



LEASE

Retail/Office Space For Lease in Prime Lexington Location

160 MOORE DRIVE
Lexington, KY 40503

PRESENTED BY:
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PROPERTY SUMMARY



OFFERING SUMMARY

AVAILABLE SF:	560 - 4,200 SF
LEASE RATE:	\$13.50 - \$19.50 SF/yr
LEASE TYPE:	Modified Gross
ZONING:	B-3

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PROPERTY DESCRIPTION

SVN Stone Commercial Real Estate is pleased to present retail and office suites near the intersection of Nicholasville Road and New Circle Road in Lexington, KY. The available spaces include office suites on the first and second floors and a retail suite that comes with building signage and a separate entrance.

For additional information, please contact Wade Haga at wade.haga@svn.com or 859.285.2202

PROPERTY HIGHLIGHTS

- Retail and office suites available
- Tenants pay their separately metered electric and interior janitorial
- Office furniture included
- Elevator access

LEASE SPACES



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 106	Available	1,540 SF	Modified Gross	\$13.50 SF/yr	Ground-floor office suite; furniture included
Suite 101	Available	4,200 SF	Modified Gross	\$19.50 SF/yr	Retail space with building signage
Suite 205	Available	560 SF	Modified Gross	\$13.50 SF/yr	Reception with two private offices
Suite 200-202	Available	1,771 SF	Modified Gross	\$13.50 SF/yr	Office Space
Suite 201	Available	851 SF	Modified Gross	\$13.50 SF/yr	Office Space
Suite 207-209	Available	1,840 SF	Modified Gross	\$13.50 SF/yr	Office Space

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PHOTOS OF RETAIL SUITE 101



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INTERIOR PHOTOS OF OFFICE SUITE 106



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AERIAL



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AERIAL

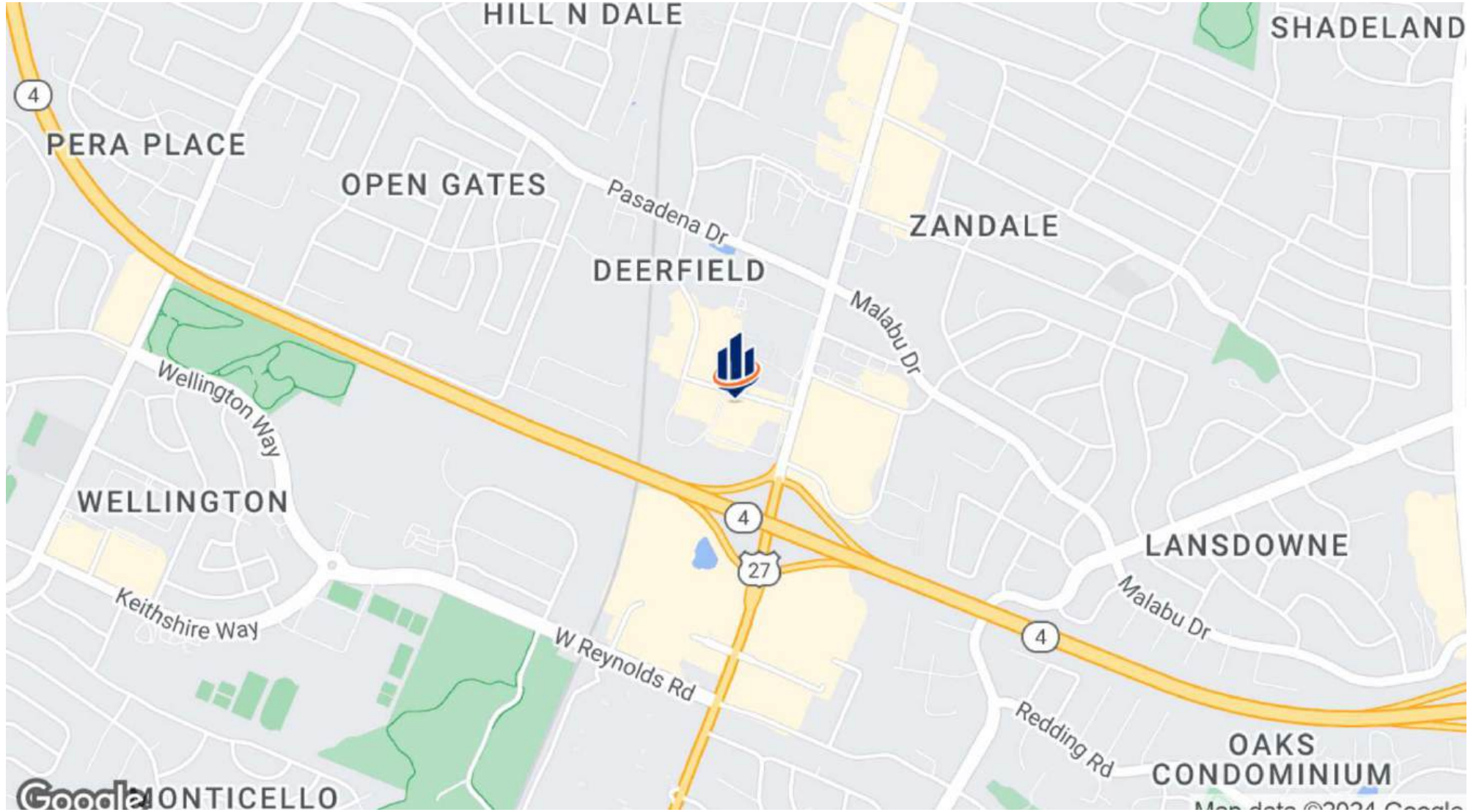


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LOCATION MAP

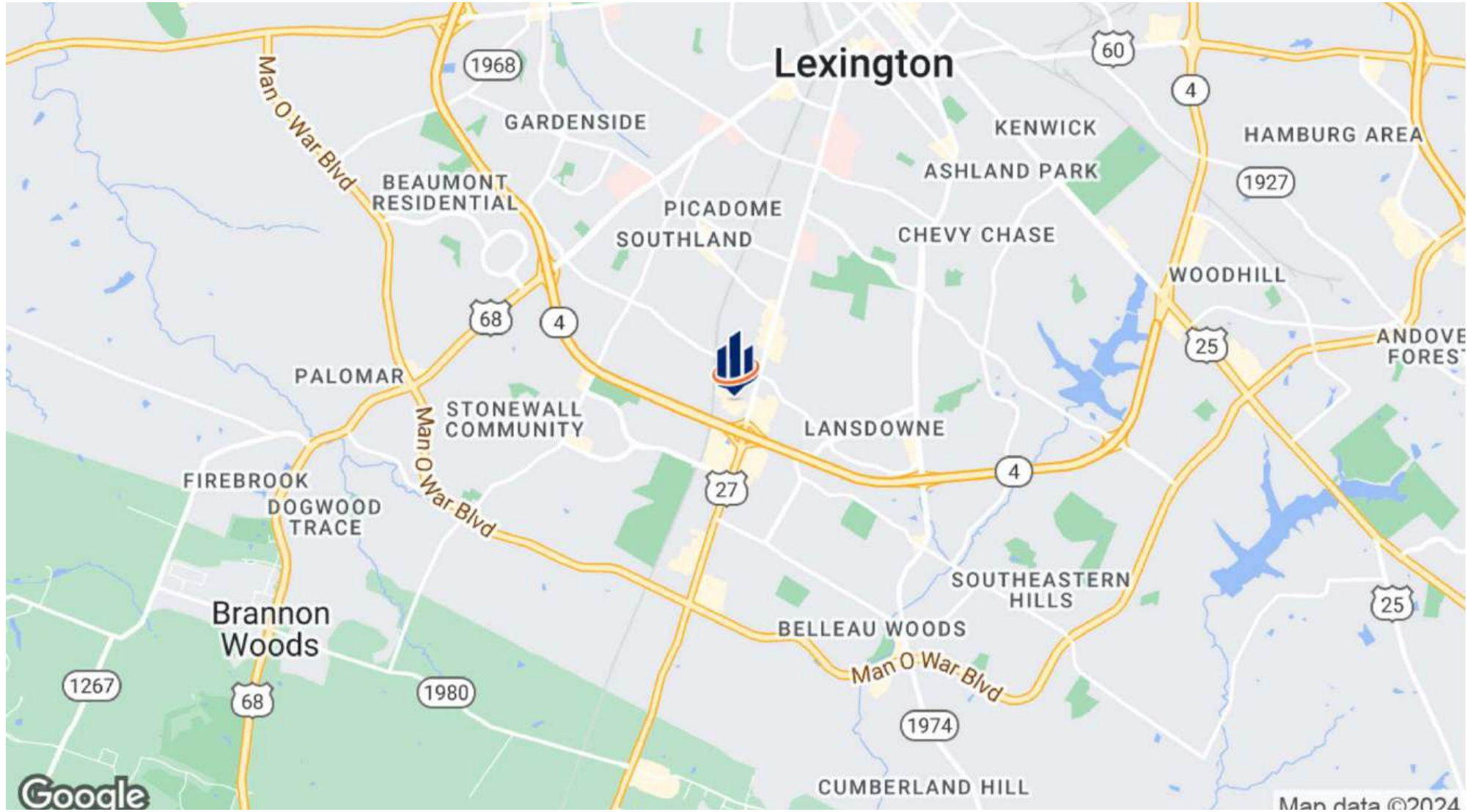


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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

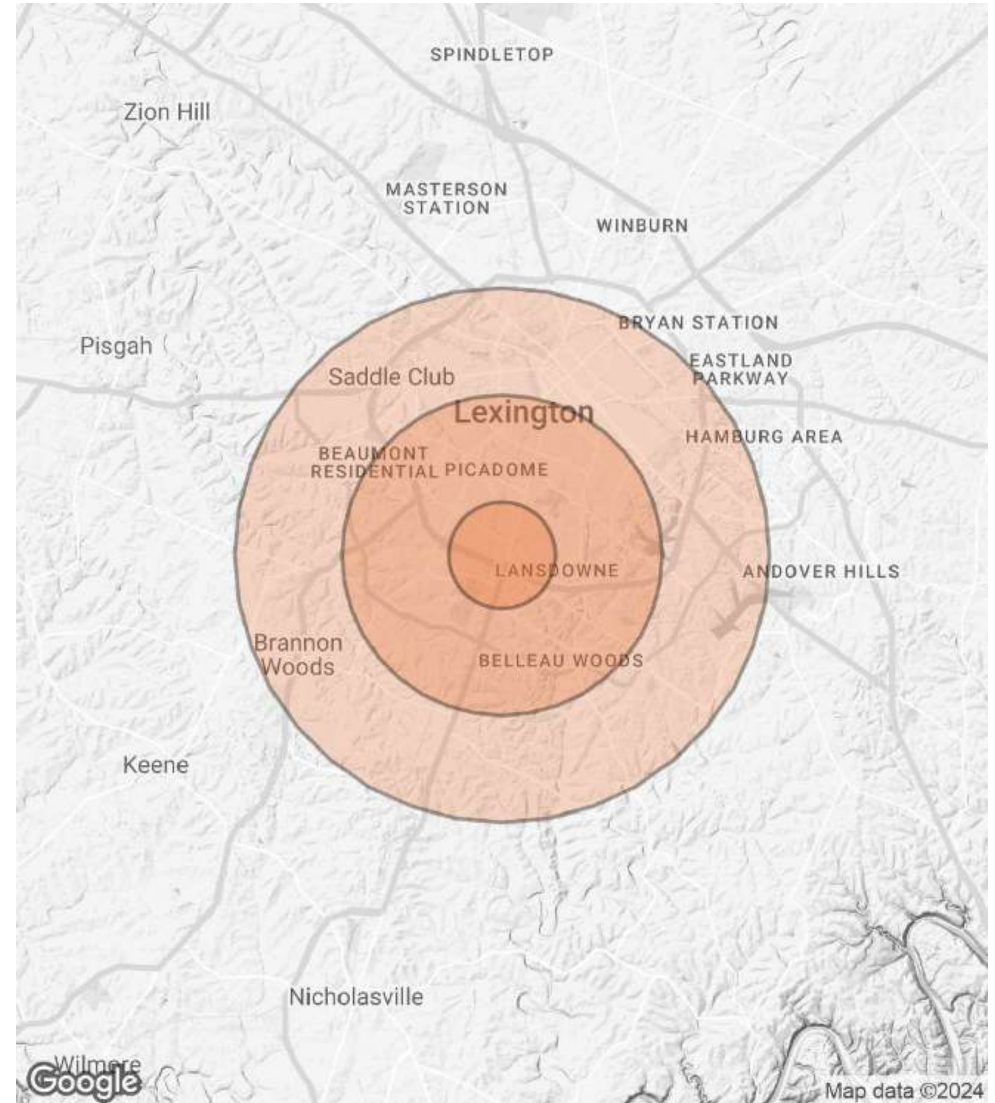
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,253	111,746	246,491
AVERAGE AGE	38.3	34.9	34.8
AVERAGE AGE (MALE)	36.8	33.3	33.6
AVERAGE AGE (FEMALE)	39.4	36.1	36.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,737	47,755	105,401
# OF PERSONS PER HH	2.2	2.3	2.3
AVERAGE HH INCOME	\$58,732	\$63,993	\$63,820
AVERAGE HOUSE VALUE	\$150,938	\$225,756	\$244,721

2020 American Community Survey (ACS)



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