

## Development Lots

2310 Lexington Road  
Nicholasville, Kentucky 40356

### Property Highlights

- +/- 1 - 15 AC development lots available
- Direct frontage on Lexington Road (US 27) across from Connemara Golf Course
- Strategically located on the primary thoroughfare between Lexington and Nicholasville
- The US 27 corridor is experiencing a tremendous amount of recent and proposed new commercial and residential developments
- Close proximity to major retailers and commercial centers including Walmart and Brannon Crossing
- High average daily traffic count of +/-35,153 VPD
- Positioned in an area of significant commercial and residential development
- Zoned B-2, Highway Commercial
- Ideal for retail stores, banks, restaurants, car washes, gas stations, auto repair and more

### Offering Summary

<b>Sale Price:</b>	\$650,000 / acre
<b>Lot Size:</b>	1 - 15 Acres
<b>Zoning:</b>	B-2, Highway Commercial

### For More Information

#### Al Isaac

President

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Senior Associate

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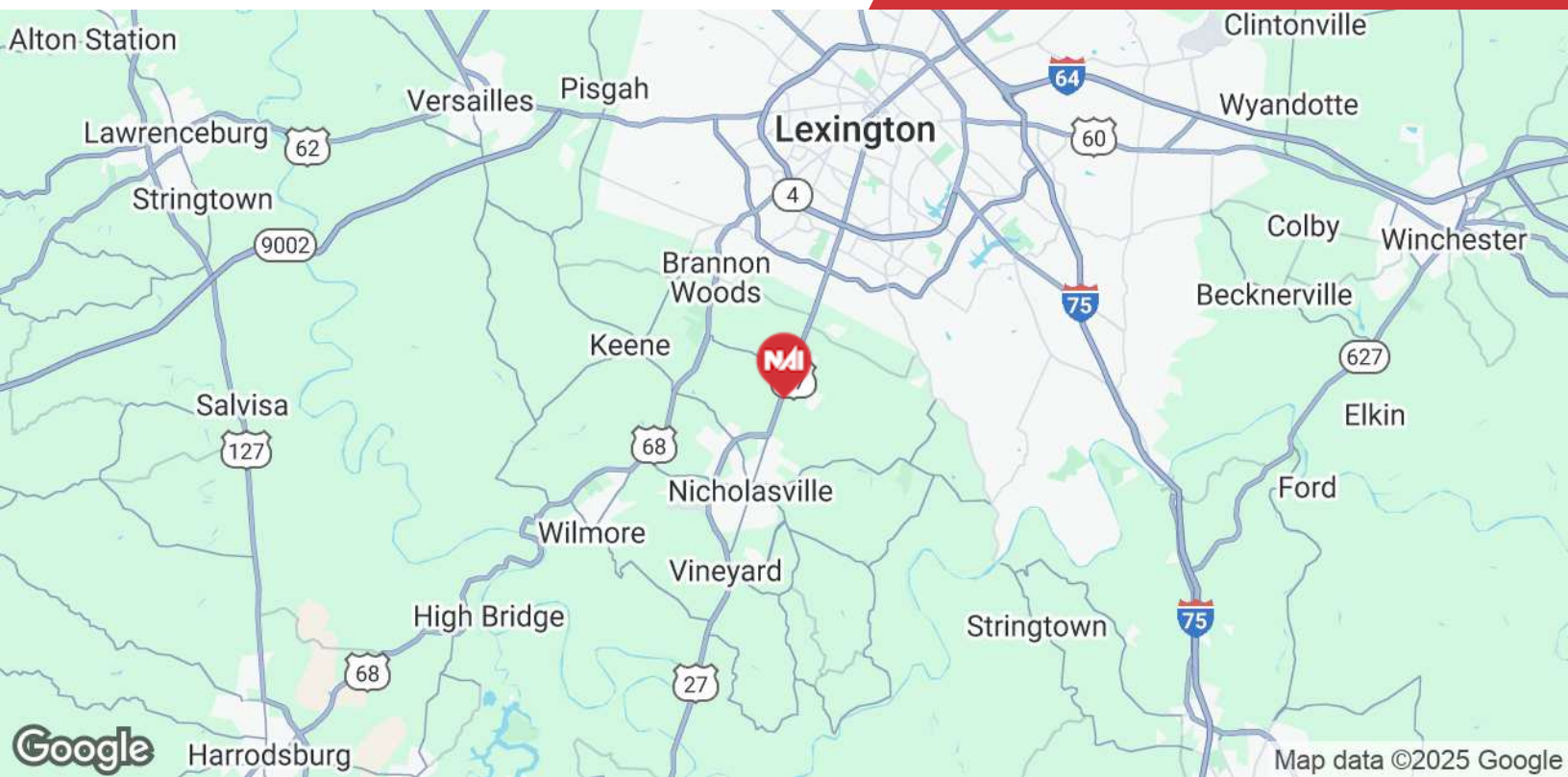
For Sale

1-15 AC | \$650,000 / AC

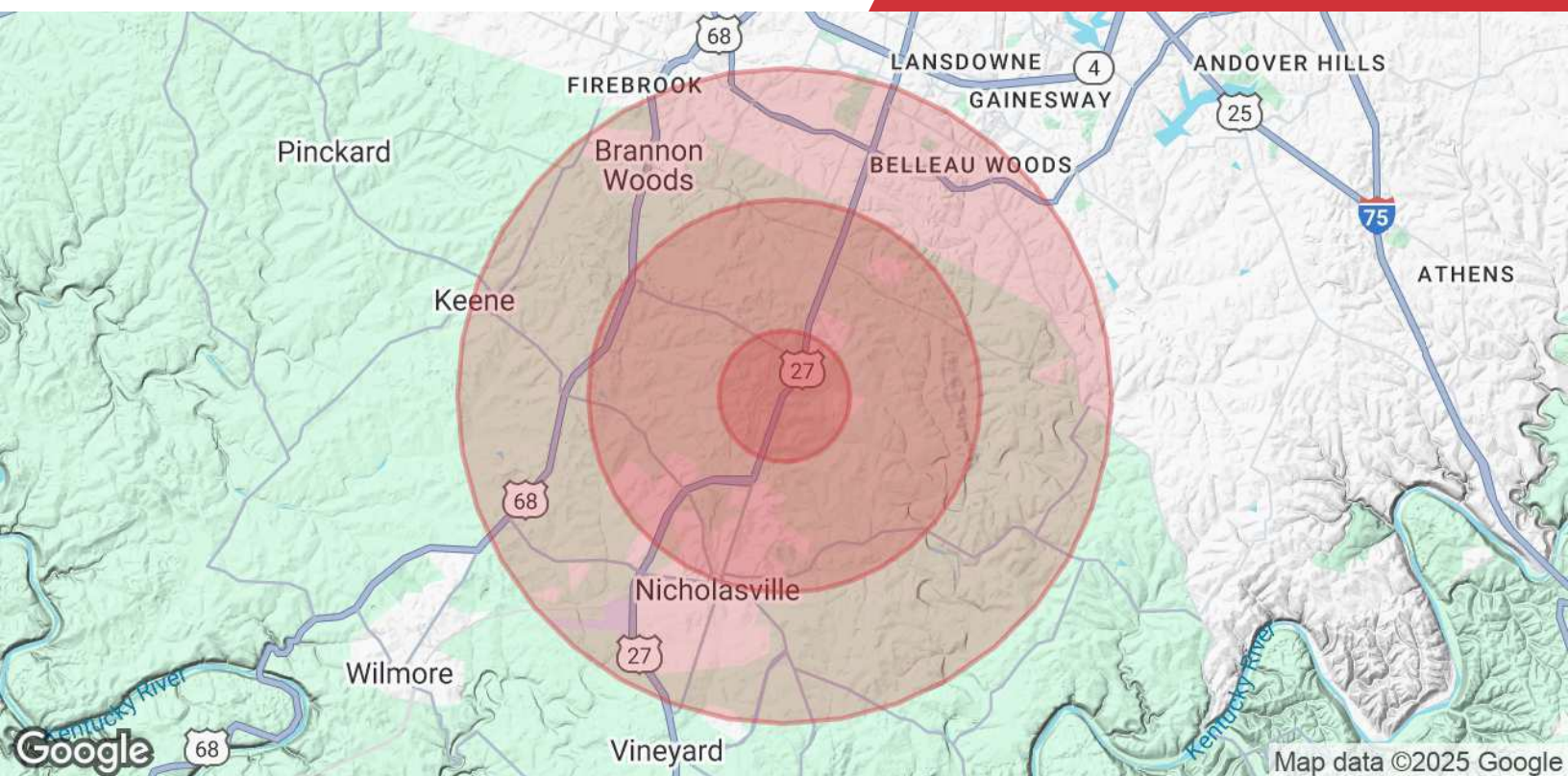
Development Land











Population	1 Mile	3 Miles	5 Miles
Total Population	539	18,279	89,904
Average Age	44	39	40
Average Age (Male)	42	37	38
Average Age (Female)	46	40	41
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	191	6,837	35,671
# of Persons per HH	2.8	2.7	2.5
Average HH Income	\$125,630	\$92,280	\$107,239
Average House Value	\$459,120	\$288,505	\$315,798

Demographics data derived from STDB 2025