



FOR GROUND LEASE OR BUILD-TO-SUIT

**4255 Saron Drive | Lexington, KY**



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## Property Details

- Available for Ground Lease or Build to Suit
- Asking Rate: ground lease at \$120,000 per year
- 0.99 Acres
- Zoned B-6P
- Adjacent to Shell, which is a top performer in Lexington.
- Well Positioned outparcel to WalMart Neighborhood Market and across Man O War from Tates Creek Centre with one of the top Kroger stores in the region.
- High quality trade area dense residential support and strong traffic counts
- Nearby restaurants and retailers: Taco Bell, McDonald's, Kentucky Bank, Shell, Burger King, Chase Bank, Walgreens, Fazoli's, and more.

## 2021 Demographics

	1 Mile	3 Miles	5 Miles
<b>Population</b>	20,367	83,461	170,397
<b>Median Age</b>	34.4	35.9	35.9
<b>Total Households</b>	9,043	36,931	74,355
<b>Median HH Income</b>	\$66,204	\$60,301	\$61,212
<b>Average Household Size</b>	2.24	2.25	2.22





