



Freestanding Medical/Office Building

1606 US Highway 27 N

Cynthiana, Kentucky 41031

Property Highlights

- +/-3,276 SF medical/office building
- Prominent frontage along US Highway 27 N
- Excellent visibility and convenient accessibility
- Flexible commercial space suitable for a variety of potential uses
- Convenient access to downtown Cynthiana and surrounding communities
- Located +/-30 miles northeast of Lexington and +/-15 miles south of Paris, providing connectivity to larger employment, retail, and population centers throughout Central Kentucky

Offering Summary

Sale Price:	\$344,000
Lease Rate:	\$14 SF/yr (NNN)
Building Size:	3,276 SF
Lot Size:	2.96 Acres

For More Information

Bruce Isaac, SIOR, CCIM

Senior Vice President

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3,276 SF | \$344,000

Office Space



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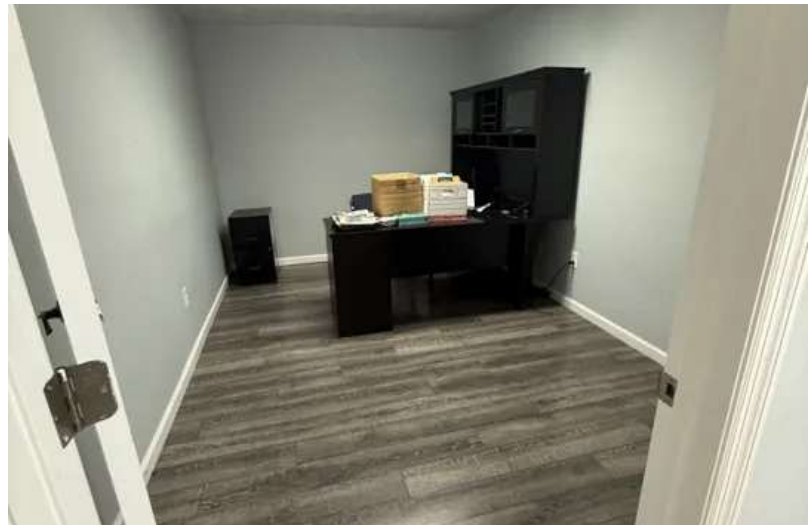


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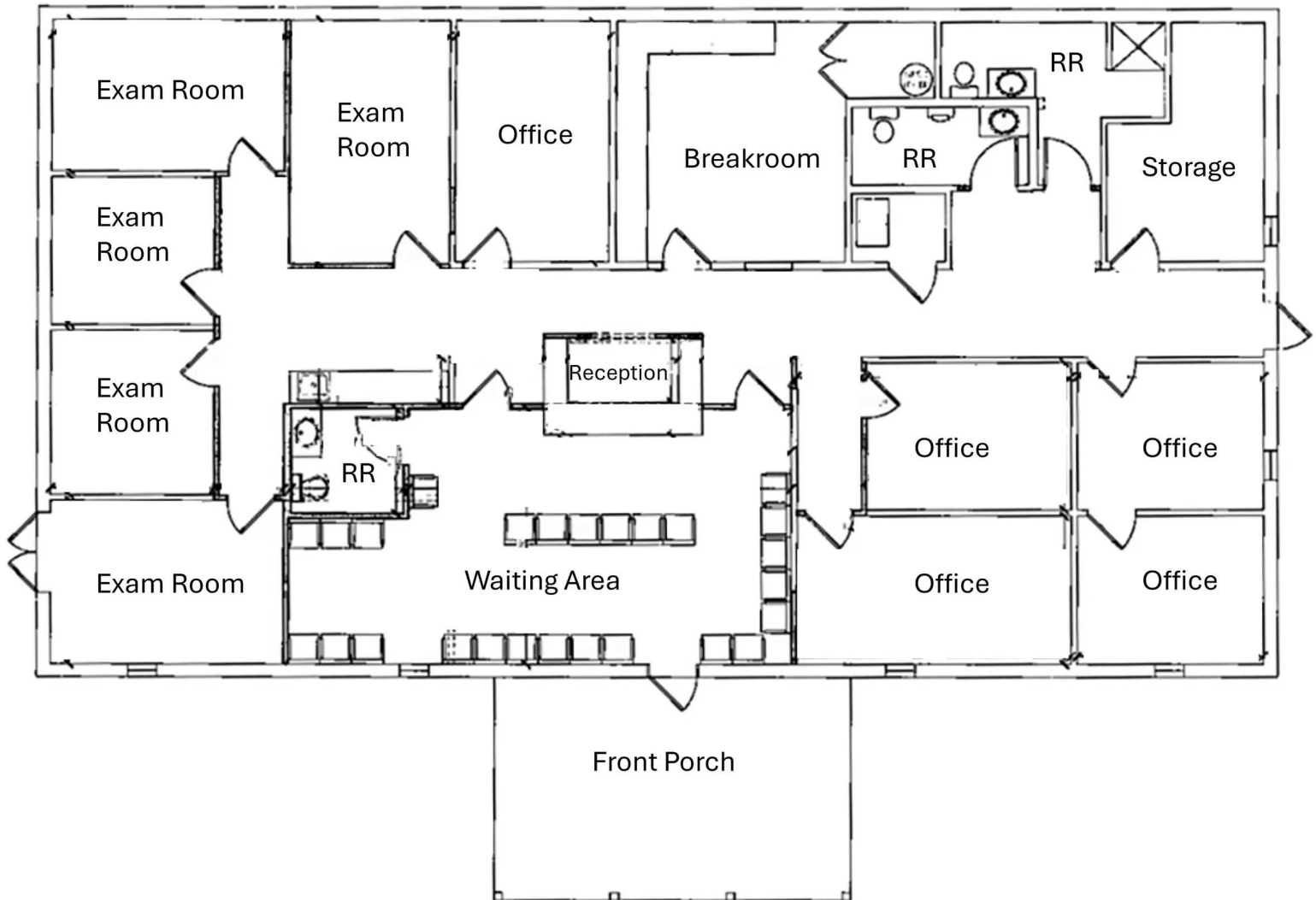
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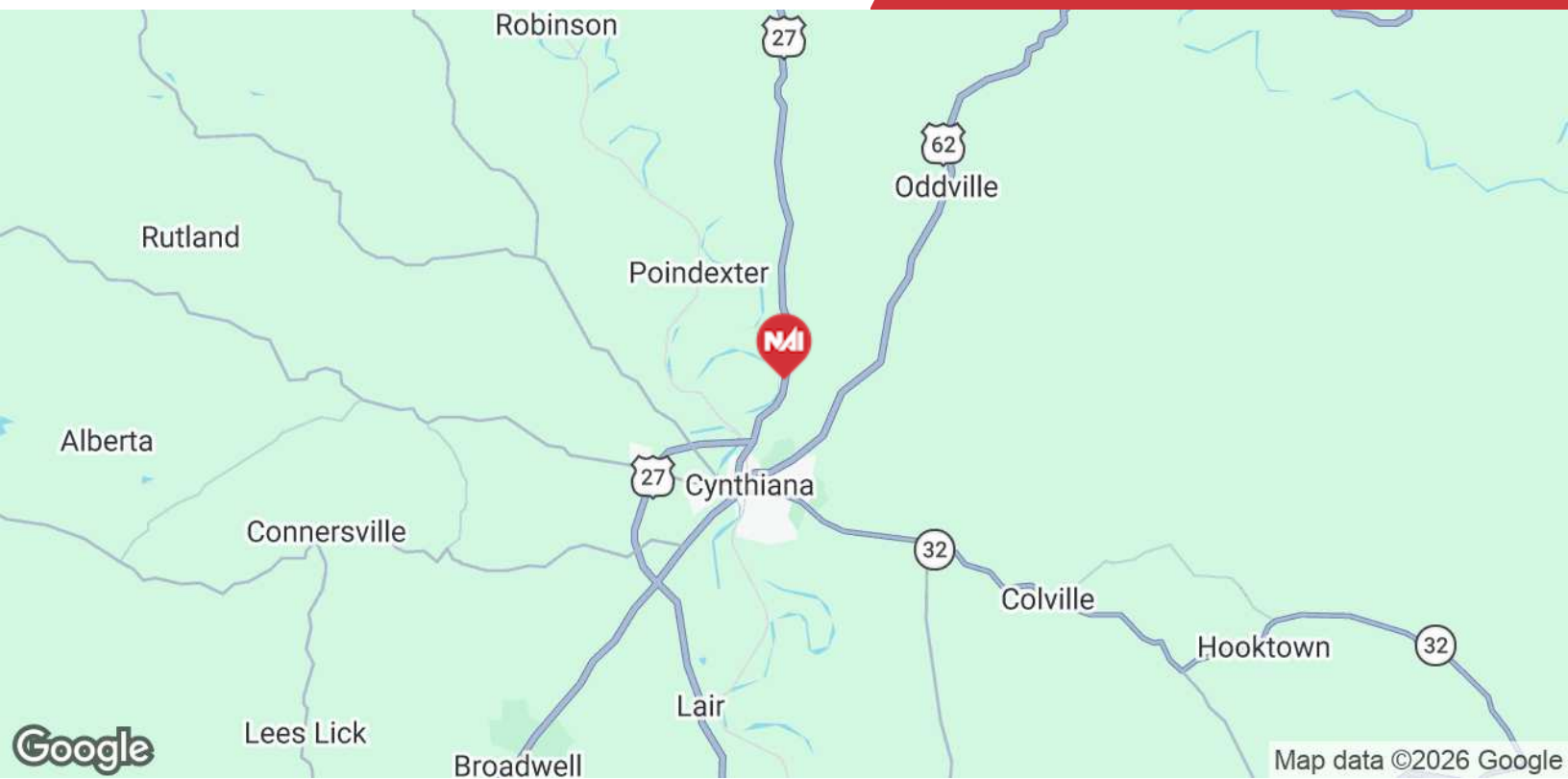
1. Parcel 1 platted herein is the same as that property or tract of land described in Deed Book 243, Page 171.
2. Property shown herein is subject to that previous conveyance for right-of-way purposes in favor of the Commonwealth of Kentucky, Transportation Cabinet, Department of Highways, as recorded in Deed Book 193, Page 666.
3. Property shown herein is subject to any and all easements or right-of-way of record and in existence at the date of the final survey shown.
4. Property shown herein is subject to those restrictions set forth by the Ordinance-Harrison County-Survey Joint Planning Commission for its respective zoning classification.
5. No portion of the survey and plat on existing tract or parcel of land of record and in existence. No new division is either created or destroyed by this plat.

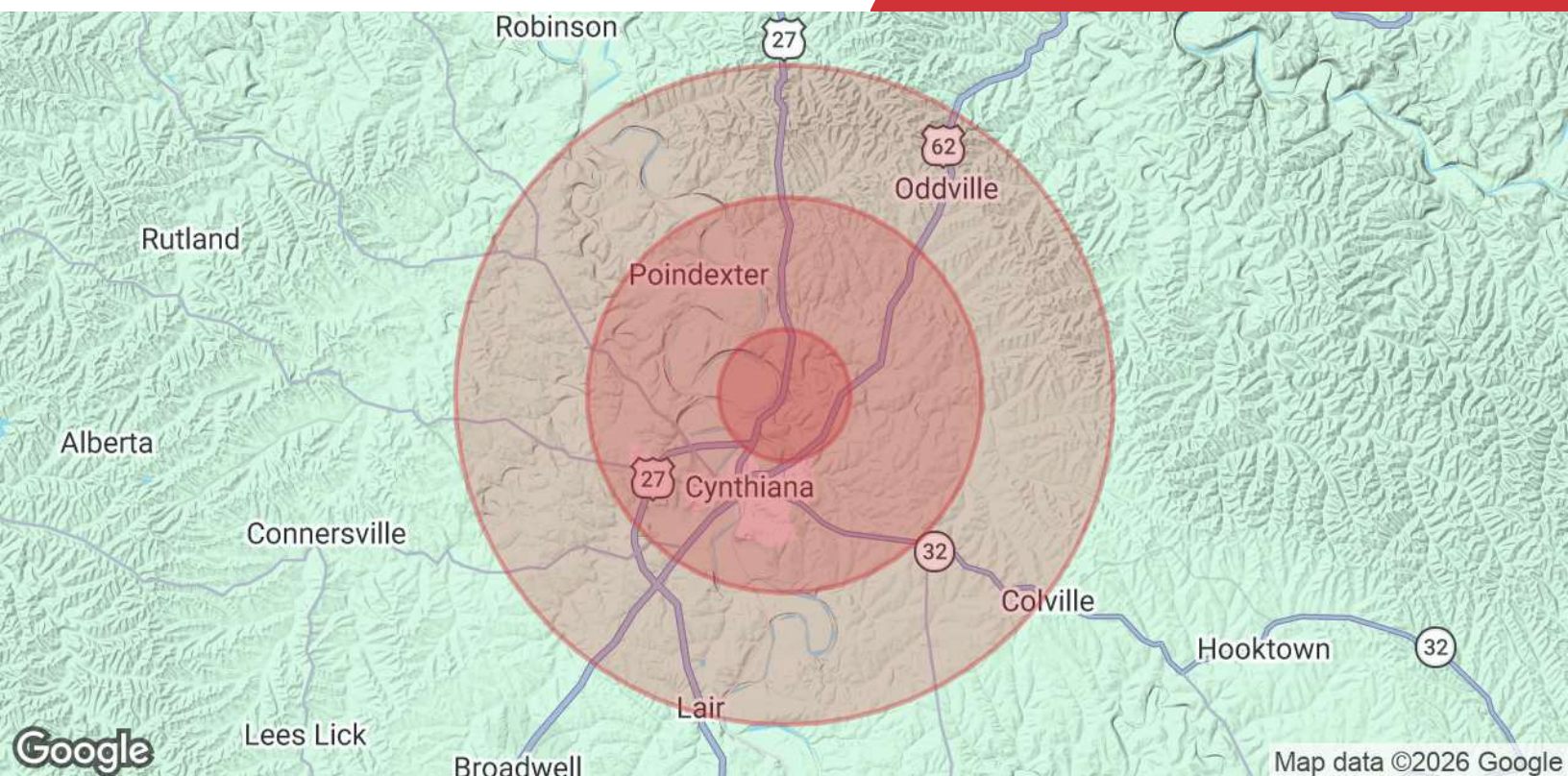
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Population

	1 Mile	3 Miles	5 Miles
Total Population	438	6,944	10,711
Average Age	37.6	41.0	41.4
Average Age (Male)	34.7	36.6	37.2
Average Age (Female)	37.9	42.9	43.0

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	144	2,539	3,990
# of Persons per HH	3.0	2.7	2.7
Average HH Income	\$111,846	\$74,232	\$79,572
Average House Value	\$212,335	\$175,342	\$194,170

2026 STDB Demographics