2090 HARRODSBURG ROAD

2090 Harrodsburg Road, Lexington, Kentucky 40503





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** jtaylor@equity-management.com

Phone: (859) 266-1414 * Cell: (502) 472-7546 * Fax: (859) 266-6612 Equity Management Group * 840 East High Street * Lexington, KY 40502

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PROPERTY SPECIFICS

Anchor Tenants: NA

Total Land Area: .8868 acres

Traffic Count: 32,010 (Harrodsburg Rd.)

Parking Spaces: Ample

1st Time Available on Market

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 visibilty.

Strong and Growing Demographics:	<u>1 mile</u>	3 miles	<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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 $2\,0\,9\,0$ Harrodsburg Road, Lexington, Kentucky $4\,0\,5\,0\,3$



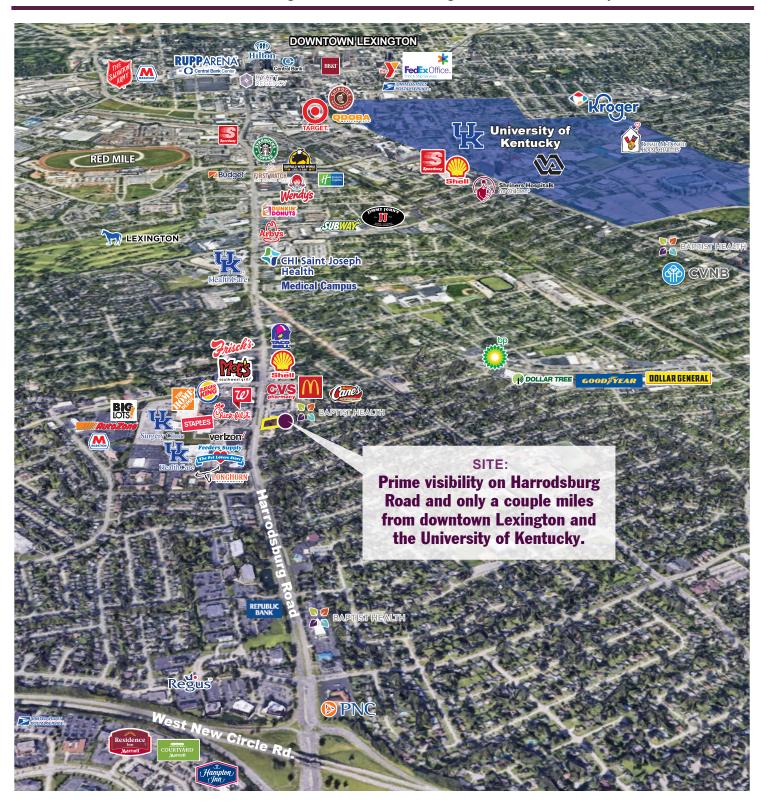


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