

FLEX SPACE FOR LEASE

11 Viewpoint Dr, Alexandria, KY 41001



PROPERTY DESCRIPTION

Discover the perfect built out flex space of 4,875 sq ft for lease (2,296 office & 2,579 warehouse) strategically positioned just off US 27, providing unparalleled convenience for your business operations. This flexible space offers versatility to accommodate various business needs, whether you're looking for office space, a showroom, or a workshop. Embrace the convenience of large roll-up door access, streamlining the transportation of goods and equipment in and out of the space effortlessly. The prime location ensures easy accessibility for clients, customers, and suppliers, enhancing the efficiency of your business logistics. Secure this opportunity to elevate your business with a strategically located, adaptable space designed to meet the dynamic demands of your operations.

PROPERTY HIGHLIGHTS

- Conveniently Located off US 27

OFFERING SUMMARY

| | |
|------------------|--------------------|
| Lease Rate: | \$12.00 SF/yr (MG) |
| Number of Units: | 1 |
| Available SF: | 4,875 SF |
| Lot Size: | 1.63 Acres |
| Building Size: | 15,800 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 668 | 5,357 | 14,843 |
| Total Population | 1,563 | 13,232 | 37,556 |
| Average HH Income | \$76,815 | \$80,724 | \$81,033 |

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

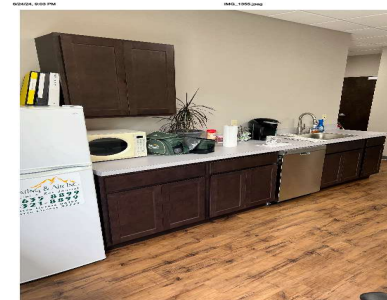
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INDUSTRIAL FOR LEASE

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Each Office Independently Owned and Operated kwcommercialagent.com

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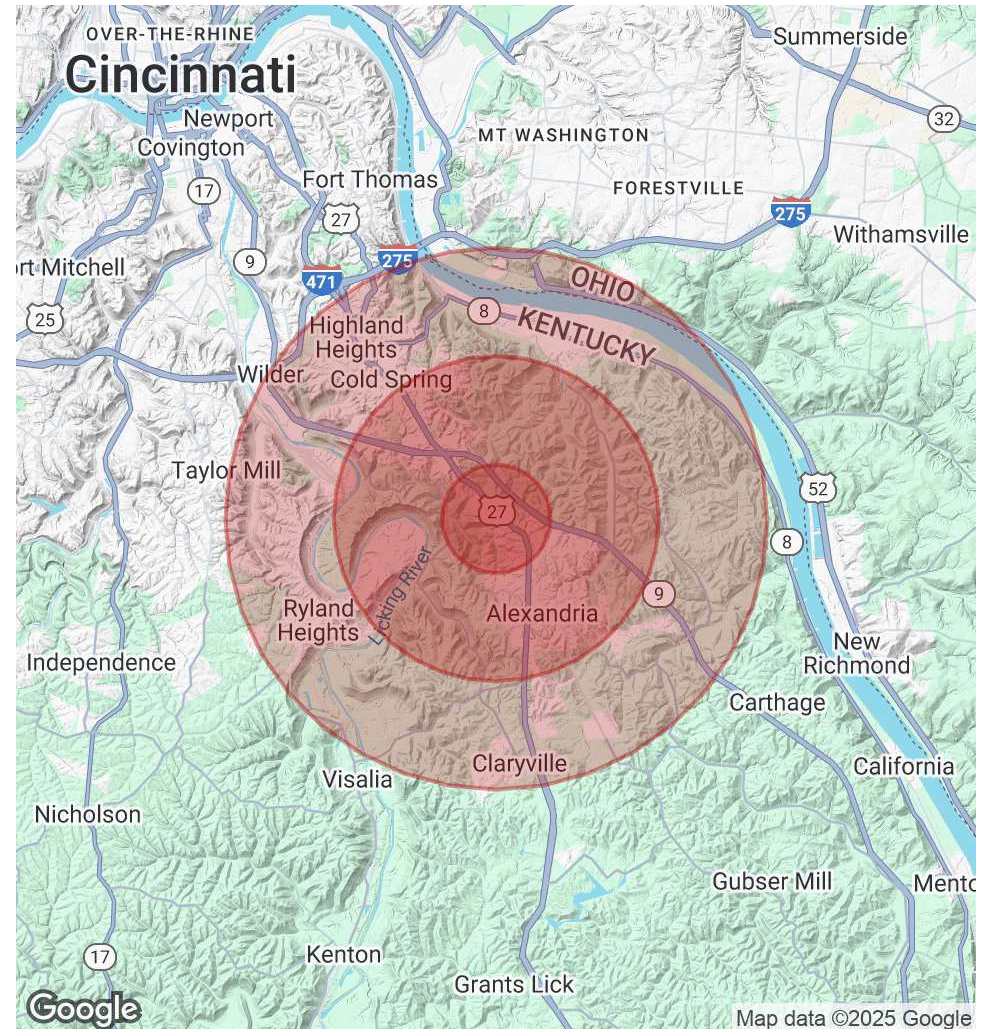
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 1,563 | 13,232 | 37,556 |
| Average Age | 45.0 | 41.7 | 40.0 |
| Average Age (Male) | 46.2 | 42.0 | 39.2 |
| Average Age (Female) | 43.1 | 41.0 | 41.3 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 668 | 5,357 | 14,843 |
| # of Persons per HH | 2.3 | 2.5 | 2.5 |
| Average HH Income | \$76,815 | \$80,724 | \$81,033 |
| Average House Value | \$228,073 | \$214,400 | \$196,501 |

2020 American Community Survey (ACS)



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