



Office Building For Sale

2425 Regency Road, Lexington, KY 40503

CONTACT

BRYAN LITTLE

859.619.4969 | bryan@littlerealestateky.com



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PROPERTY DESCRIPTION

Office Building For Sale 2425 Regency Road, Lexington, KY 40503



LOCATION

2425 Regency Road, Lexington, KY 40503
Conveniently located in South Lexington just off
Nicholasville Road, 0.5 miles from New Circle Road

AVAILABLE

9,880 SF (PVA)
0.67 Acre Lot
Two-Story Office Building
First Floor Vacant
Second Floor Fully Leased

SALE PRICE

\$1,200,000

DEMOGRAPHICS

	1 Mile	3 Mile	5 mile
Population	9.6K	126.9K	234.3K
Daytime Population	15.1K	121.4K	235.6K
Household Income Avg.	\$94.2K	\$95.3K	\$92.2K

HIGHLIGHTS

- Second floor 100% leased providing in-place income
- First floor vacant and ready for owner-user or new tenant
- Ideal owner-user investment opportunity
- Flexible multi-tenant configuration
- Common area restrooms on each floor



KY COMMERCIAL
1908 Bryant Road, Suite 250, Lexington, KY 40509
www.kycommercial.net

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PROPERTY PHOTOS

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PROPERTY AERIAL

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