

GROUND LEASE AVAILABLE

# 2090 HARRODSBURG ROAD

2090 Harrodsburg Road, Lexington, Kentucky 40503



**SITE:**  
Prime visibility on Harrodsburg Road and only a couple miles from downtown Lexington and the University of Kentucky.



## OPPORTUNITIES

- \* 0.8868 Acres Available for Ground Lease.
- \* Great Redevelopment Opportunity!
- \* Located directly across from a 200,000sf University of Kentucky Healthcare complex.
- \* 1st Time Available on Market.
- \* Rezoning Required for Retail Use.
- \* Prime Visibility along Harrodsburg Road. 32,010 ADT.

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

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1 Available	.8868 Acres
Total:	.8868 Acres



### PROPERTY SPECIFICS

<b>Anchor Tenants:</b>	NA
<b>Total Land Area:</b>	.8868 acres
<b>Traffic Count:</b>	32,010 ( <i>Harrodsburg Rd.</i> )
<b>Parking Spaces:</b>	Ample
<b>1st Time Available on Market</b>	

### PROPERTY ADVANTAGES

An excellent redevelopment opportunity perfectly situated among many national retailers and only a few miles from downtown Lexington, Kentucky.

### LOCATION

**Located at:** 2090 Harrodsburg Road, positioned along the busy Harrodsburg Road with prime visibility.

### Strong and Growing Demographics:

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population Estimates:	18,718	116,443	259,978
Average Household Income:	\$130,004	\$85,789	\$85,270
Average Household Value:	\$372,656	\$237,627	\$216,233

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Management  
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