

LAND LEASE OPPORTUNITY

EAST BRANNON ROAD

East Brannon Road, Nicholasville, Kentucky 40356



OPPORTUNITIES

- * A land lease opportunity is available for one parcel or can be split into two parcels and leased separately.
- * The property shadow anchored by Kroger, Marshalls, HomeGoods, Hobby Lobby and PetSmart.
- * Located in major mid-south college town – Lexington – home to the University of Kentucky (29,800 student enrollment).
- * Strategically located on major regional traffic corridor (US-27) with a combined 54,008 VPD.
- * Strong density marked by 142,194 people within a 5-mile radius with an excellent average household income of \$107,000.



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

Equity Management Group * 840 East High Street * Lexington, KY 40502

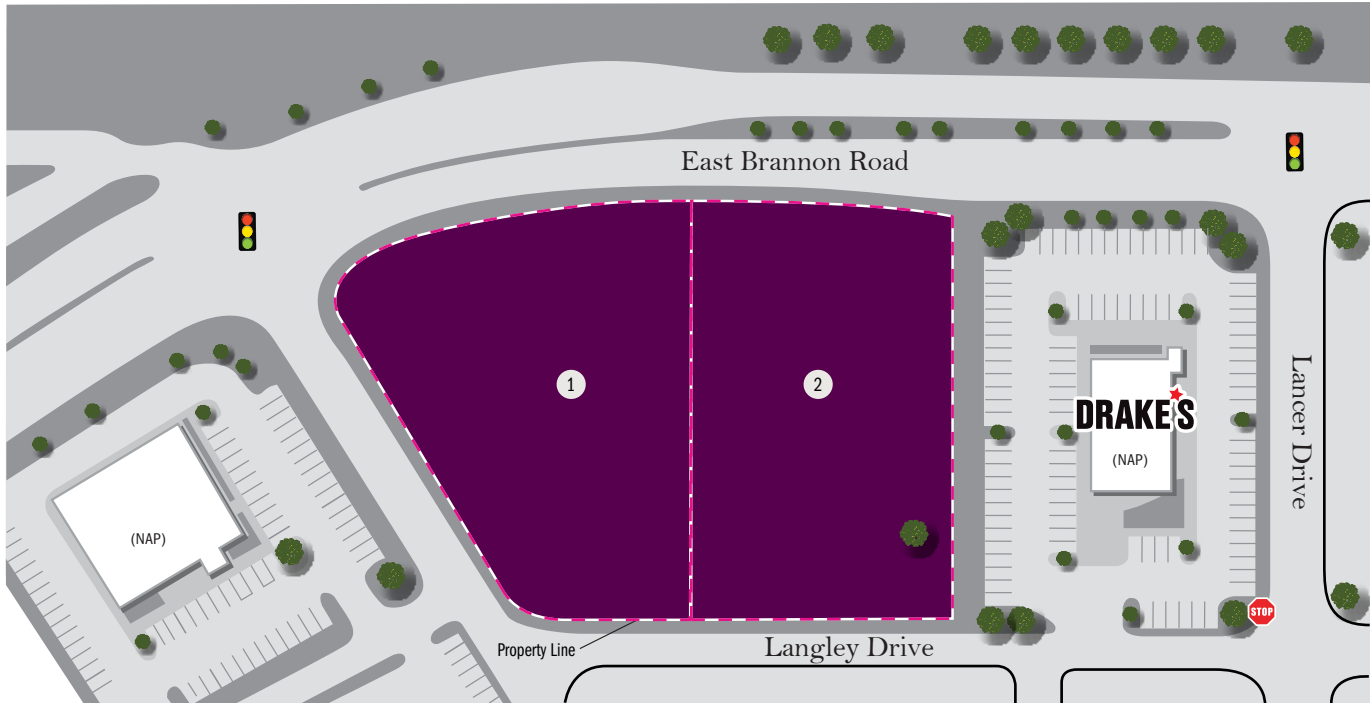
LAND LEASE OPPORTUNITY

EAST BRANNON ROAD

East Brannon Road, Nicholasville, Kentucky 40356

1	Land Available	1.54 Acres
2	Land Available	1.247 Acres
Total GLA:		2.787 Acres

**CURRENTLY PLATTED AS 2 LOTS
BUT CAN BE MODIFIED.**



PROPERTY SPECIFICS

Anchor Tenant(s):	NA
Total Land Area:	2.787 Acres
Traffic Count:	54,008 (Nicholasville Rd.) 12,632 (Brannon Rd.)
Parking Spaces:	NA

PROPERTY ADVANTAGES

East Brannon Road is in a strategic location at the signalized intersection of a major regional traffic corridor (US-27) with a combined 54,008 VPD. This location has strong density marked by 144,353 people within a 5-mile radius with an excellent average household income of \$100,589. All retention if offsite and is regionally retained.

LOCATION

Located at: East Brannon Road, well positioned within Nicholasville, one of the fastest growing suburbs in Lexington.

Strong and Growing Demographics:	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population Estimates:	4,856	71,051	156,761
Average Household Income:	\$115,594	\$93,436	\$100,589
Estimated Number of Households:	1,746	30,245	66,184

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.



**Equity
Management
Group, Inc.**

Leasing Representative: **Jason Taylor**

jtaylor@equity-management.com

Phone: (859) 266-1414 * Cell: (502) 472-7546

Equity Management Group * 840 East High Street * Lexington, KY 40502

LEASING OPPORTUNITY

EAST BRANNON ROAD

East Brannon Road, Nicholasville, Kentucky 40356

**PROPOSED BUILDING LAYOUT UP TO 27,000 SQ FT
THAT CAN BE ADDED.**

LANDLORD WILLING TO ENTERTAIN DEVELOPING. INQUIRE WITH AGENT.



**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 Gentner**

jgentner@equity-management.com

Phone: (859) 266-1414 * Cell: (859) 351-4976

Equity Management Group * 840 East High Street * Lexington, KY 40502

LAND LEASE OPPORTUNITY

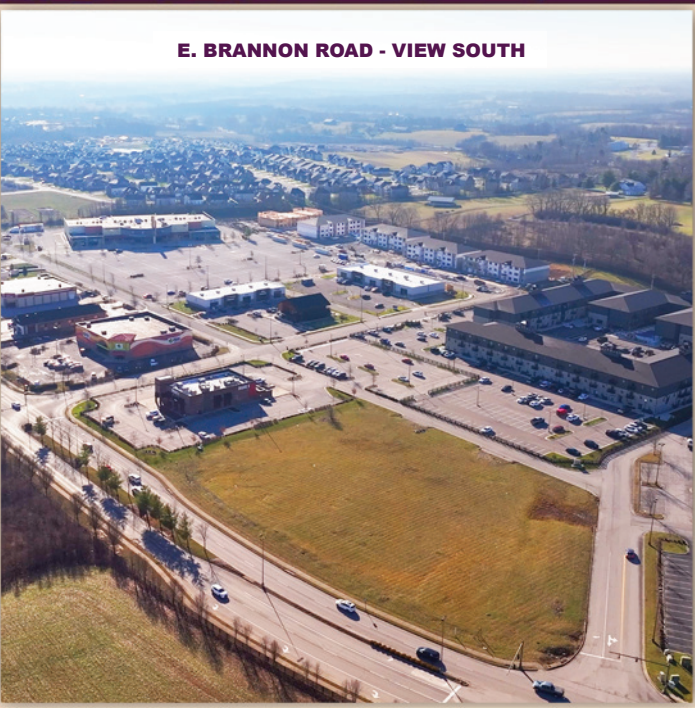
EAST BRANNON ROAD

East Brannon Road, Nicholasville, Kentucky 40356

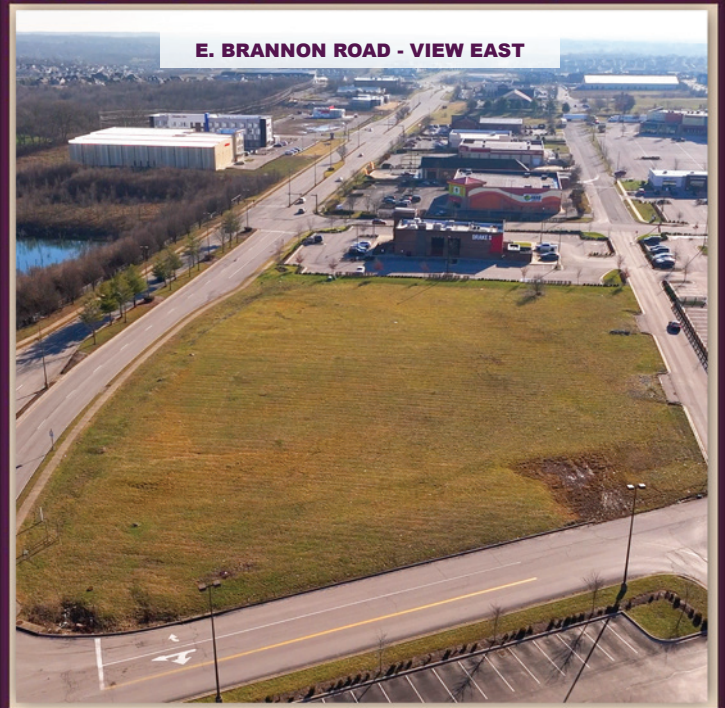
E. BRANNON ROAD - VIEW WEST



E. BRANNON ROAD - VIEW SOUTH



E. BRANNON ROAD - VIEW EAST



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

Equity Management Group * 840 East High Street * Lexington, KY 40502



Equity
Management
Group, Inc.

LAND LEASE OPPORTUNITY EAST BRANNON ROAD

East Brannon Road, Nicholasville, Kentucky 40356



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
Equity Management Group * 840 East High Street * Lexington, KY 40502