

OFFICE FOR SALE & LEASE



7612 Alexandria Pike, Alexandria, KY 41001



PROPERTY DESCRIPTION

±3,588 SF on the first floor plus ±1,200 SF lower level

Former bank building in the heart of Alexandria

2 drive-thru lanes – ideal for high-traffic businesses

Excellent for office, medical, or retail use

Situated on Alexandria Pike (SR 27) with over 30,000 vehicles per day

Prominent road frontage and ample parking

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Sale Price:	\$800,000
Lease Rate:	\$6,000.00 per month (MG)
Available SF:	3,588 SF
Lot Size:	43,423 SF
Building Size:	3,588 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	159	379	1,646
Total Population	427	1,003	4,170
Average HH Income	\$127,345	\$126,023	\$119,757

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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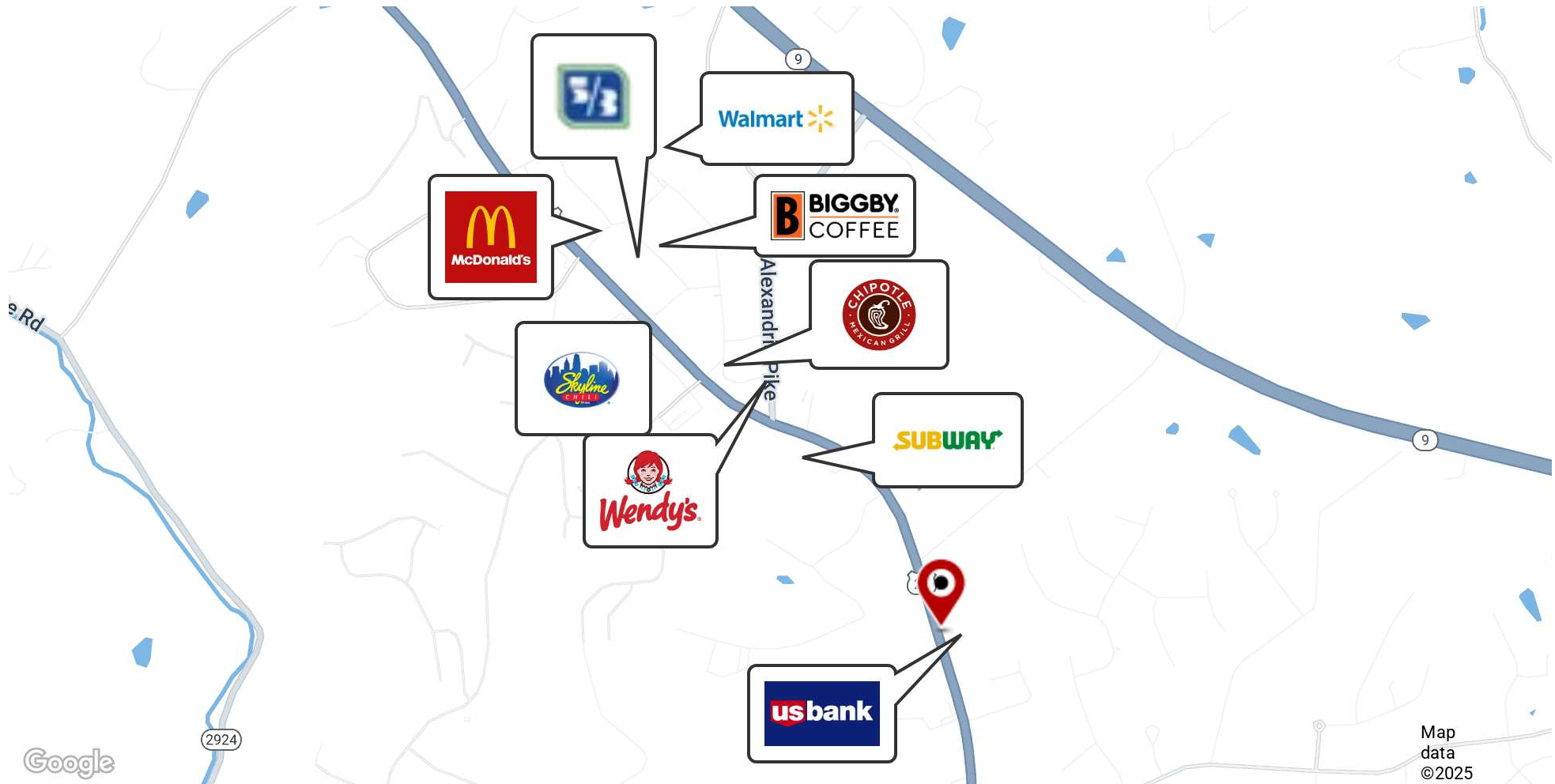
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Map
data
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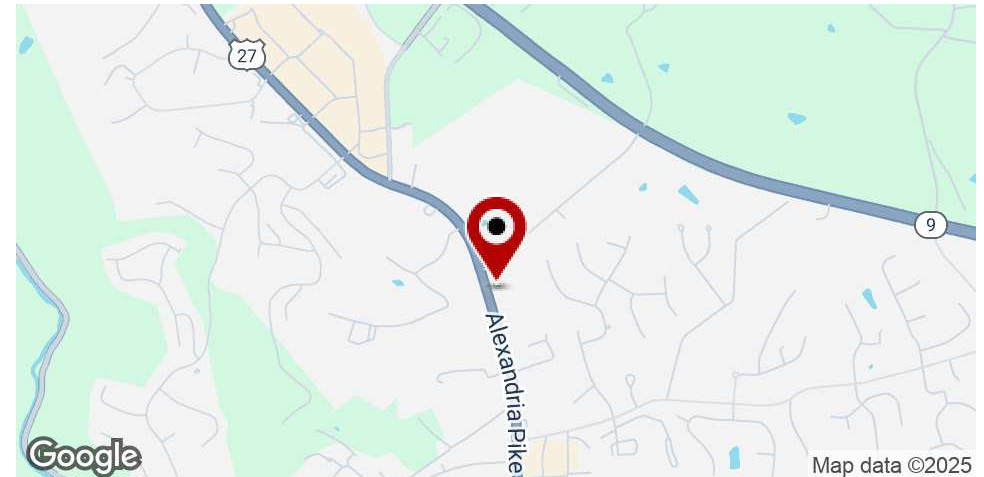
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BULLETS HEADLINE

- Additional Acreage available neighboring the property
- High visibility and strong traffic counts
- Functional layout with multiple private offices, open areas, and vault
- Zoned Commercial (HC) – flexible permitted uses
- Minutes from US-27 corridor retail and residential hubs



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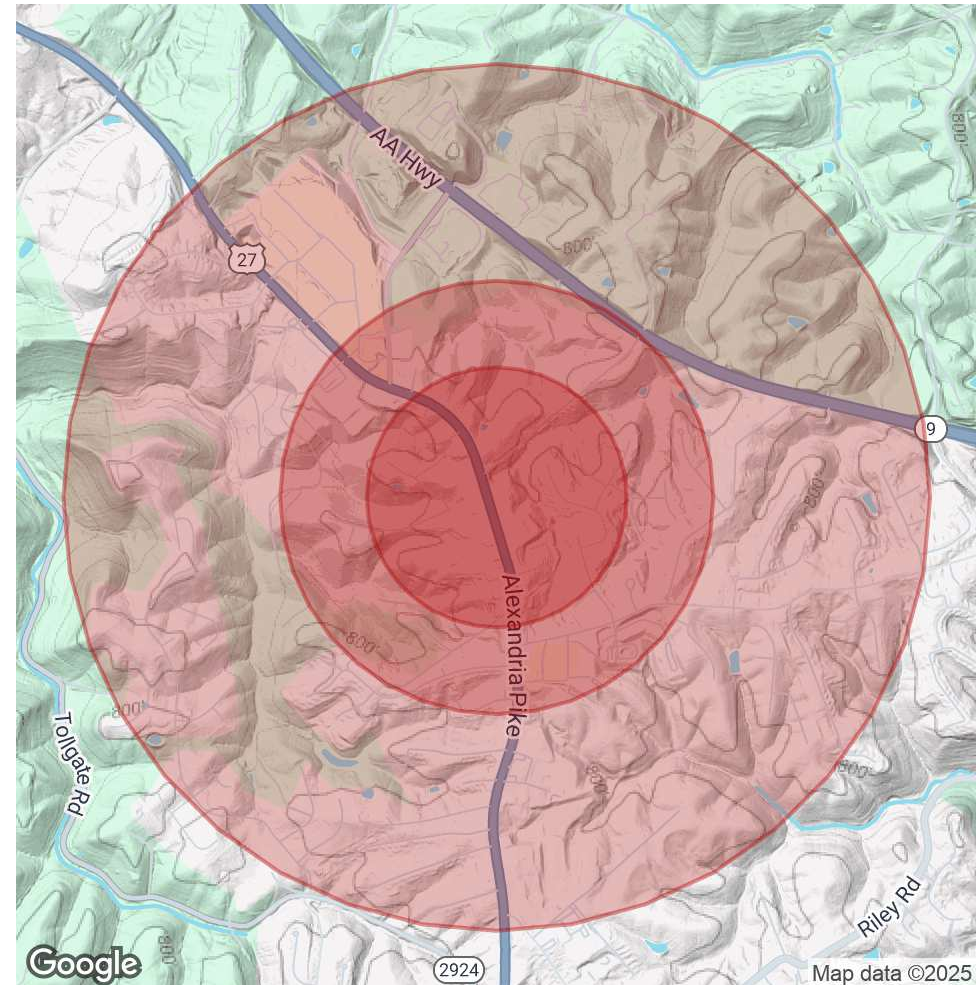


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	427	1,003	4,170
Average Age	45	45	42
Average Age (Male)	44	43	41
Average Age (Female)	47	46	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	159	379	1,646
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$127,345	\$126,023	\$119,757
Average House Value	\$398,659	\$394,323	\$377,661

Demographics data derived from AlphaMap



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