



**FOR LEASE**

# Two Office Suites Available on Nicholasville Rd

2134 NICHOLASVILLE RD SUITE 6 AND 12 | LEXINGTON, KY 40503

# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$1,800 - \$1,900 / month
<b>AVAILABLE SF:</b>	1,100 - 2,360 SF
<b>LOT SIZE:</b>	2.22 Acres
<b>YEAR BUILT:</b>	1962
<b>ZONING:</b>	p-1

## PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to present these two office suites on Nicholasville Road with easy access to major retail and medical centers. The professional setting includes dental, retail, medical, and financial services with direct onsite parking. Suite 6 is available on June 1, 2025 and Suite 12 is available on July 1, 2025.

Nearby establishments include Traditional Bank, Panera Bread, Kroger, Chick-fil-A, Trader Joe's, Baptist Health Hospital, and many others. This property is conveniently located 0.2 miles from the Southland Drive area, including entertainment, nightlife, boutique shopping, and local restaurants; easy access to and from New Circle Rd 0.9 miles to the south on Nicholasville Rd. Additionally, award-winning, Baptist Health Hospital is 0.7 miles north of the property on Nicholasville Rd, and 1.2 miles from the University of Kentucky.

The traffic count on Nicholasville Road is 40,235 VPD. Great opportunity to be right in the action. For additional information, please get in touch with Harrison Lane at 859.537.1051 // [harrison.lane@svn.com](mailto:harrison.lane@svn.com)

### HARRISON LANE

Advisor

O: 859.436.2835 | C: 859.537.1051

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## LEASE SPACES



### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 6	Available	1,100 SF	Modified Gross	\$1,800 per month
Suite 12	Available	1,260 SF	Modified Gross	\$1,900 per month

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# AERIAL



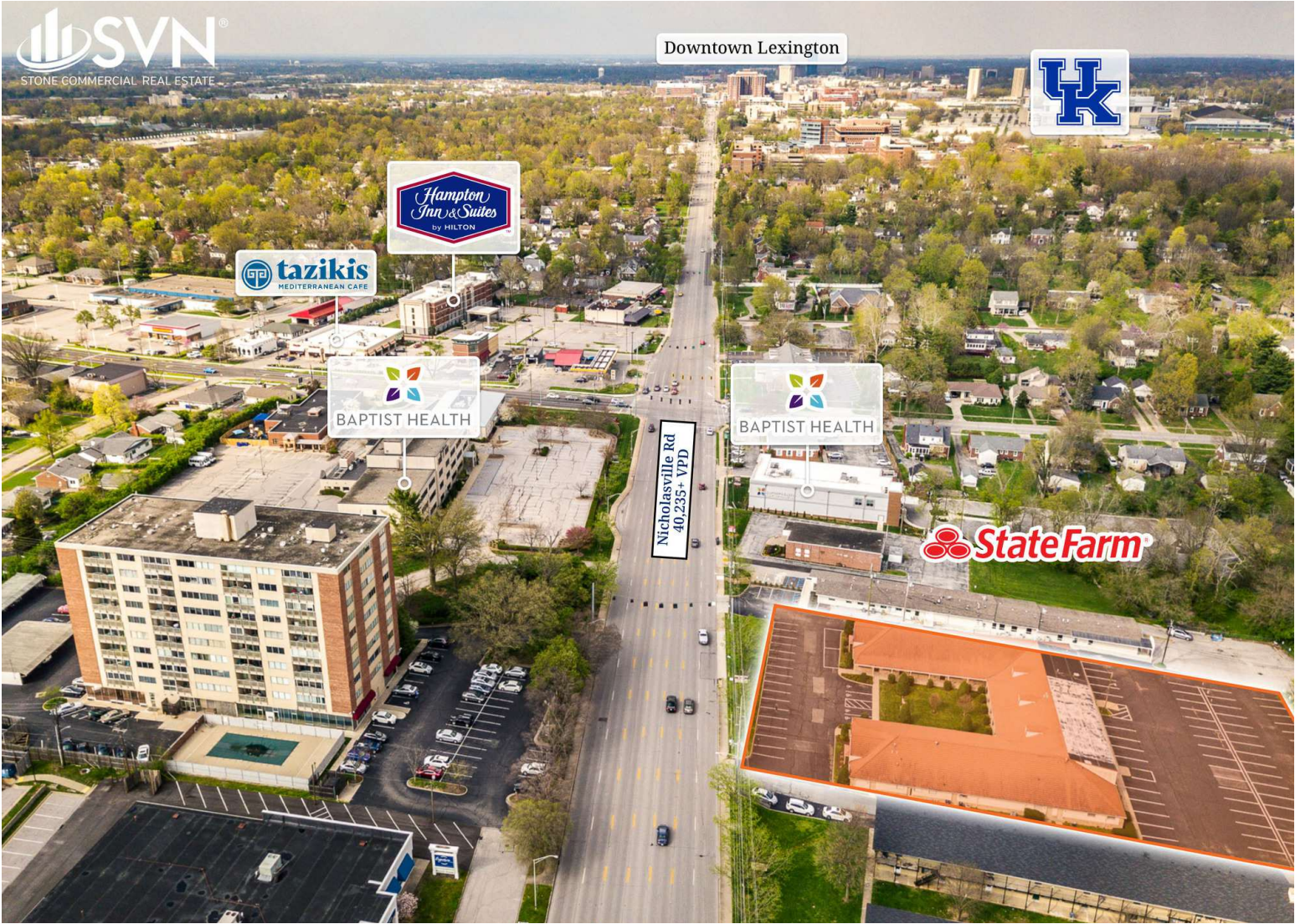
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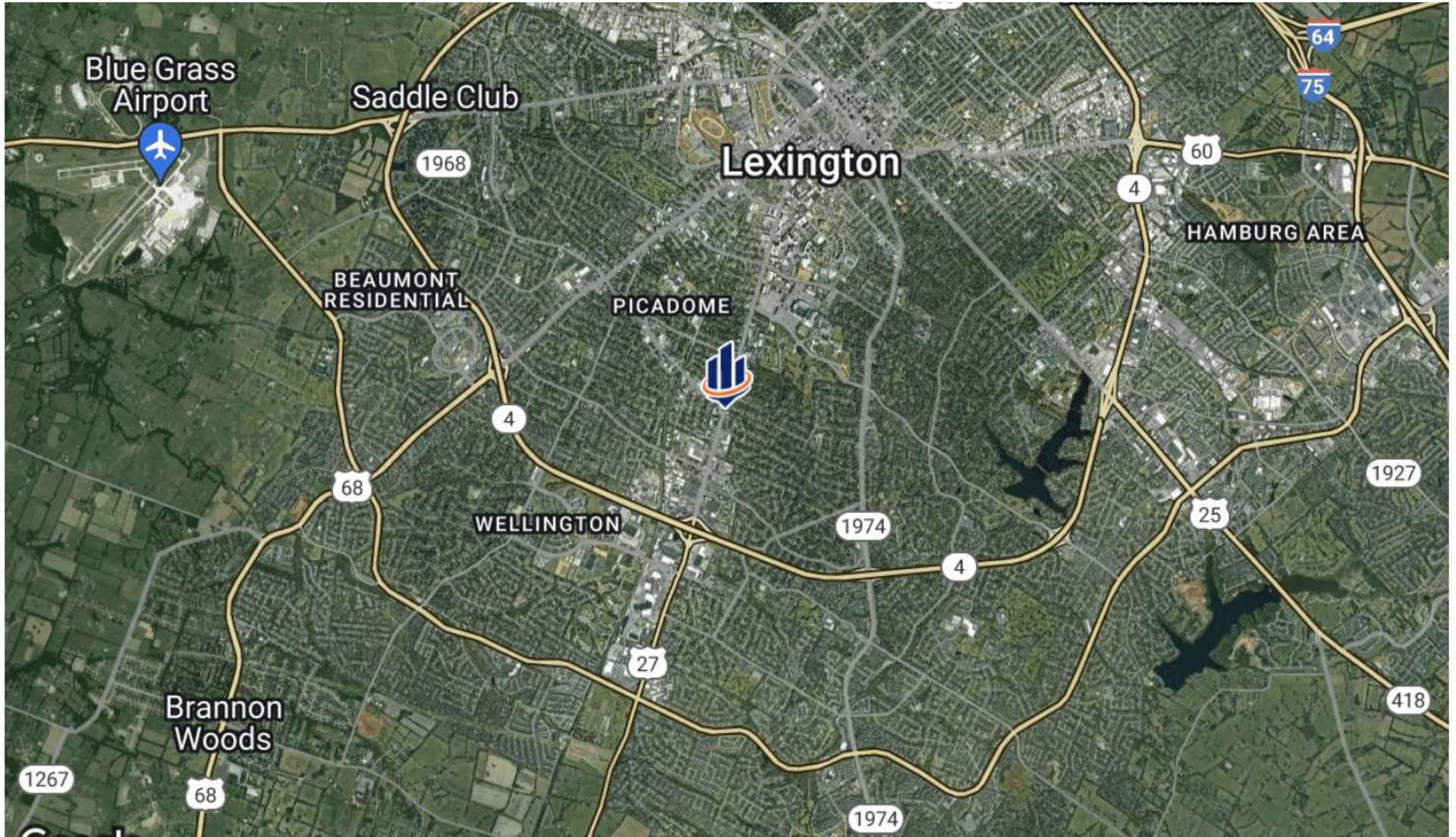


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TWO OFFICE SUITES AVAILABLE ON NICHOLASVILLE RD | 2134 Nicholasville Rd Lexington, KY 40503

SVN | STONE COMMERCIAL REAL ESTATE 5

## LOCATION MAP



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**SUITE 6 | INTERIOR PHOTOS**



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# LOCATION MAP



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## ADVISOR BIO



### HARRISON LANE

Advisor

Harrison.lane@svn.com

Office: **859.436.2835** | Cell: **859.537.1051**



## PROFESSIONAL BACKGROUND

Harrison Lane serves as an advisor with SVN Stone Commercial Real Estate. He is a Lexington native and graduated from Transylvania University where he played on the golf team.

Harrison assists clients particularly in the buying and selling of multifamily properties. He also performs sales and leasing for retail, industrial, land, and office properties primarily in Central Kentucky. He joined SVN Stone Commercial Real Estate in May 2021. Prior to joining SVN Stone, Harrison spent five years in the golf industry - working with outside operations staff at Keene Trace Golf Club and as a caddie. He also spent a year working in the retail industry at Paxton Home in Lexington.

Harrison enjoys playing golf, watching horse racing, playing guitar, spending time with family, and serving through local ministries. You can contact Harrison at 859.537.1051 or at [harrison.lane@svn.com](mailto:harrison.lane@svn.com).

**SVN | Stone Commercial Real Estate**

270 S. Limestone  
Lexington, KY 40508  
859.264.0888

# DEMOGRAPHICS MAP & REPORT

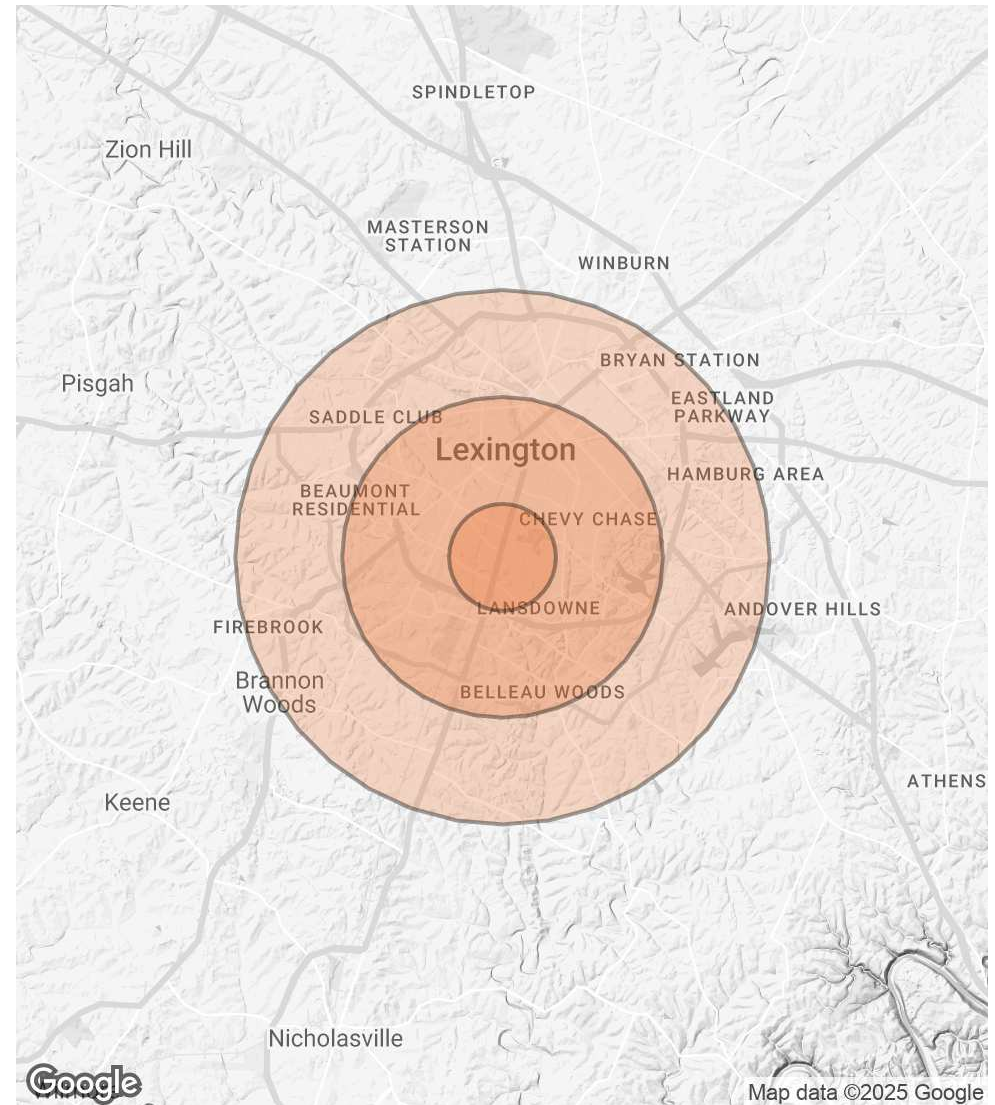
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	9,185	116,607	265,373
<b>AVERAGE AGE</b>	40.4	34.2	34.6
<b>AVERAGE AGE (MALE)</b>	39.1	32.8	33.5
<b>AVERAGE AGE (FEMALE)</b>	41.3	35.4	35.9

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	4,385	51,506	113,533
<b># OF PERSONS PER HH</b>	2.1	2.3	2.3
<b>AVERAGE HH INCOME</b>	\$65,684	\$59,687	\$61,591
<b>AVERAGE HOUSE VALUE</b>	\$209,759	\$246,181	\$234,477

\* Demographic data derived from 2020 ACS - US Census



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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