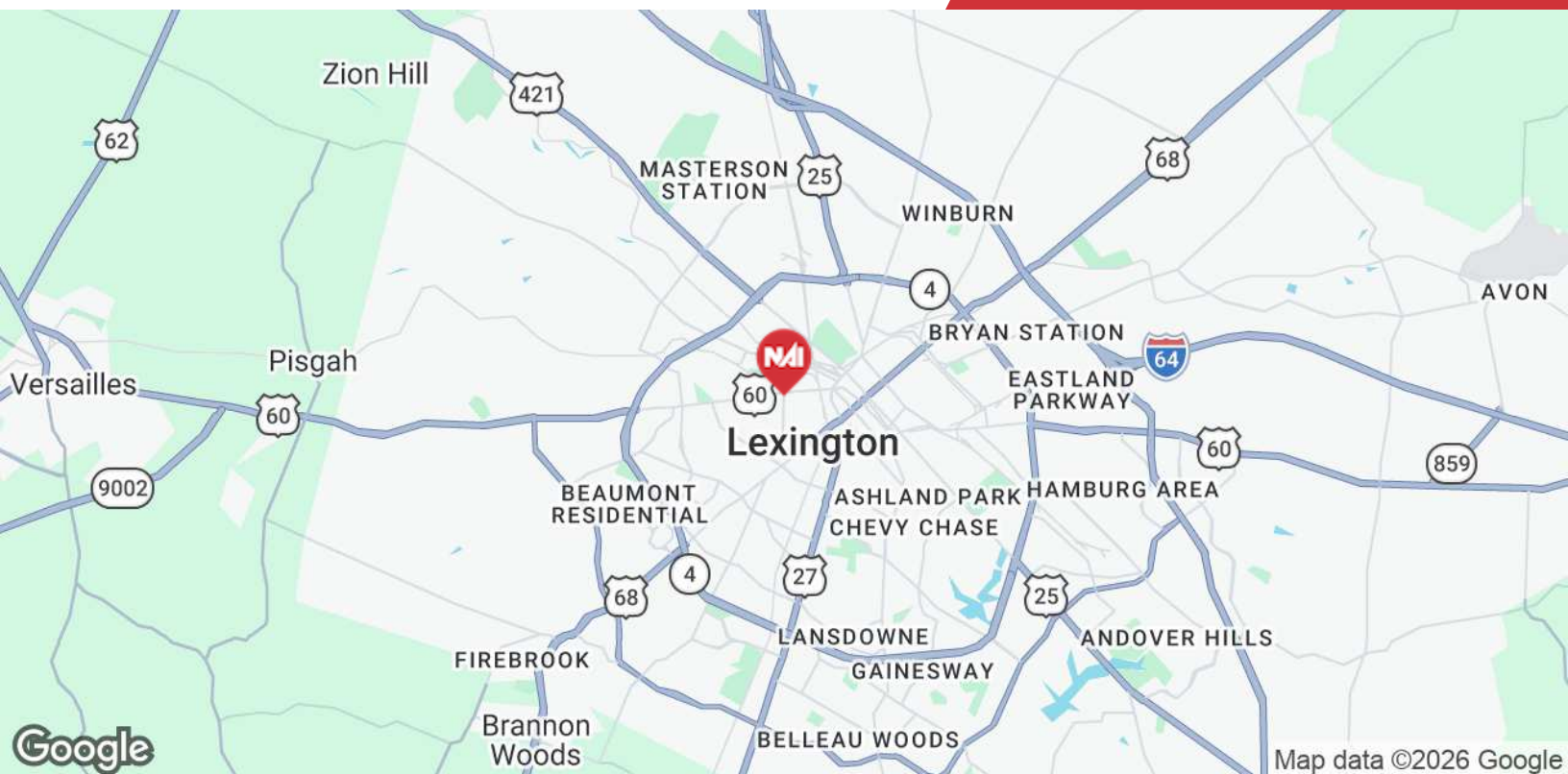
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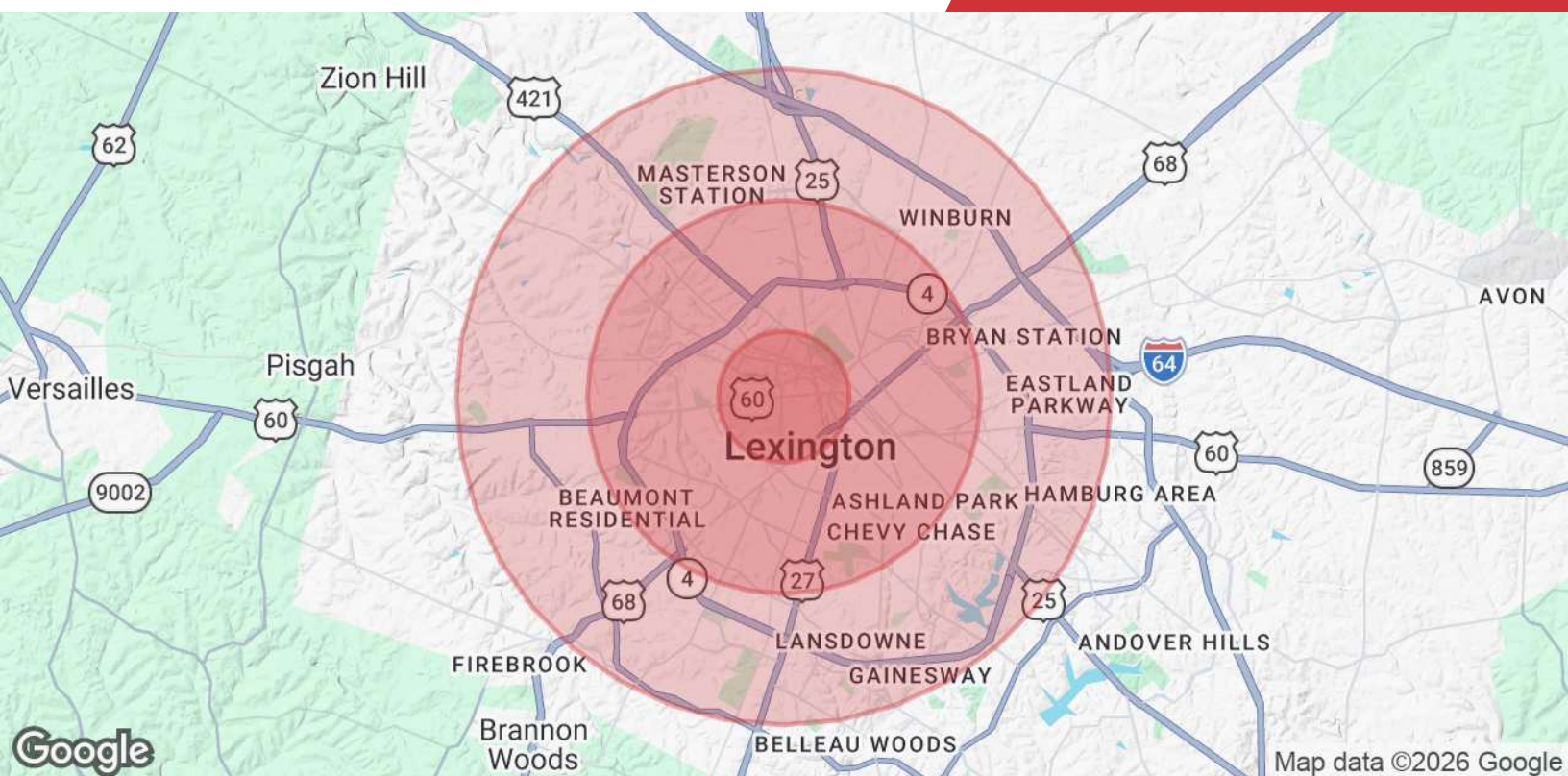
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Population

	1 Mile	3 Miles	5 Miles
Total Population	11,317	100,601	216,821
Average Age	26.9	33.8	36.9
Average Age (Male)	26.3	32.6	35.3
Average Age (Female)	27.1	35.1	38.4

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	5,101	43,110	93,534
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$54,294	\$96,490	\$106,621
Average House Value	\$136,398	\$280,842	\$299,763

2026 STDB Demographics