

LEASING OPPORTUNITY

312 SOUTH ASHLAND AVE.

Lexington, Kentucky



OPPORTUNITIES

High traffic and density in walkable and upscale neighborhood.

- 2,500 SF available on the second floor.



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: **Ande Long**

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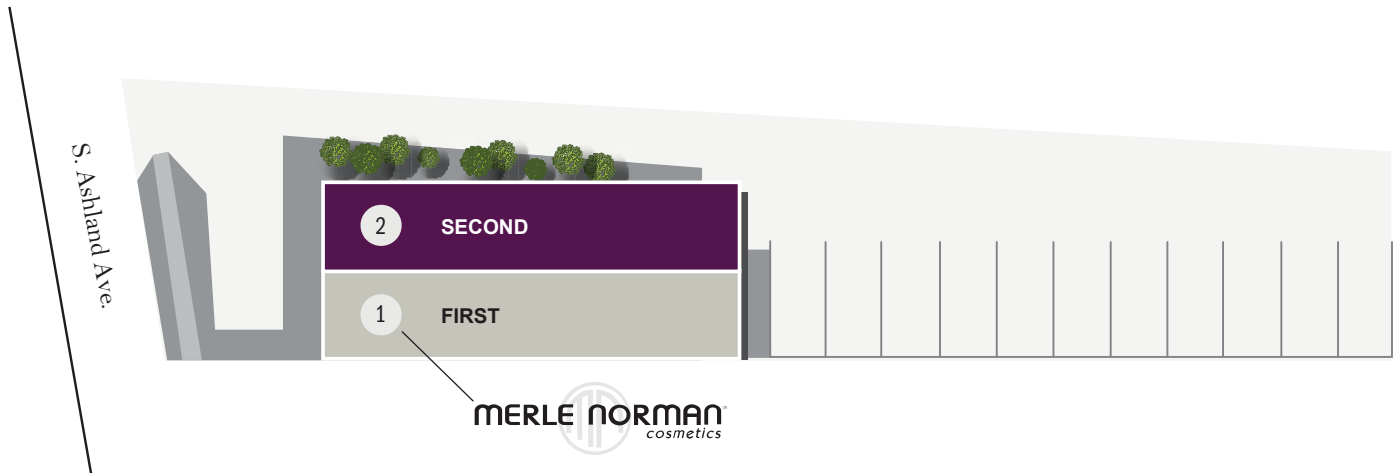
Equity Management Group * 840 East High Street * Lexington, KY 40502

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1 Merle Norman Boutique	2,500 SF
2 Available	2,500 SF
Total GLA:	5,000 SF



PROPERTY SPECIFICS

Total Land Area:	1/2 acre
Total GLA:	5,000 sf.
Traffic Counts:	7,097
Parking Spaces:	13

PROPERTY ADVANTAGES

Flexspace in upscale neighborhood next door to Starbucks and within walking distance to many fine restaurants, boutique shops, University of Kentucky and downtown.

LOCATION

Located at: 312 South Ashland Avenue, in the heart of the historic Chevy Chase neighborhood in Lexington, Kentucky.

Strong and Growing Demographics:

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population Estimates:	19,151	118,160	258,830
Average Household Income:	\$82,799	\$64,890	\$67,570
Average Household Value:	\$372,656	\$237,627	\$216,233

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