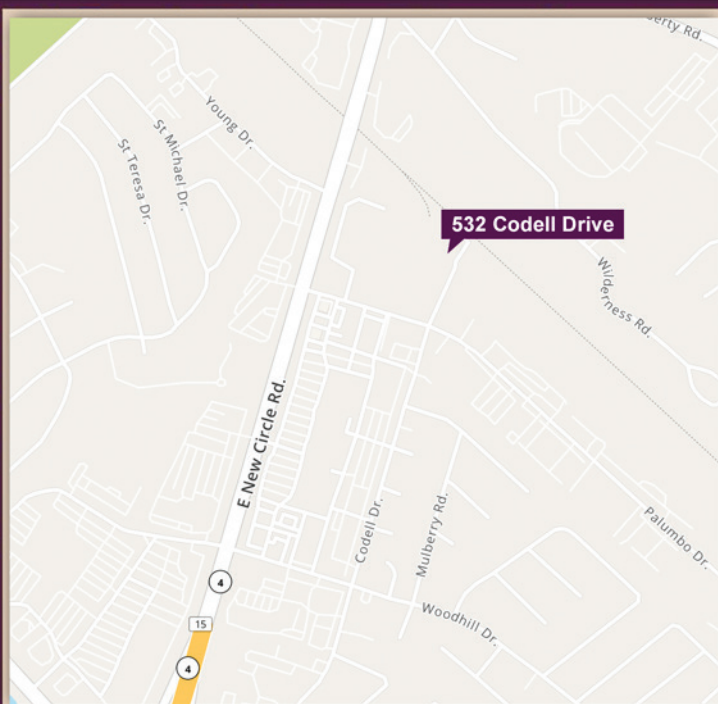


## LEASING OPPORTUNITY

# 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.



**Equity  
Management  
Group, Inc.**

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](mailto:jtaylor@equity-management.com)

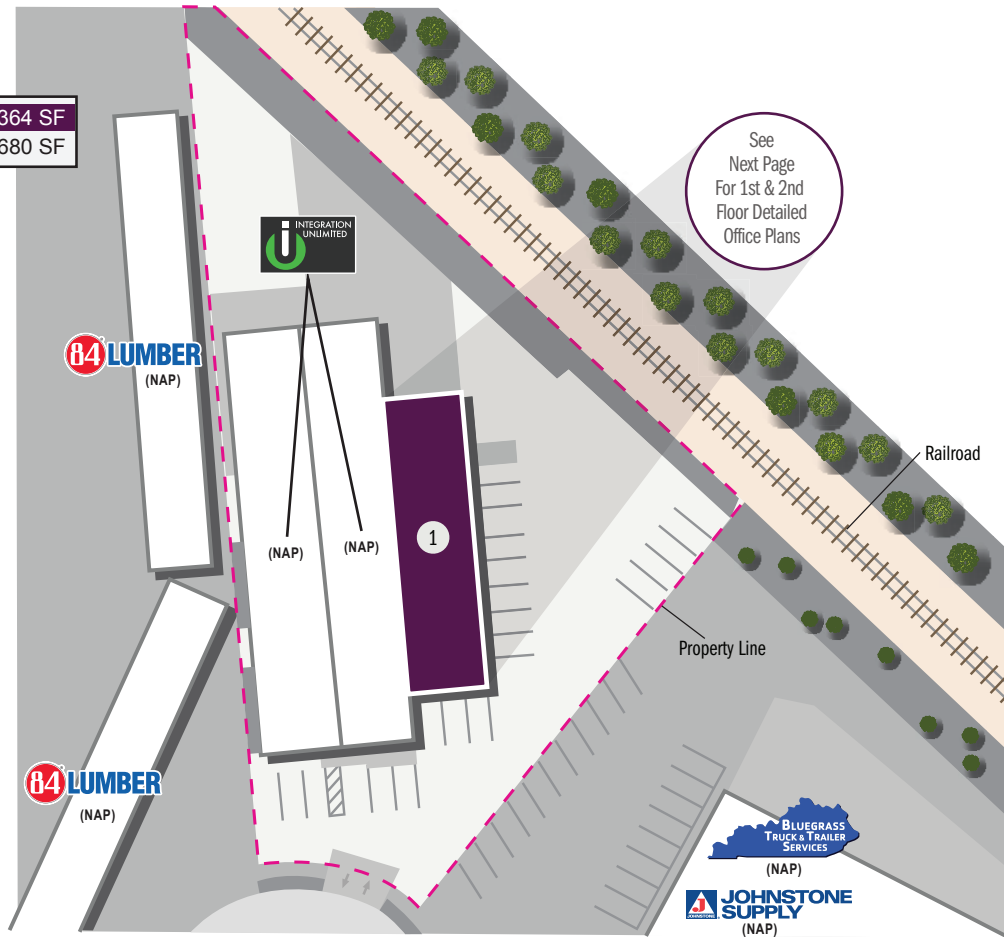
Phone: (859) 266-1414 \* Cell: (502) 472-7546 \* Fax: (859) 266-6612  
Equity Management Group \* 840 East High Street \* Lexington, KY 40502

# LEASING OPPORTUNITY

## 532 CODELL DRIVE

532 Codell Drive, Lexington, Kentucky

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



### PROPERTY SPECIFICS

<b>Anchor Tenant:</b>	Integration Unlimited (9,600 SF)
<b>Total Land Area:</b>	.67 acres
<b>Total GLA:</b>	13,680 SF
<b>Parking Spaces:</b>	3 dedicated / 10 shared
<b>Occupancy:</b>	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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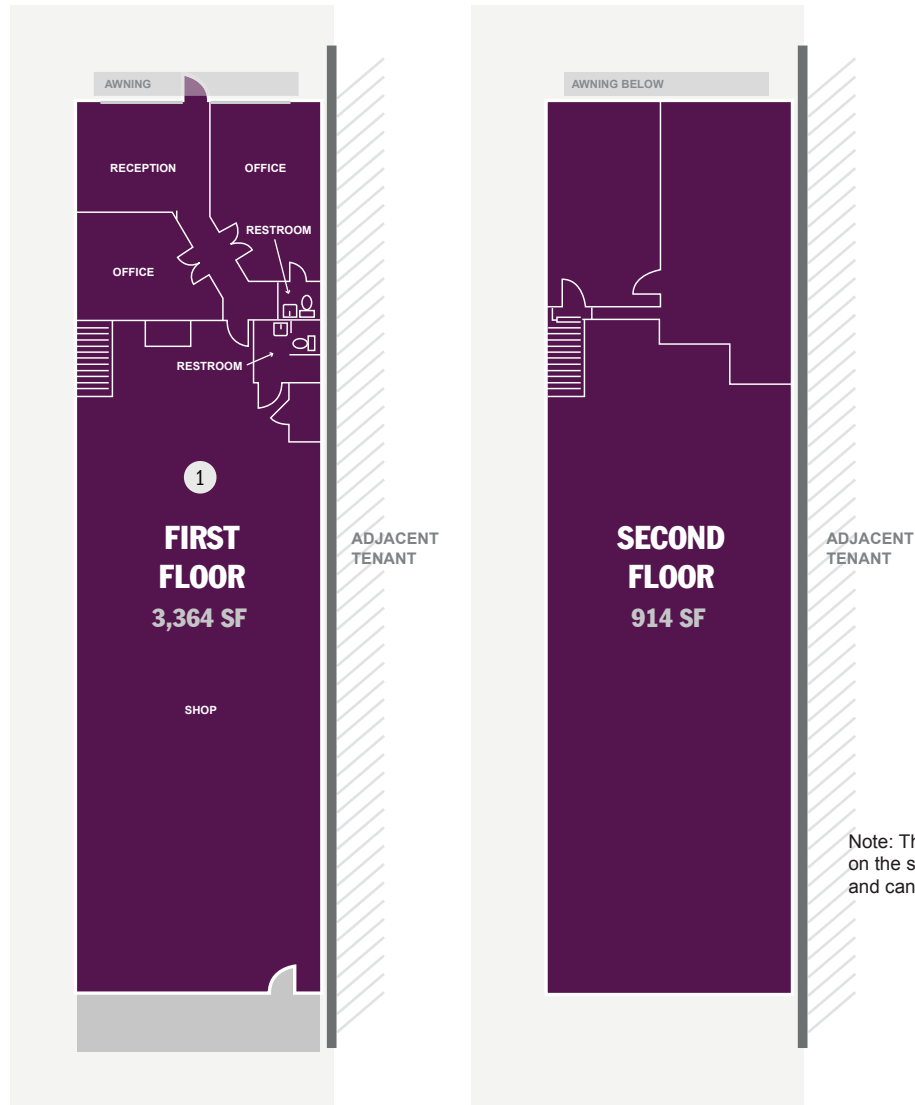
# LEASING OPPORTUNITY

## 532 CODELL DRIVE

532 Codell Drive, Lexington, Kentucky

### SITE PLAN – FLOOR PLAN DETAILS

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



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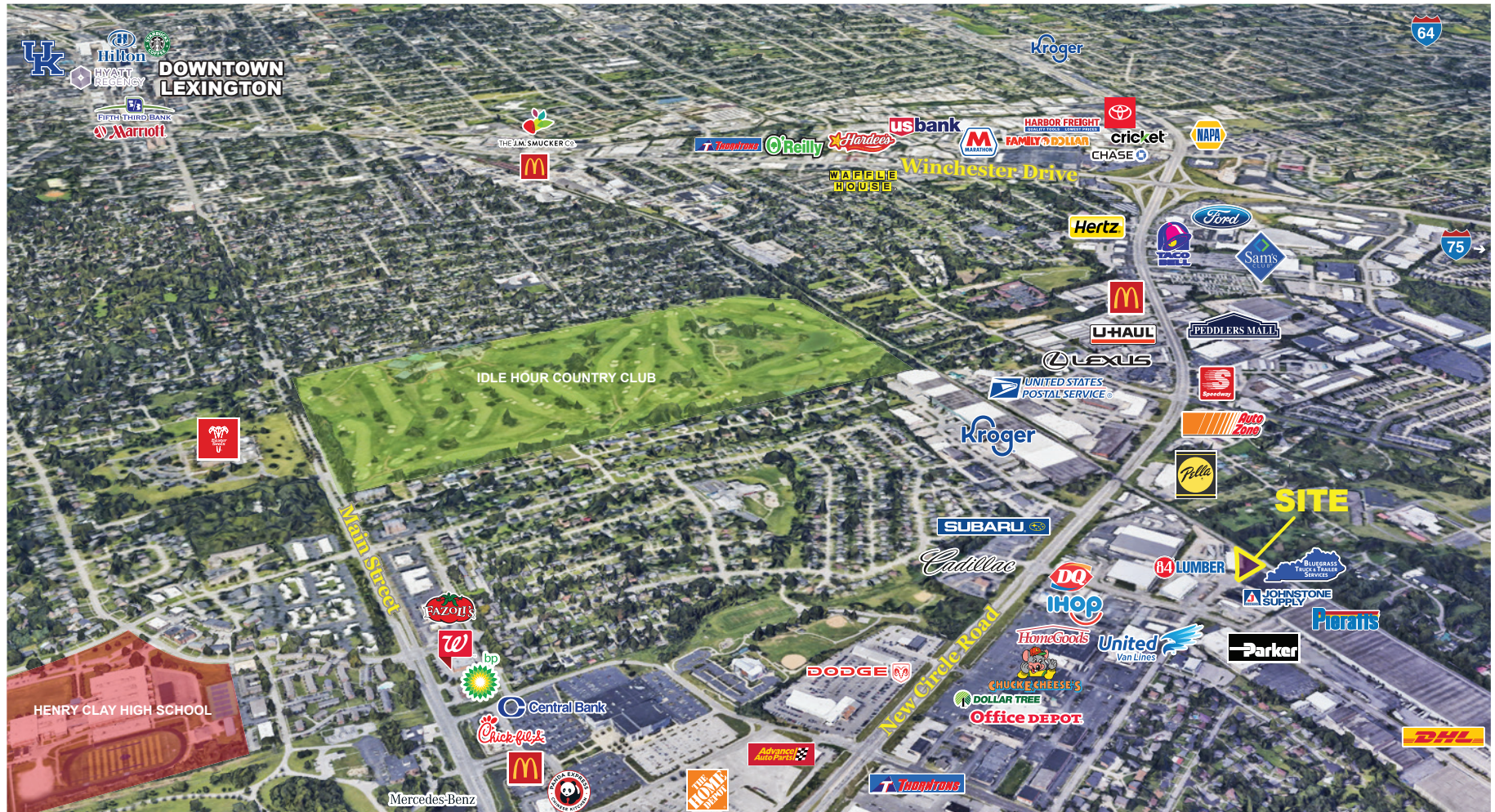


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LEASING OPPORTUNITY

# 532 CODELL DRIVE

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