



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

Zach Smith, CCIM

Senior Associate

O: 859 224 2000

zachsmith@naiisaac.com

For Sale

2,800 SF | \$420,000

Office Building



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel
naiisaac.com



Commercial Real Estate Services, Worldwide.

For Sale

2,800 SF | \$420,000

Office Building



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel
naiisaac.com

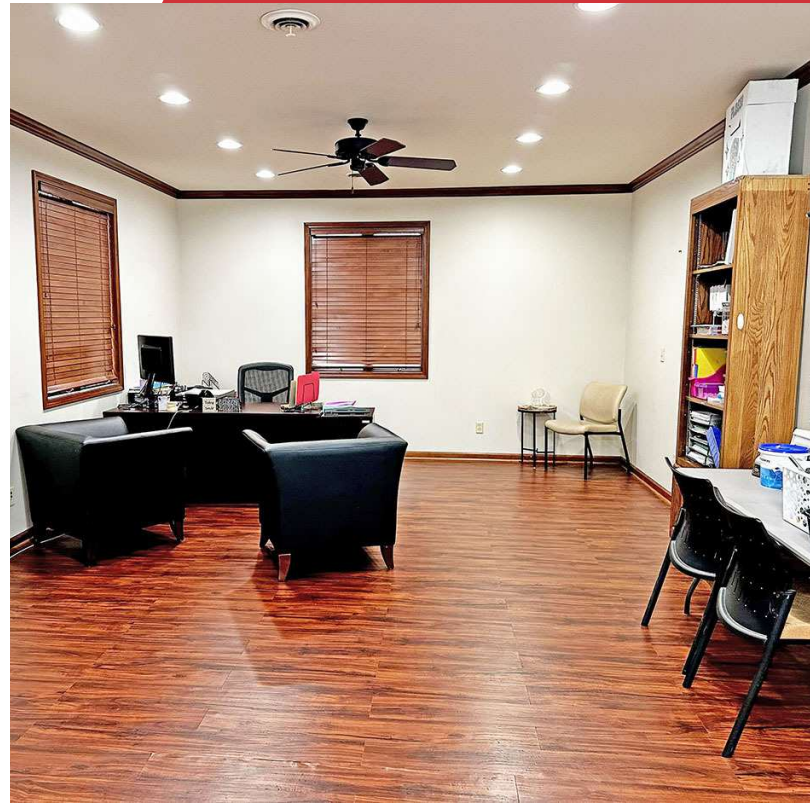


Commercial Real Estate Services, Worldwide.

For Sale

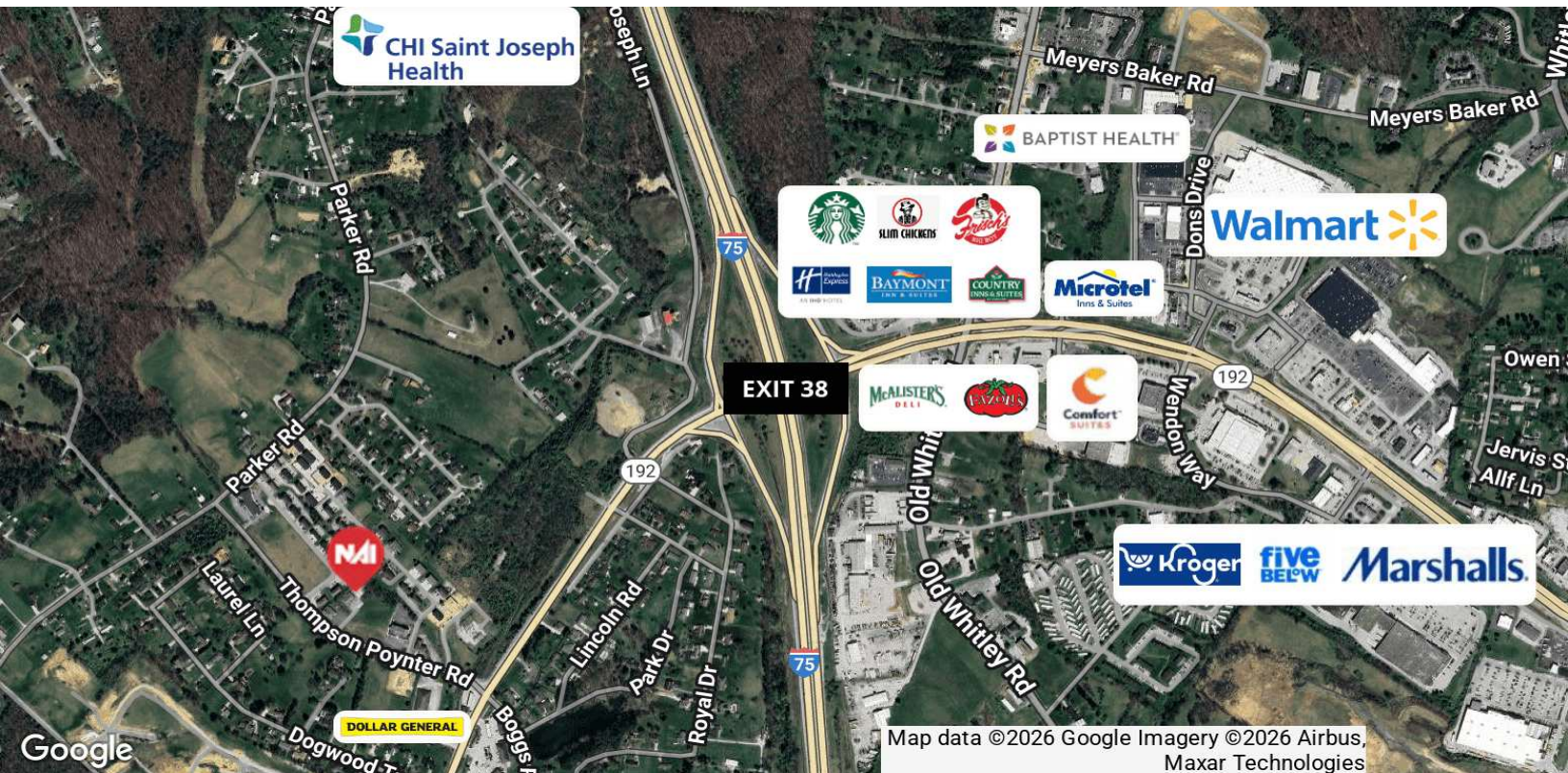
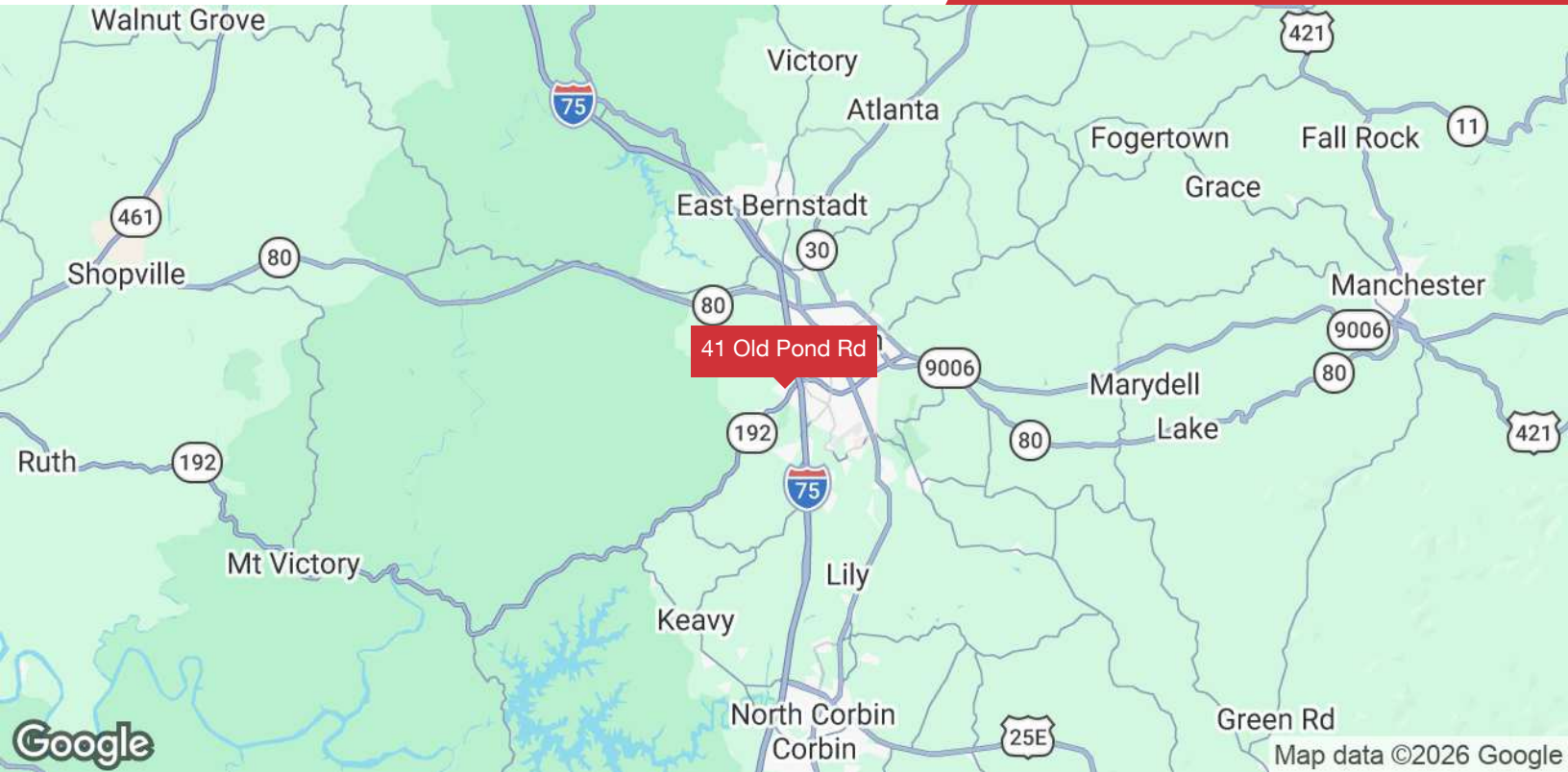
2,800 SF | \$420,000

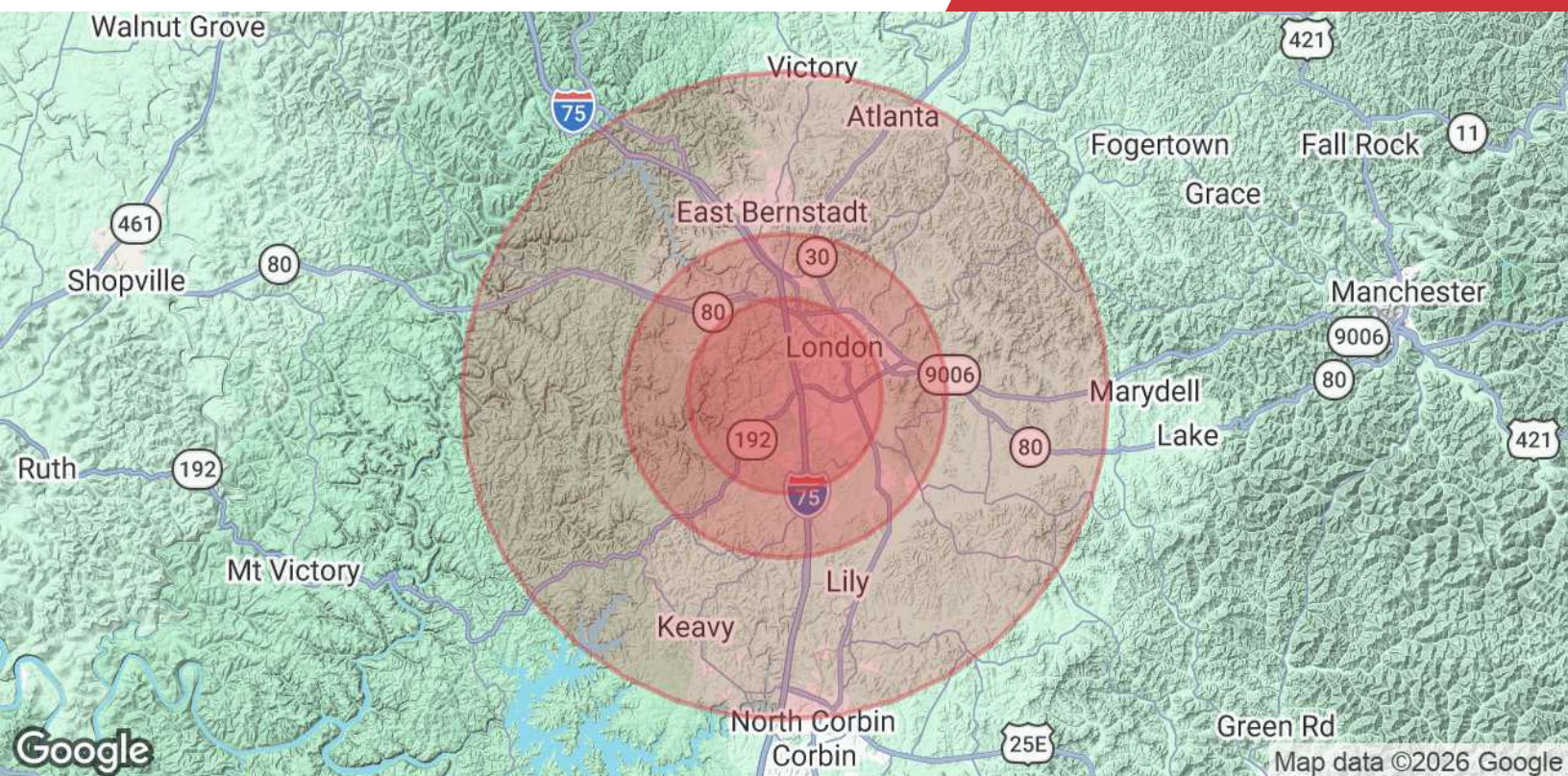
Office Building



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel
naiisaac.com





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