



## Freestanding Medical/Office Building

41 Old Pond Rd  
London, Kentucky 40741

### Property Highlights

- Well-suited for Owner Occupant or Private Investors
- +/- 2,800 SF single-story medical office building situated on a +/- .73 AC parcel
- On-site surface parking and gravel parking area currently available
- Located in London just off I-75 at Exit 38
- Nearby tenants include Laurel County Physiatry and Pain, CHI Saint Joseph Medical Group Pediatrics and CHI Saint Joseph Health Hospital
- Zoned R-1

### Offering Summary

Sale Price:	\$420,000
Building Size:	2,800 SF
Lot Size:	0.73 Acres

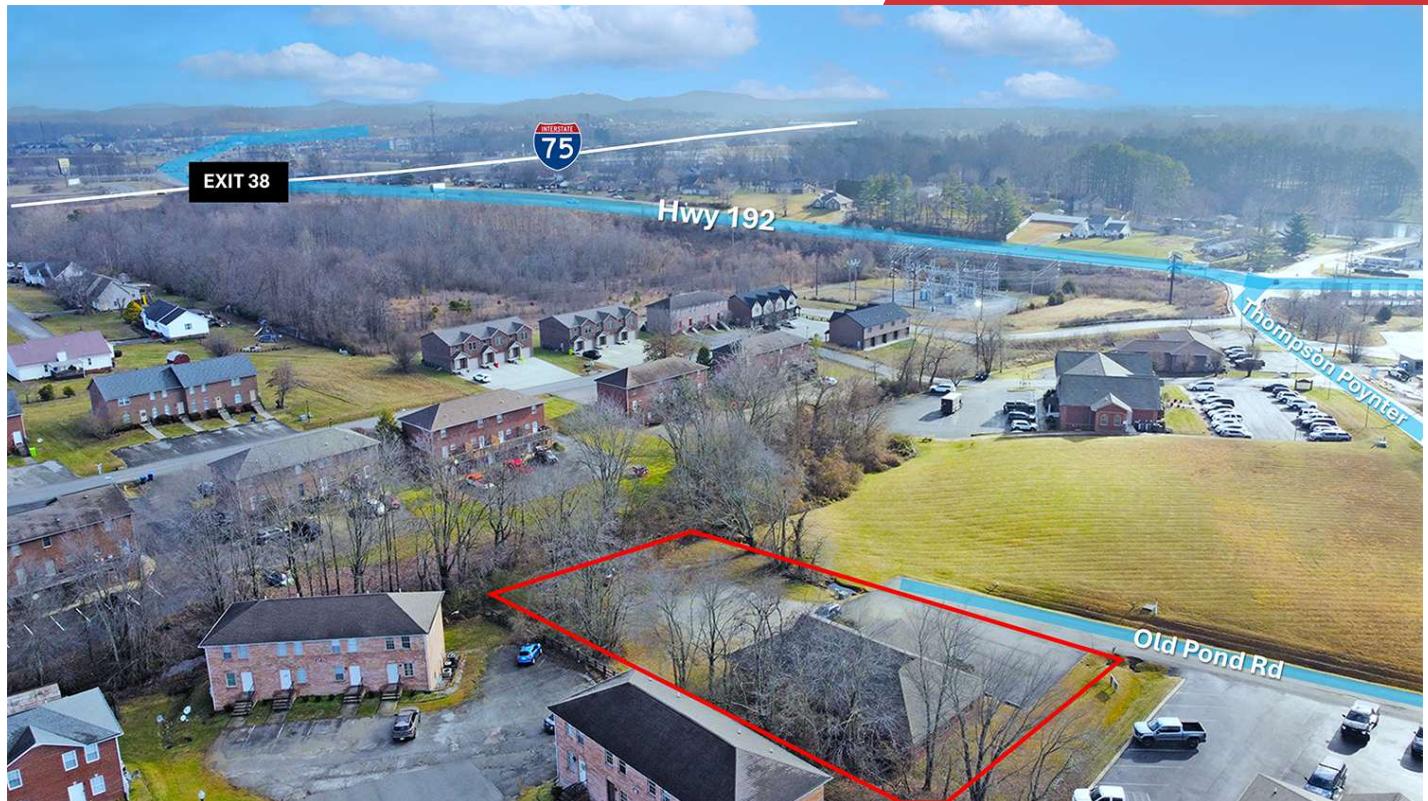
### For More Information

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Senior Associate

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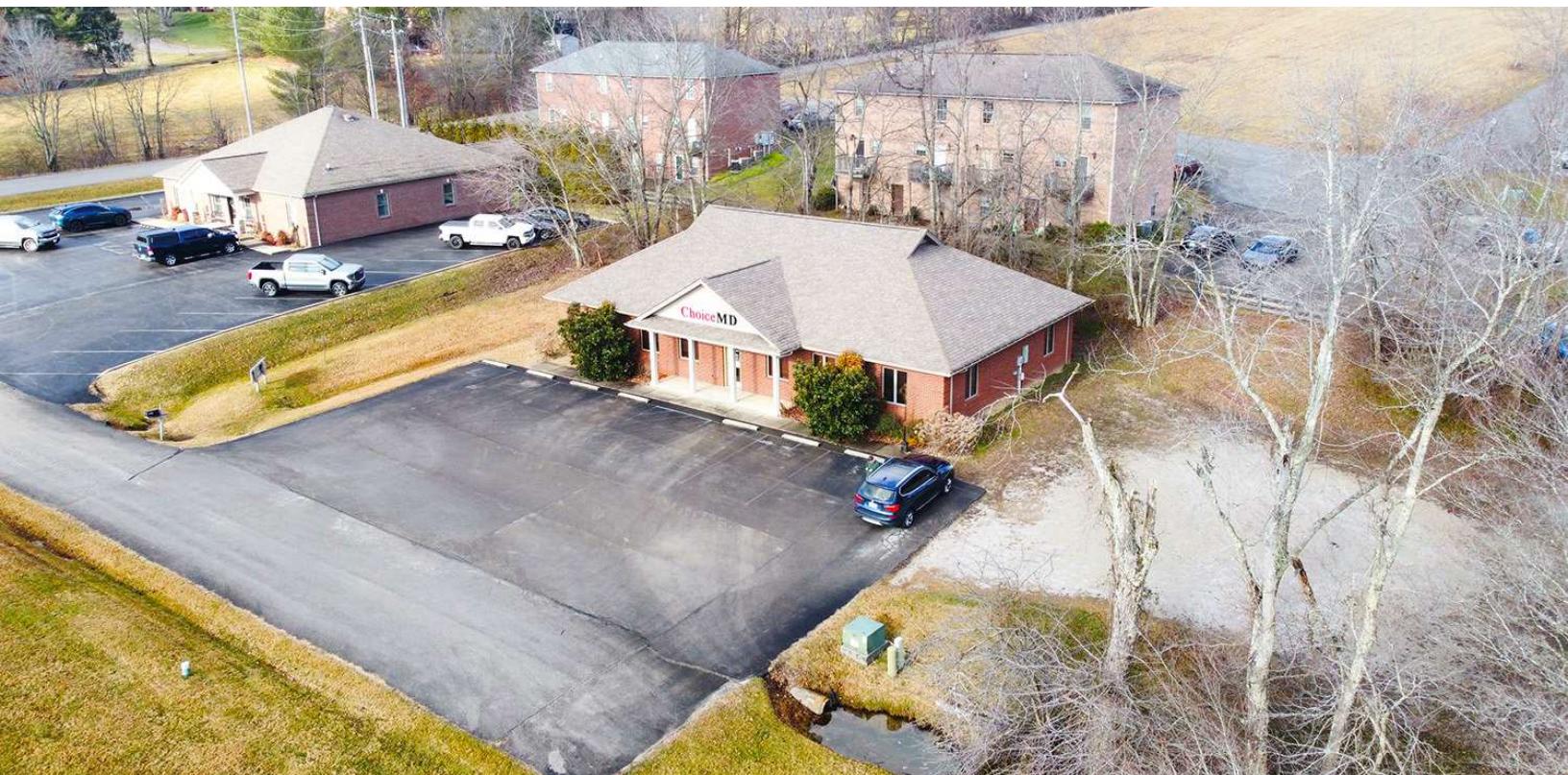
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For Sale  
2,800 SF | \$420,000  
Office Building



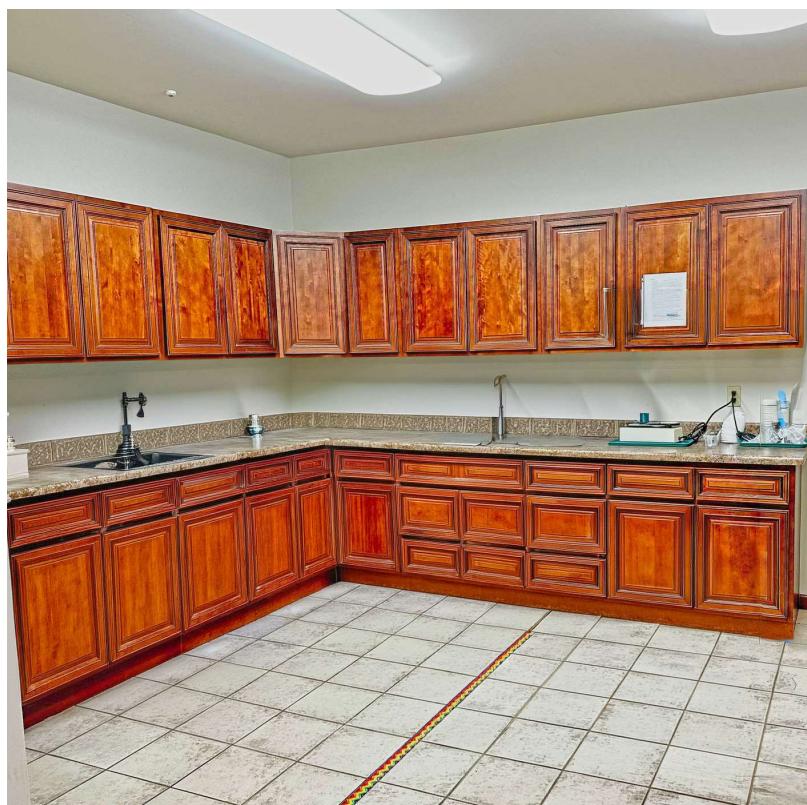
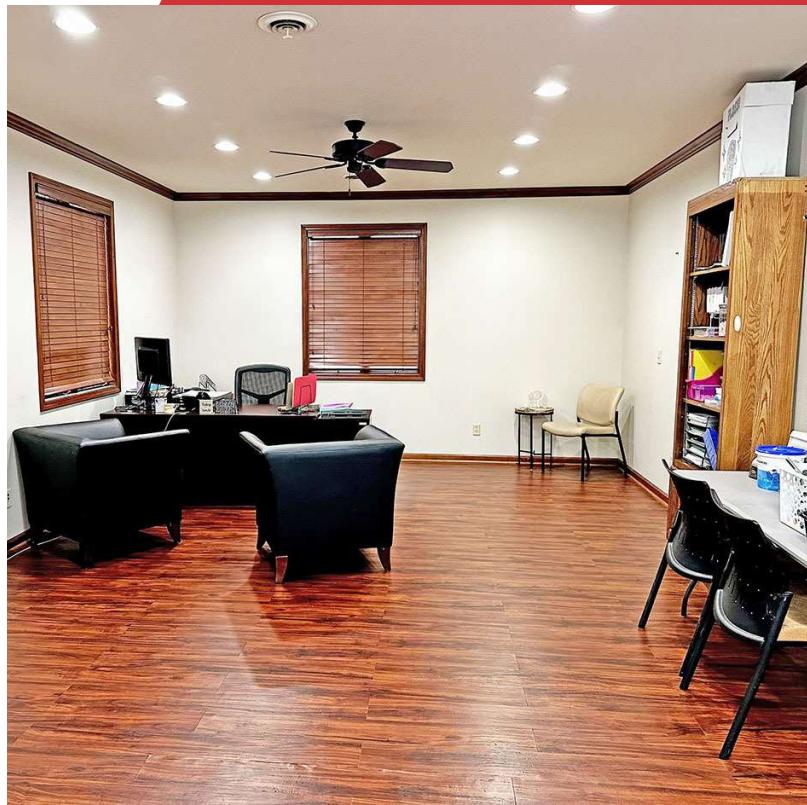
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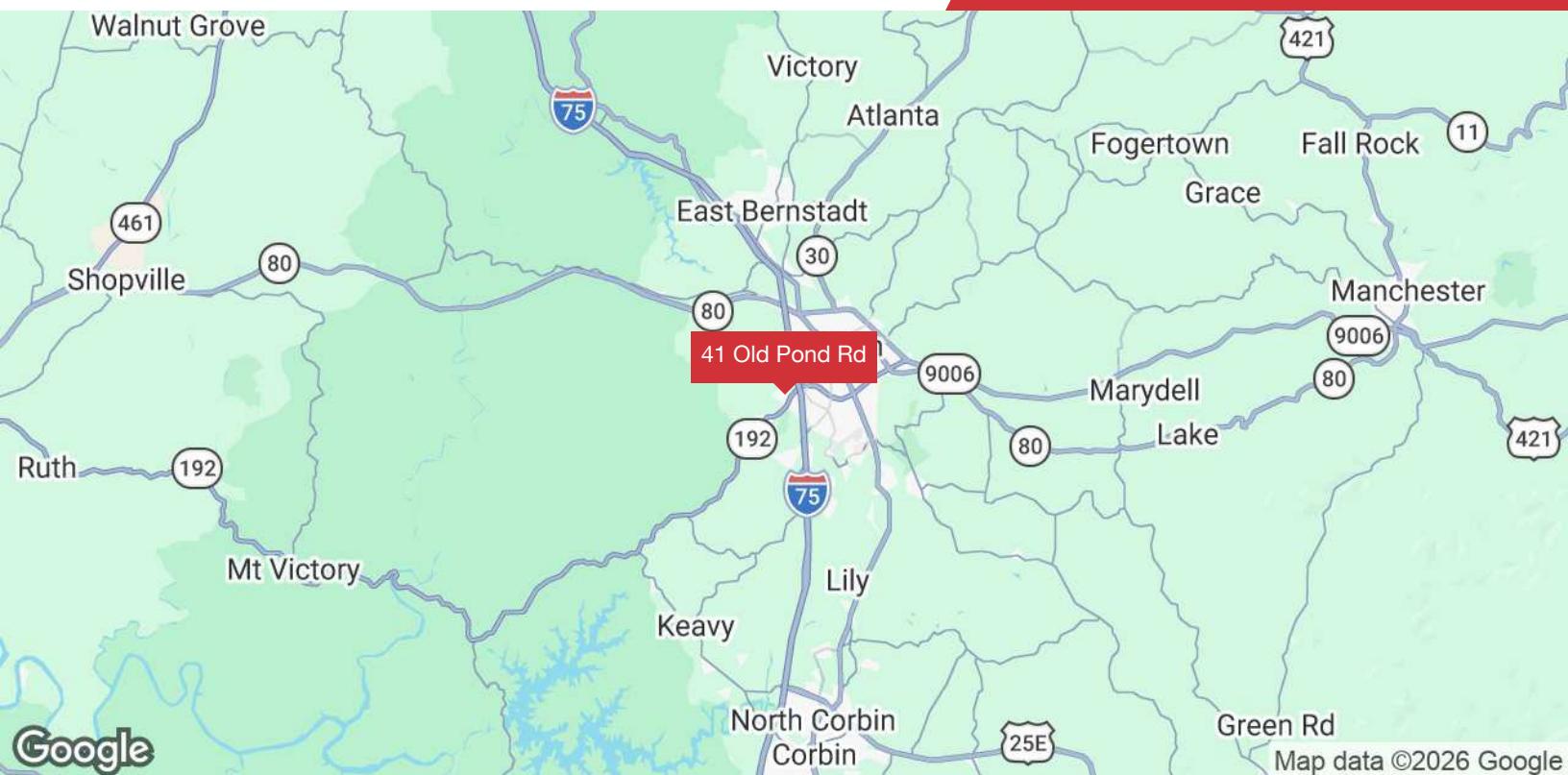
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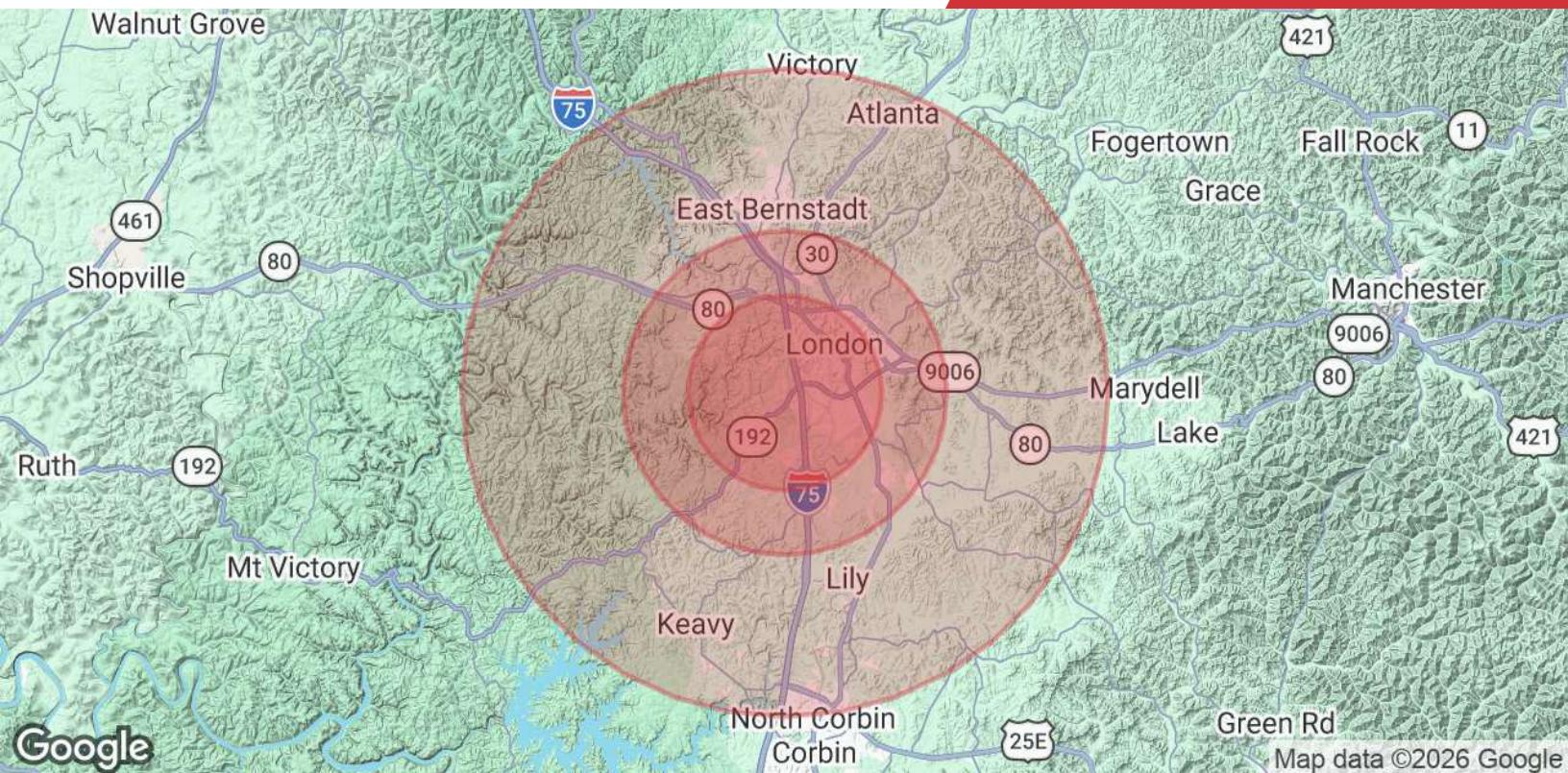
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## Population

	3 Miles	5 Miles	10 Miles
Total Population	15,241	27,626	54,984
Average Age	42	41	41
Average Age (Male)	40	40	40
Average Age (Female)	43	42	42

## Households & Income

	3 Miles	5 Miles	10 Miles
Total Households	6,210	10,832	21,287
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$78,246	\$74,893	\$72,009
Average House Value	\$230,319	\$208,492	\$185,486

Demographics data derived from AlphaMap