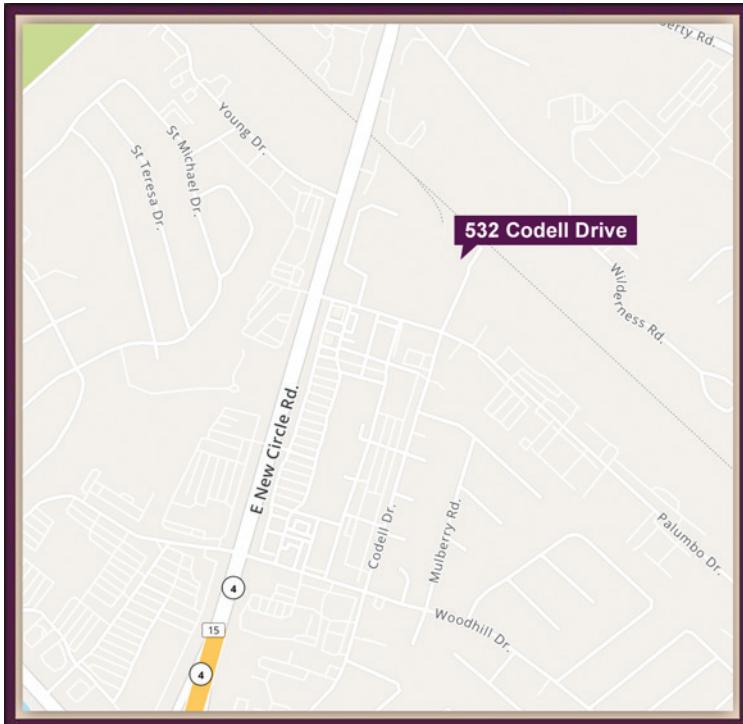


LEASING OPPORTUNITY

532 CODELL DRIVE

532 Codell Drive, Lexington, Kentucky



OPPORTUNITIES

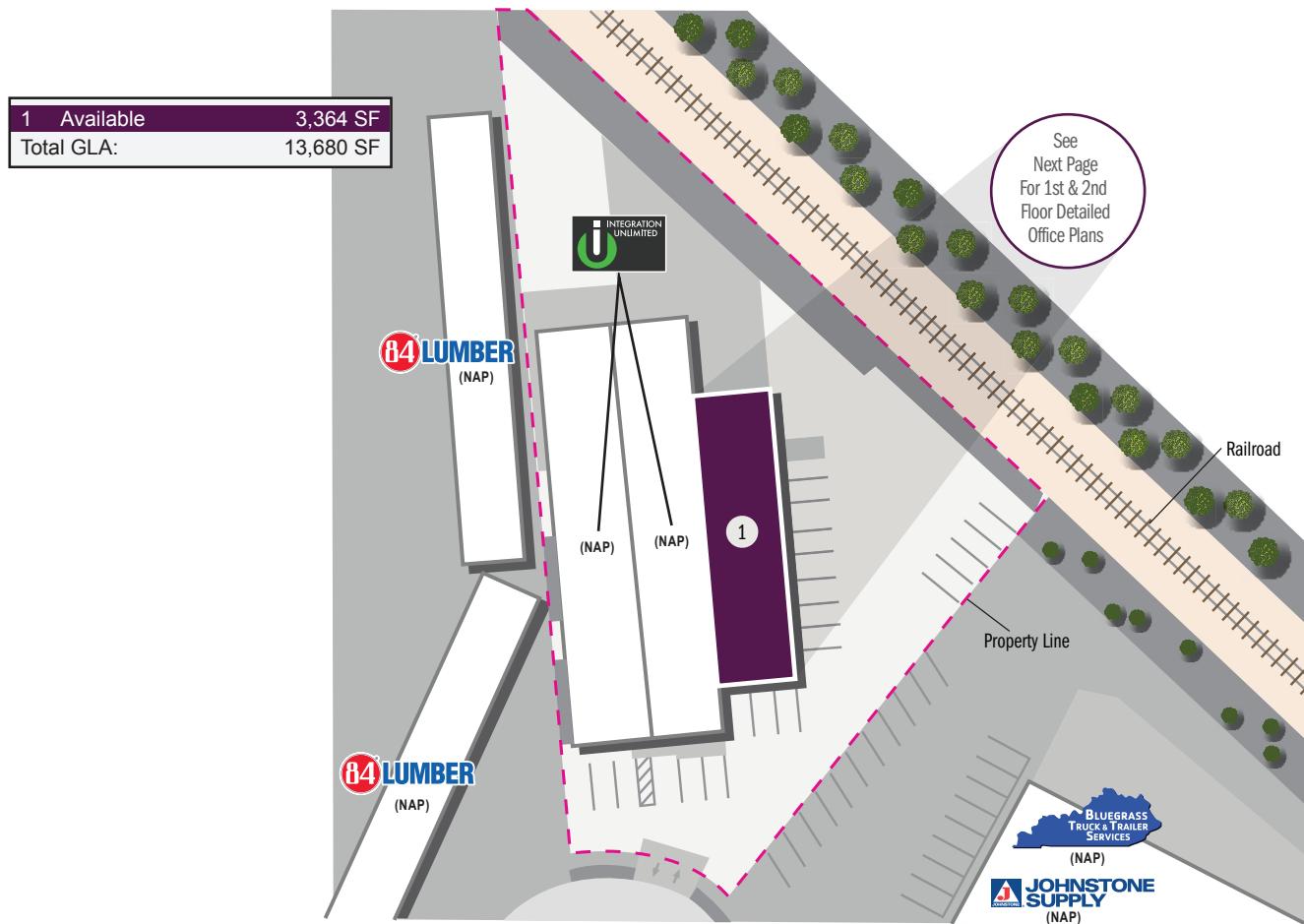
- * 3,364 SF Suite Available.
- * Flex space with a garage entrance in the back.
- * Second floor can be used for storage.
- * Located just 6 miles southeast of downtown Lexington.

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 OPPORTUNITY

532 CODELL DRIVE

532 Codell Drive, Lexington, Kentucky



PROPERTY SPECIFICS

Anchor Tenant:	Integration Unlimited (9,600 SF)
Total Land Area:	.67 acres
Total GLA:	13,680 SF
Parking Spaces:	3 dedicated / 10 shared
Occupancy:	70%

PROPERTY ADVANTAGES

Located with easy access to E. New Circle Road in a mix of industrial, commercial and the densely populated neighborhoods of Woodhill, Danby Corners and Idle Hour.

LOCATION

Located 6 miles southeast of downtown Lexington with easy access to New Circle Road and only 1.5 miles from I-75.

Strong and Growing Demographics:

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population:	12,812	97,956	219,134
Average Household Income:	\$60,933	\$87,335	\$83,146
Average Household Value:	\$272,862	\$412,366	\$357,380

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LEASING OPPORTUNITY

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SITE PLAN – FLOOR PLAN DETAILS

1 Available	3,364 SF
Total GLA:	13,680 SF



Equity
Management
Group, Inc.

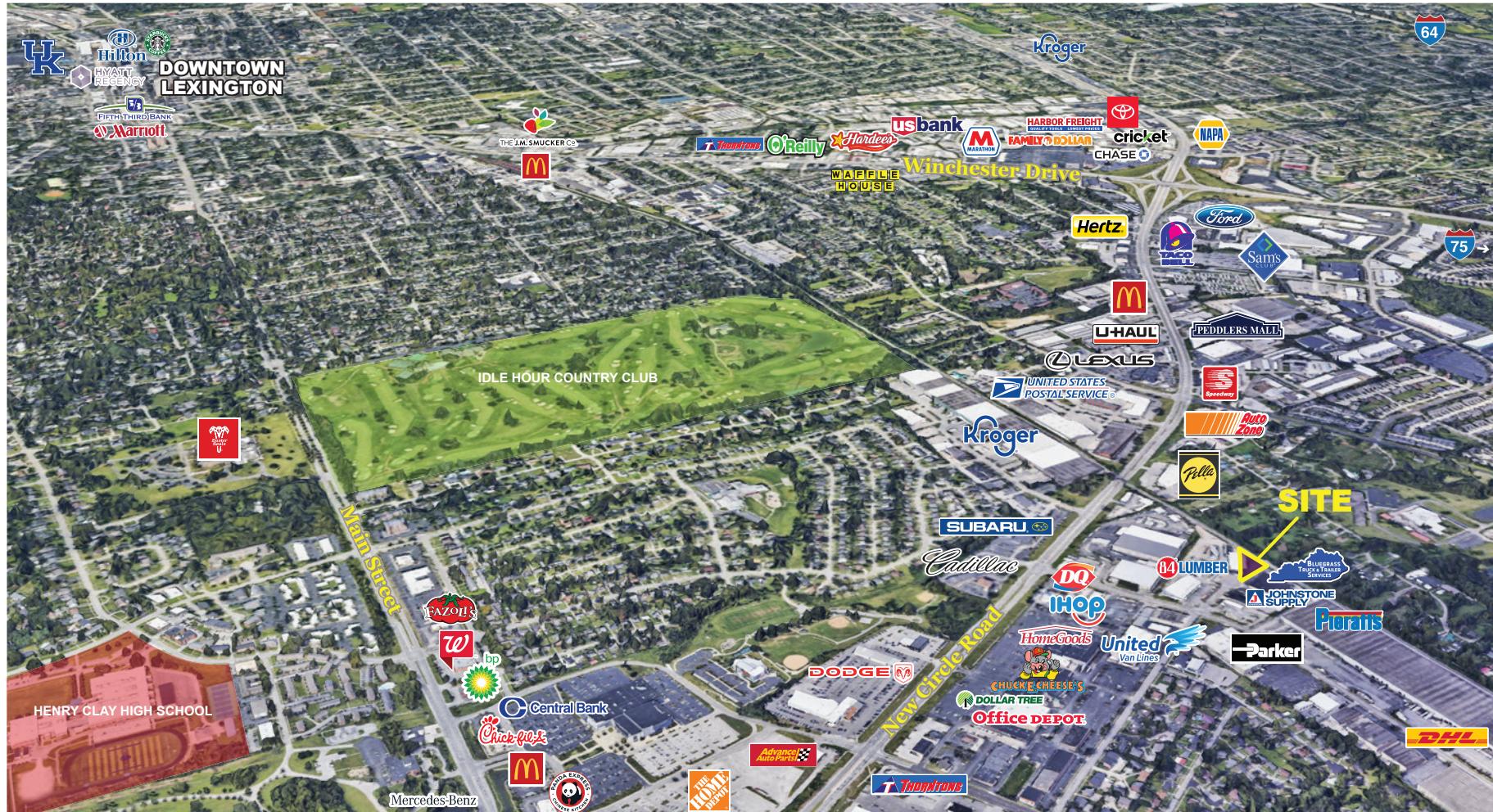
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Leasing Representative: **Jason Taylor**
jtaylor@equity-management.com

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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