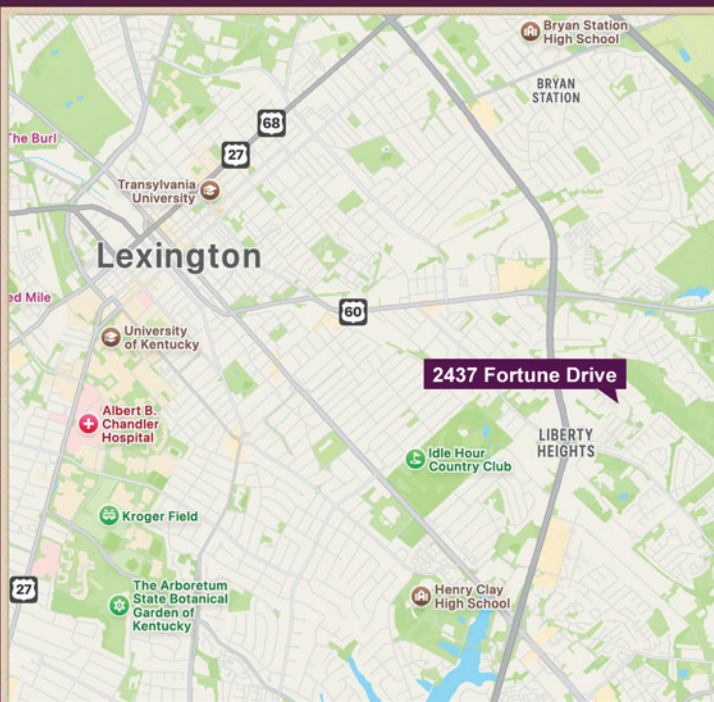


LEASING OPPORTUNITY

FORTUNE DRIVE

2437 Fortune Drive, Lexington, Kentucky 40509



OPPORTUNITIES

- * 5,744 SF Available.
- * Ample parking.
- * Located in well-known business park.
- * Located 4 miles east of downtown Lexington with quick access to New Circle Road.



Equity
Management
Group, Inc.

All information furnished is from sources deemed reliable. No warranty or representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes of availability, price, rental or other conditions.

Leasing Representative: **Jason Taylor**

jtaylor@equity-management.com

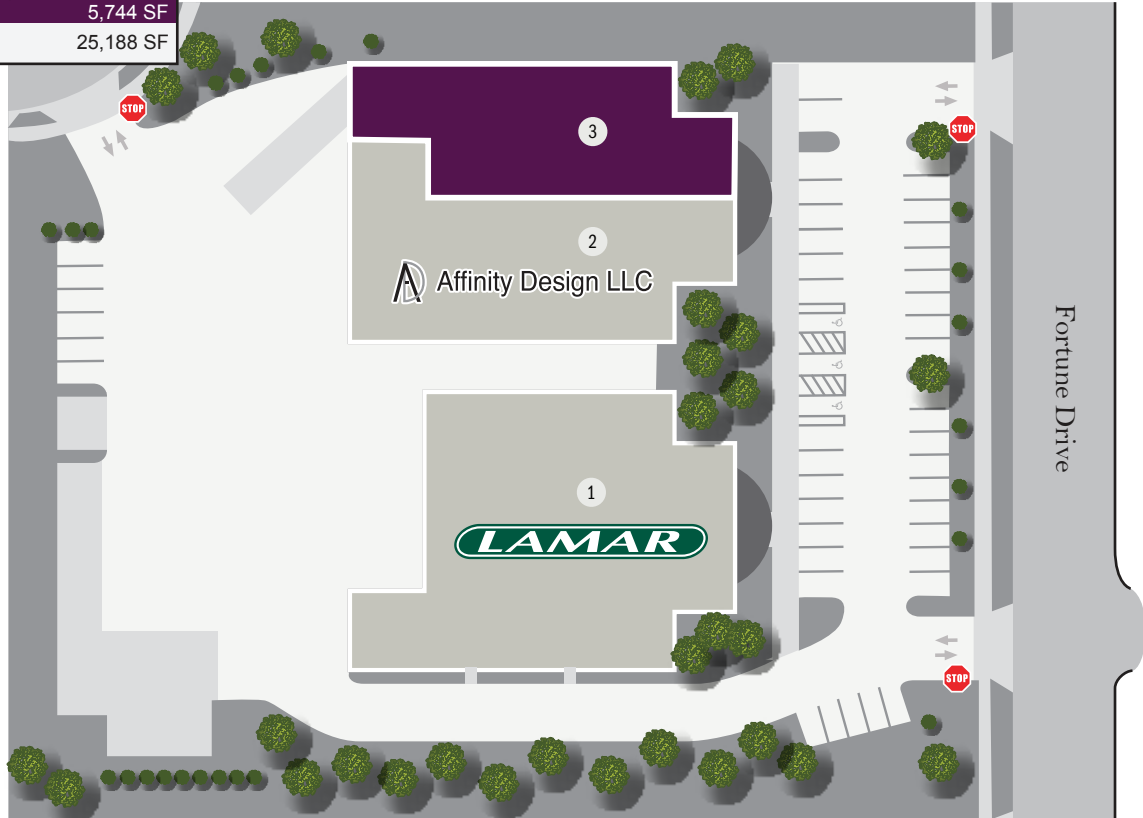
Phone: (859) 266-1414 * Cell: (502) 472-7546 * Fax: (859) 266-6612
Equity Management Group * 840 East High Street * Lexington, KY 40502

LEASING OPPORTUNITY

FORTUNE DRIVE

2437 Fortune Drive, Lexington, Kentucky 40509

1	Lamar Advertising	11,628 SF
2	Affinity Design Group	7,816 SF
3	Available	5,744 SF
Total GLA:		25,188 SF



PROPERTY SPECIFICS

Anchor Tenant(s): Lamar Advertising
Total Land Area: 2.39 Acres
Zoned: I-1 (Light Industrial) -
B-4 uses plus extensive light
manufacturing as defined
Parking Spaces: Ample

PROPERTY ADVANTAGES

2437 Fortune Drive is about 4 miles east of downtown Lexington. Quick access to New Circle Road and only about 2 miles from I-75.

LOCATION

Located at: 2437 Fortune Drive, about 4 miles east of downtown Lexington.

Strong and Growing Demographics:

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population Estimates:	8,918	95,614	205,927
Average Household Income:	\$82,719	\$79,858	\$77,429
Estimated Number of Households:	4,009	41,487	88,416

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