

FOR LEASE

1,500 SF Chevy Chase Retail Space FOR LEASE

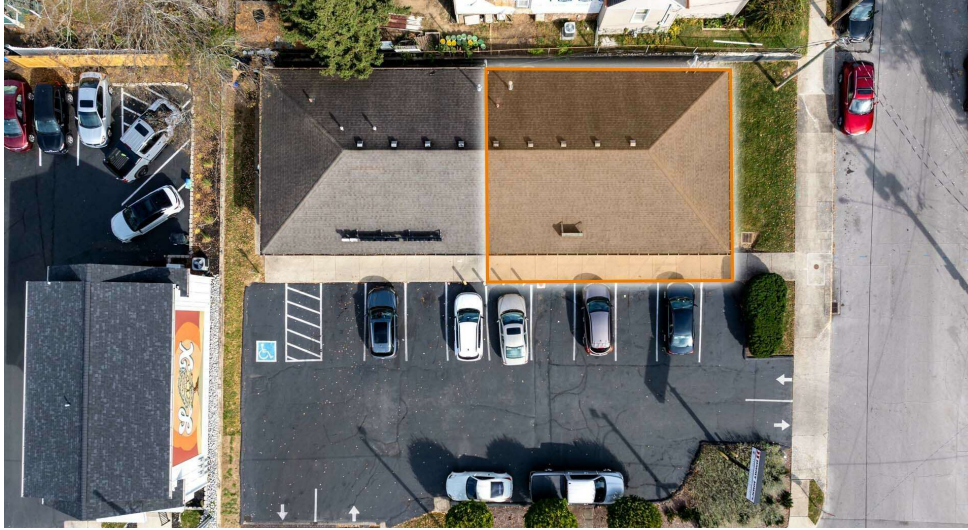
547 EUCLID AVENUE | LEXINGTON, KY 40502



PRESENTED BY:
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PROPERTY SUMMARY



PROPERTY DESCRIPTION

SVN | Stone Commercial is pleased to present the opportunity to lease prime retail - office space off of Euclid Avenue in the heart of 40502 between Chevy Chase and the University of Kentucky. This 1,500 sf space shares a building with Jimmy John's and is surrounded by restaurants and bars, local boutique shopping, national retailers, banks, professional office buildings, University of Kentucky campus housing, and affluent residential neighborhoods.

Contact Neal Metcalfe @ neal.metcalfe@svn.com // 859-312-8069.

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PROPERTY HIGHLIGHTS

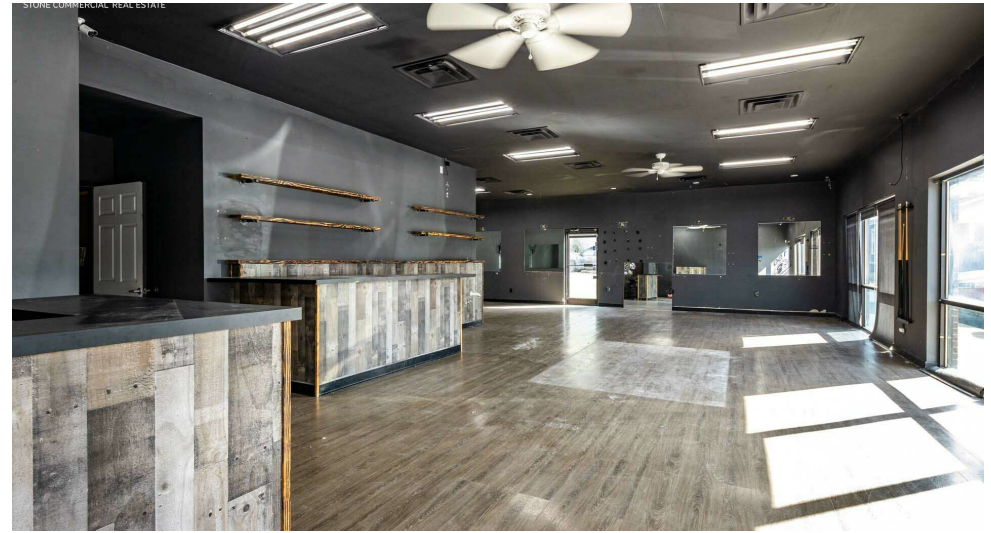
- 1,500 SF Retail Space Zoned B-1
- Neighboring Jimmy John's
- Between Chevy Chase and University of Kentucky
- Just minutes walk from many retailers including Kroger, Starbucks, Graeter's, and Great Bagel & Bakery

OFFERING SUMMARY

LEASE RATE:	\$22.00 SF/yr (NNN)
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AVAILABLE SF:	1,500 SF
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INTERIOR PHOTOS



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1,500 SF CHEVY CHASE RETAIL SPACE FOR LEASE | 547 Euclid Avenue Lexington, KY 40502

SVN | STONE COMMERCIAL REAL ESTATE 3

PROPERTY AERIAL



NEAL METCALFE

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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

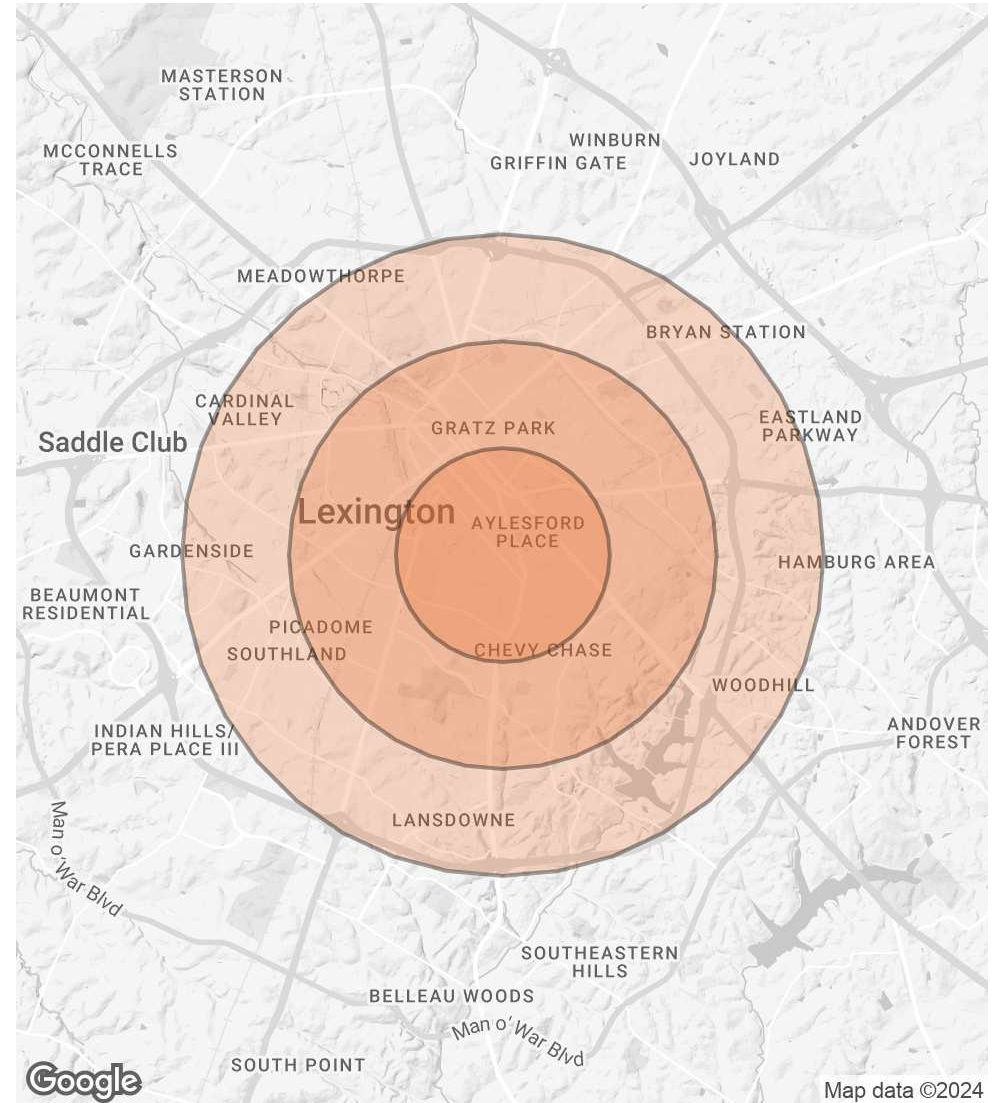
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	20,922	59,660	109,893
AVERAGE AGE	27.6	31.3	34.2
AVERAGE AGE (MALE)	28.3	31.1	33.2
AVERAGE AGE (FEMALE)	27.5	32.0	35.4

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	7,926	25,178	48,122
# OF PERSONS PER HH	2.6	2.4	2.3
AVERAGE HH INCOME	\$55,659	\$55,420	\$55,938
AVERAGE HOUSE VALUE	\$333,667	\$308,762	\$257,490

2020 American Community Survey (ACS)



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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