



Office Building

2433 Regency Rd

Lexington, Kentucky 40503

Property Highlights

- +/-7,536 SF freestanding one-story office building
- Layout includes reception area, open areas, 5 restrooms, private offices, kitchen/breakroom
- Building is currently divided into two suites; Both can be combined
- Zoned P-1, Professional Office
- Monument signage available
- Property includes a Kohler generator
- 39 parking spaces
- Strategically located in south Lexington on Regency Road just off Nicholasville Road and easy access to Harrodsburg Road
- Sale Price: \$1,215,000

Offering Summary

Sale Price:	\$1,215,000
Building Size:	7,536 SF
Lot Size:	0.87 Acres

For More Information

Jim Kemper

Vice President

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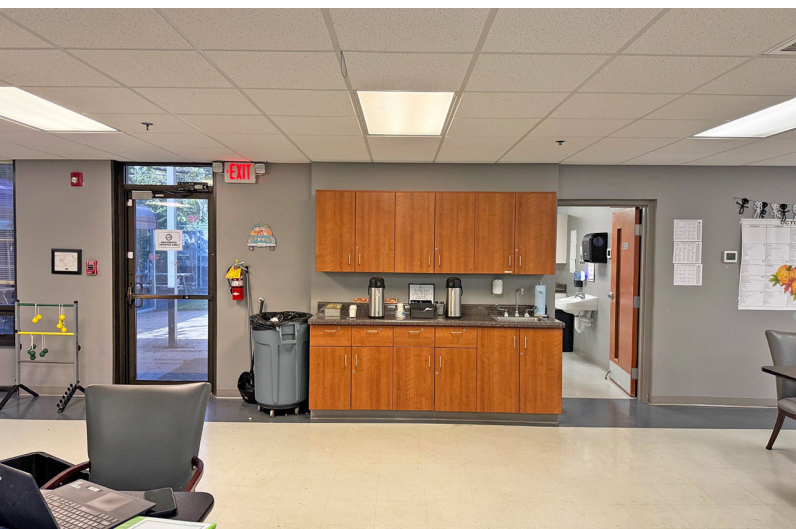


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For Sale

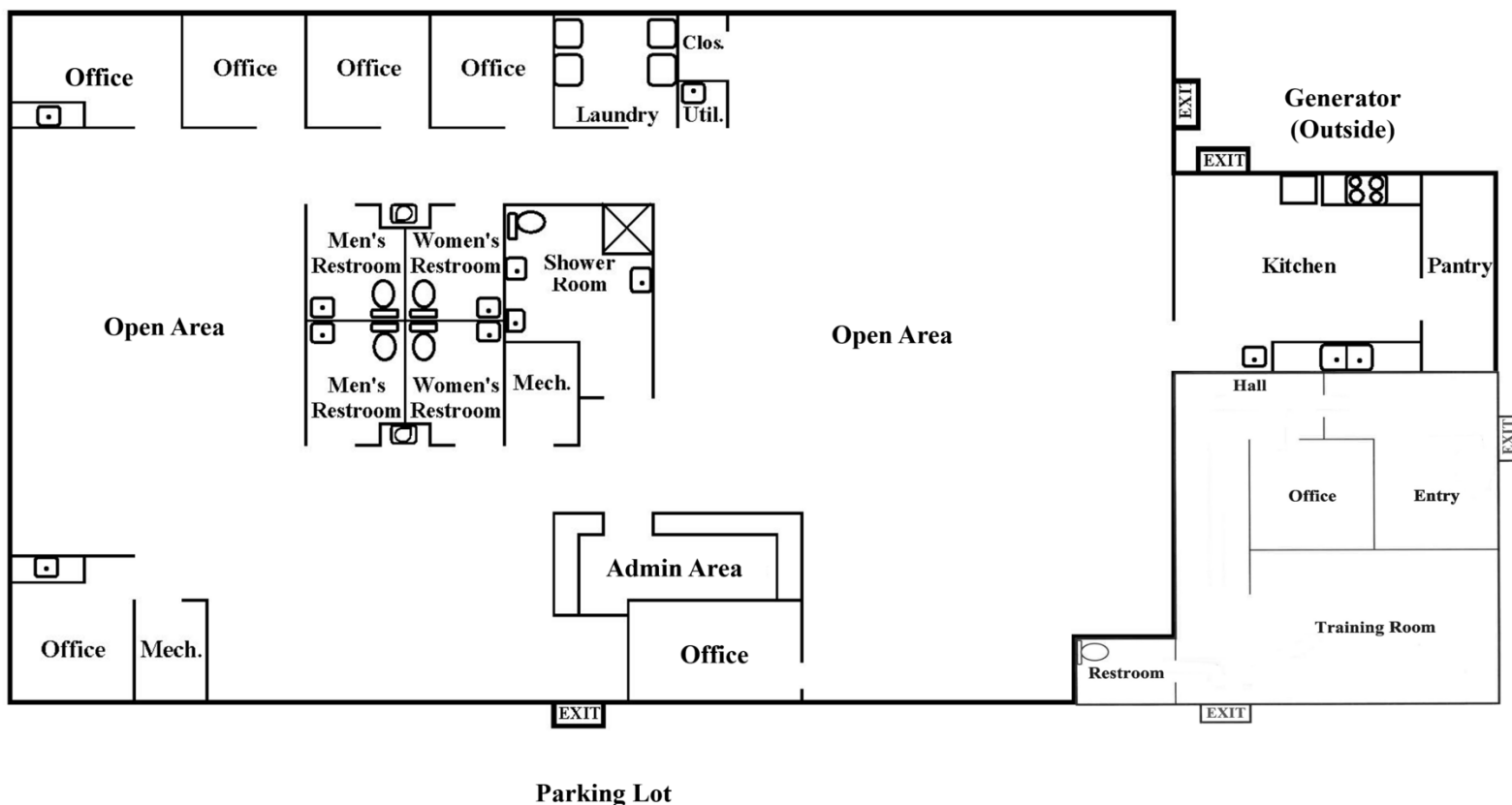
7,536 SF | \$1,215,000

Office Building

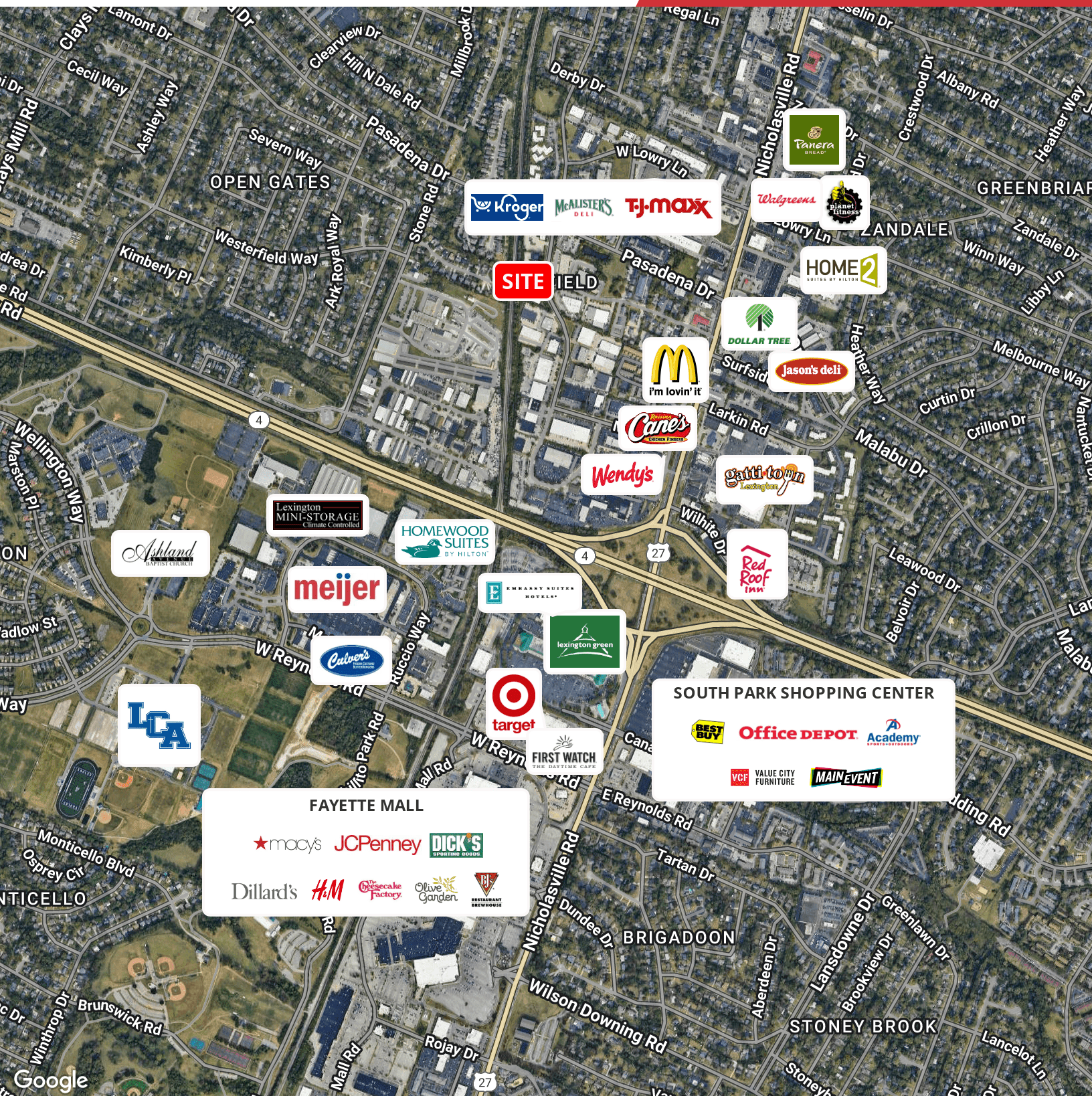


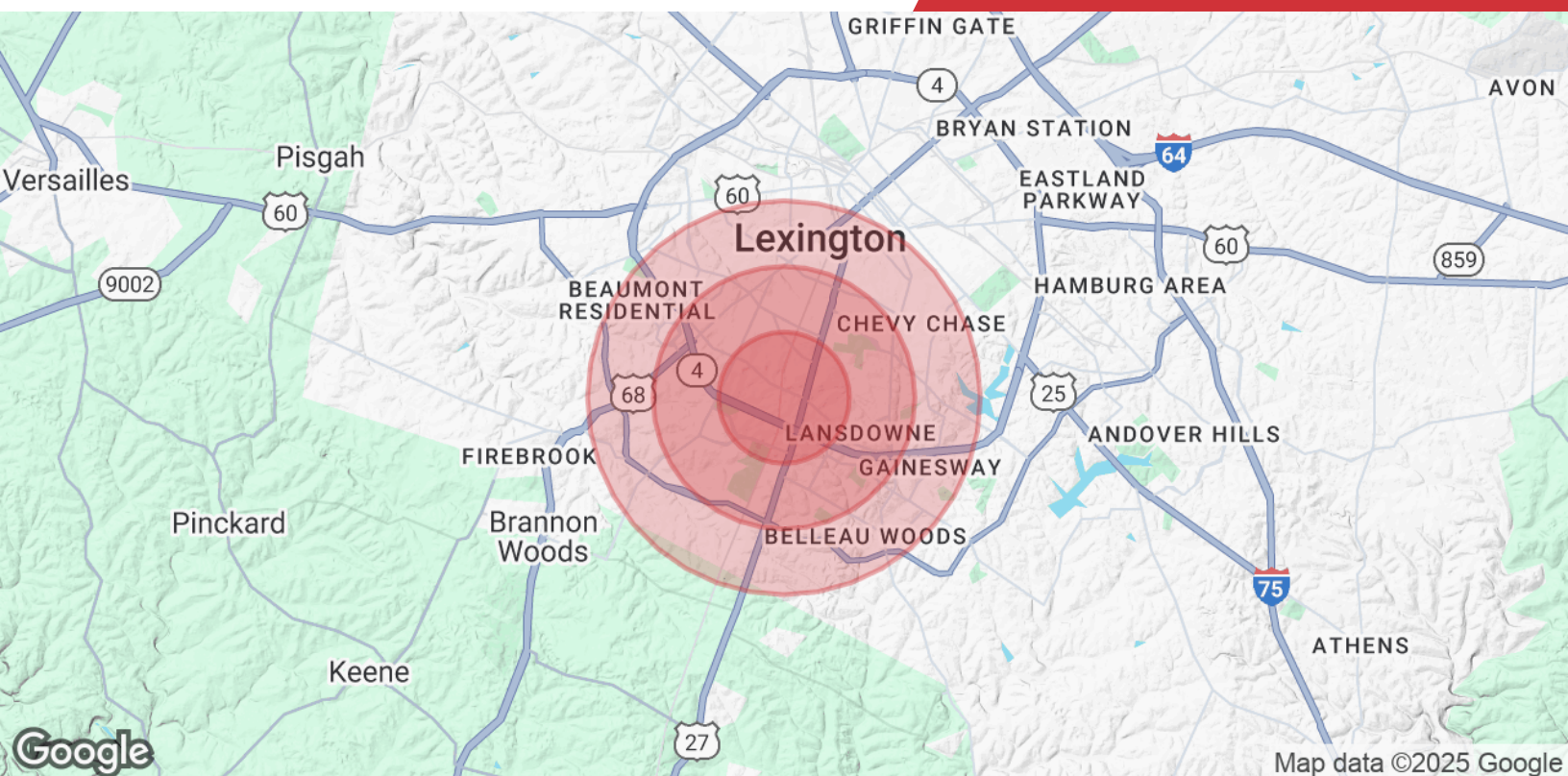
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Note: Not drawn to scale, for illustration purposes only





Population

	1 Mile	2 Miles	3 Miles
Total Population	9,572	47,152	125,798
Average Age	41	40	38
Average Age (Male)	40	39	37
Average Age (Female)	42	42	39

Households & Income

	1 Mile	2 Miles	3 Miles
Total Households	4,384	21,742	53,513
# of Persons per HH	2.2	2.2	2.4
Average HH Income	\$93,439	\$91,443	\$94,625
Average House Value	\$322,487	\$328,401	\$363,478

Demographics data derived from AlphaMap