

LEASING OPPORTUNITY & FOR SALE OPPORTUNITY

1950 NICHOLASVILLE ROAD

1950 Nicholasville Road, Lexington, Kentucky



OPPORTUNITIES

- * 0.5678 acres Available for Ground Lease.
- * For Sale for 1.2 million.
- * Currently zoned P-1.
- * Existing structure is 2,551 sf with an additional 1,575 sf basement.
- * Site can be redeveloped: up to 9,400 sf – see concept plan.
- * Currently zoned P-1.
- * Prime Visibility along Nicholasville Road with signalized access. 43,290 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.



Equity
Management
Group, Inc.

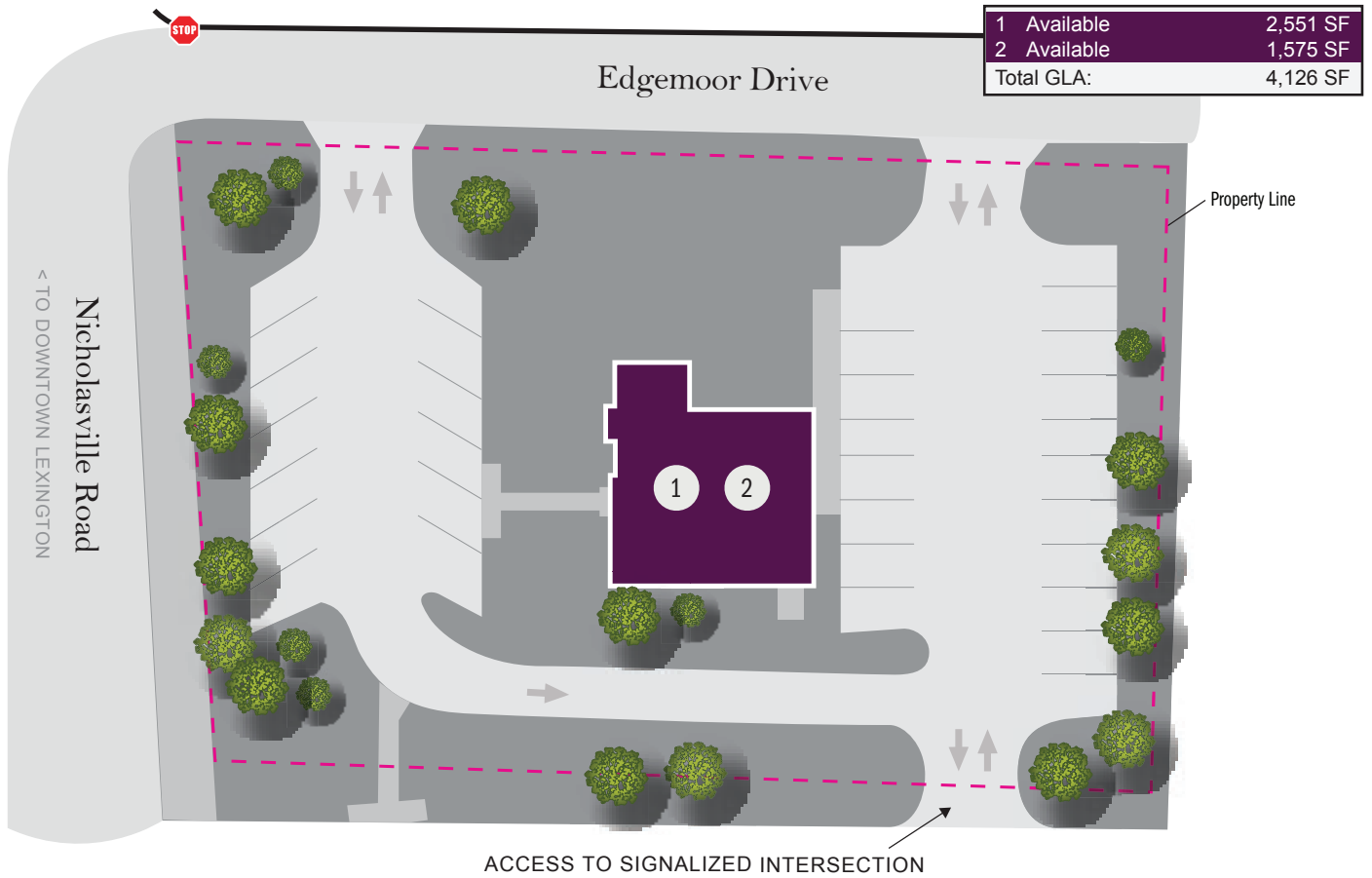
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Equity Management Group * 840 East High Street * Lexington, KY 40502

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PROPERTY SPECIFICS

Zoned:	P-1
Total Land Area:	0.5678 acres
Total GLA:	4,126 SF
Traffic Count:	43,290
Parking Spaces:	33
Occupancy:	0%

PROPERTY ADVANTAGES

Property is ideal for medical with award-winning Baptist Health Hospital a few blocks away. An additional 4 hospitals are within another mile.

LOCATION

Located at: the intersection of Nicholasville Road & Edgemoor Drive in Lexington, Kentucky. About 3 miles from downtown Lexington.

Strong and Growing Demographics:

	<u>1 mile</u>	<u>3 miles</u>	<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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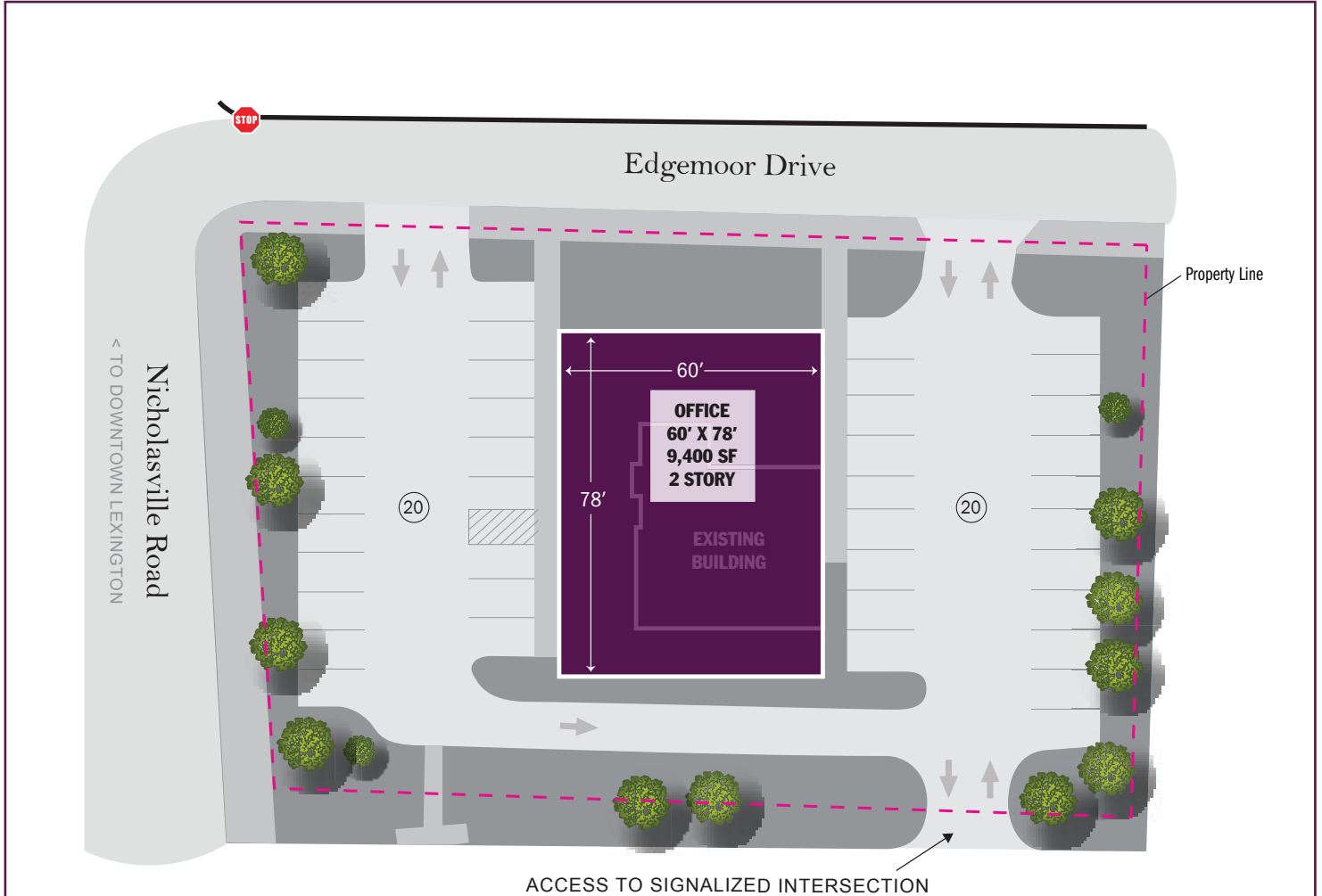
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REDEVELOPMENT – CONCEPT PLAN



THERE IS AN OPPORTUNITY TO REDEVELOP THE SITE BY CONSTRUCTING A NEW BUILDING UP TO 9,400 SF WITH 40 PARKING SPACES.



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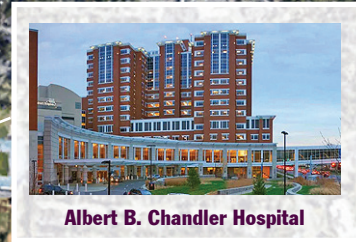
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Nicholasville Road Medical Corridor



SITE:
5 major hospital systems are all within 2 miles of the 1950 Nicholasville Road location.



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