



## Townley Center Offices

1716-1720 Sharkey Way  
Lexington, Kentucky 40511

### Property Highlights

- Modern two-story building with superior quality construction and upgraded finishes
- +/-1,200-2,400 SF for lease
- Suites with high-end finishes; Furniture available upon request for 1718 Sharkey Way, Suite 200
- Well-located with quick access to New Circle Road and downtown Lexington
- Just 2 miles to Rupp Arena at Central Bank Center, 5.4 miles to Keeneland and 7.4 miles to Blue Grass Airport
- A traffic count of +/-22,994 VPD on Leestown Road directly in front of the site
- Within walking distance from amenities, such as Starbucks, Drakes, McDonalds, Kroger, Taco Bell, Wendy's, Zaxby's, hotels and many more
- Rental Rate: \$18.50 PSF NNN
- NNN's estimated to be \$3.74 PSF

Spaces	Rate	Size	Available
1716 Sharkey Way, Suite 200	\$18.50 SF/yr	1,200 SF	7/1/26
1718 Sharkey Way, Suite 200	\$18.50 SF/yr	1,200 SF	11/1/26

### For More Information

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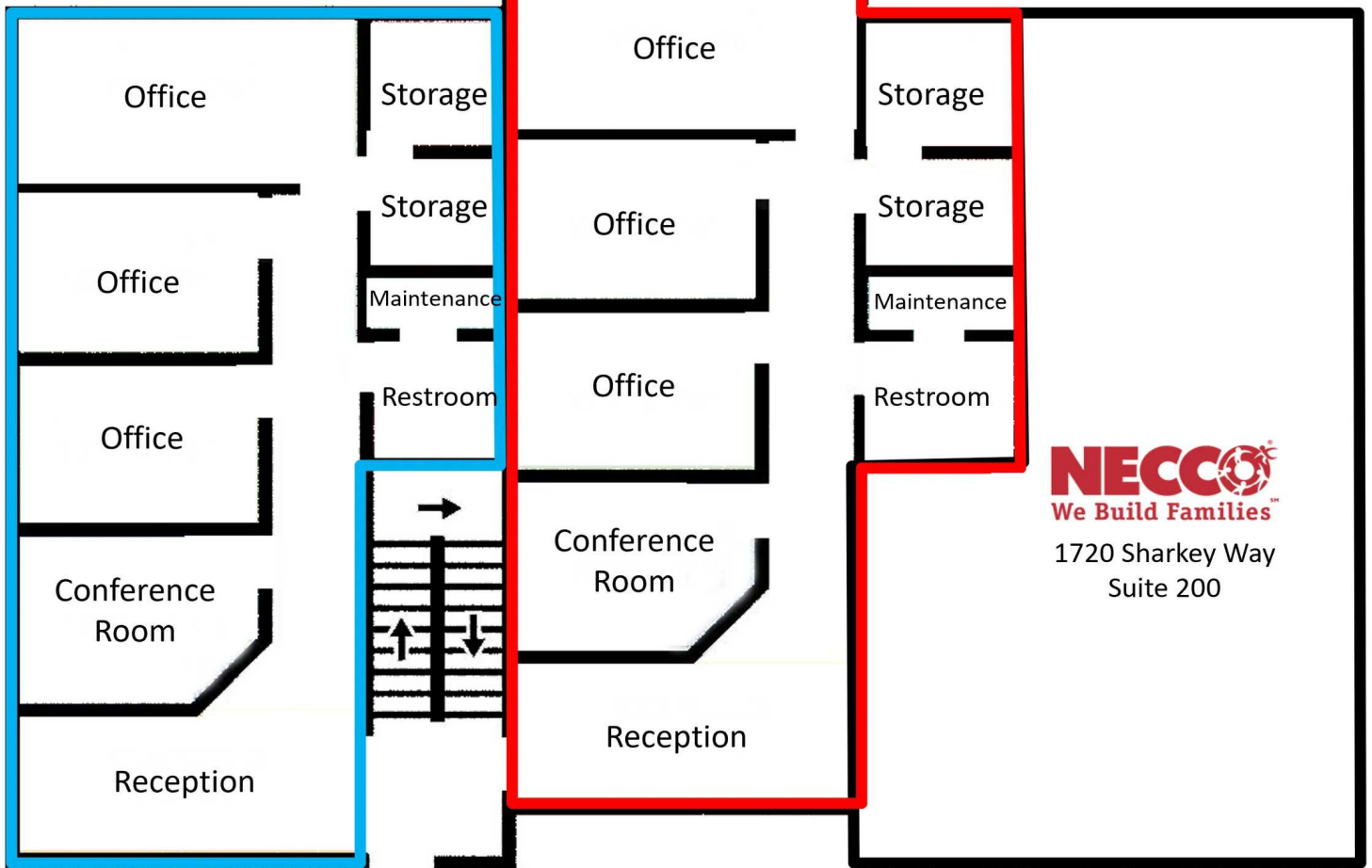




### 2<sup>nd</sup> floor

1716 Sharkey Way  
Suite 200

1718 Sharkey Way  
Suite 200  
Available 11/1/26

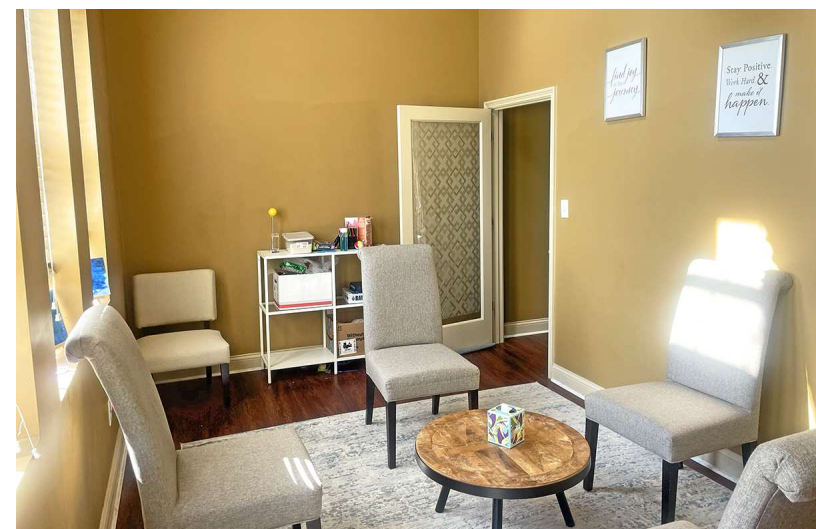
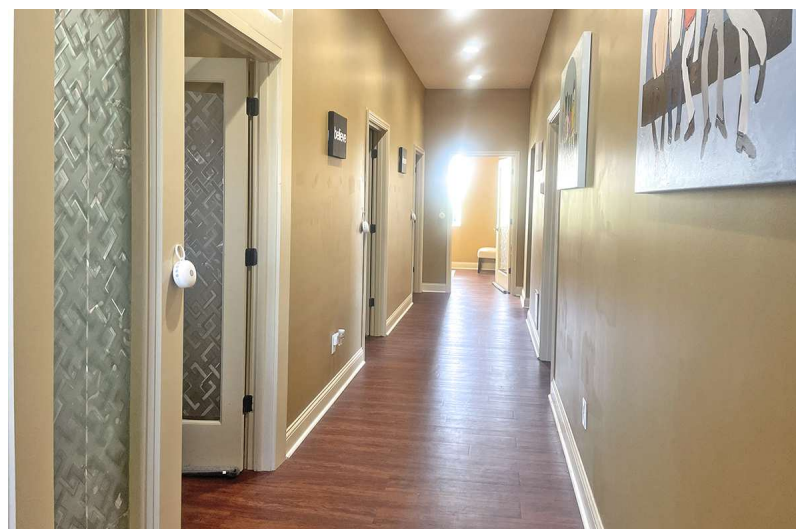
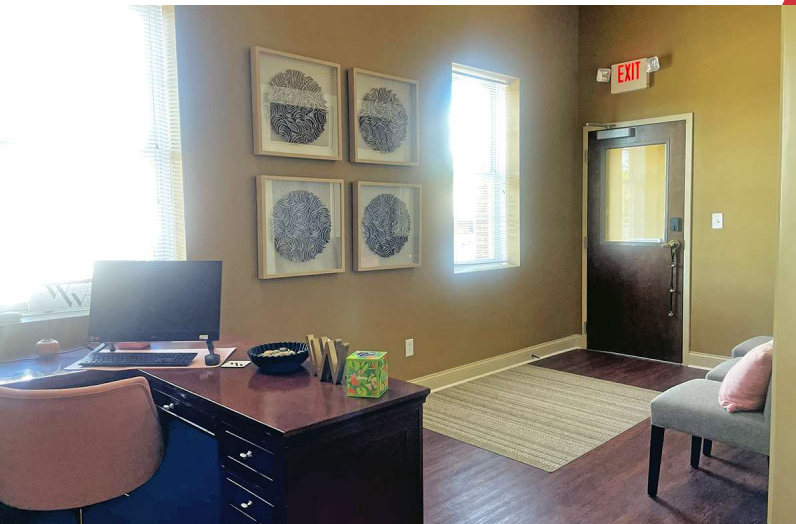


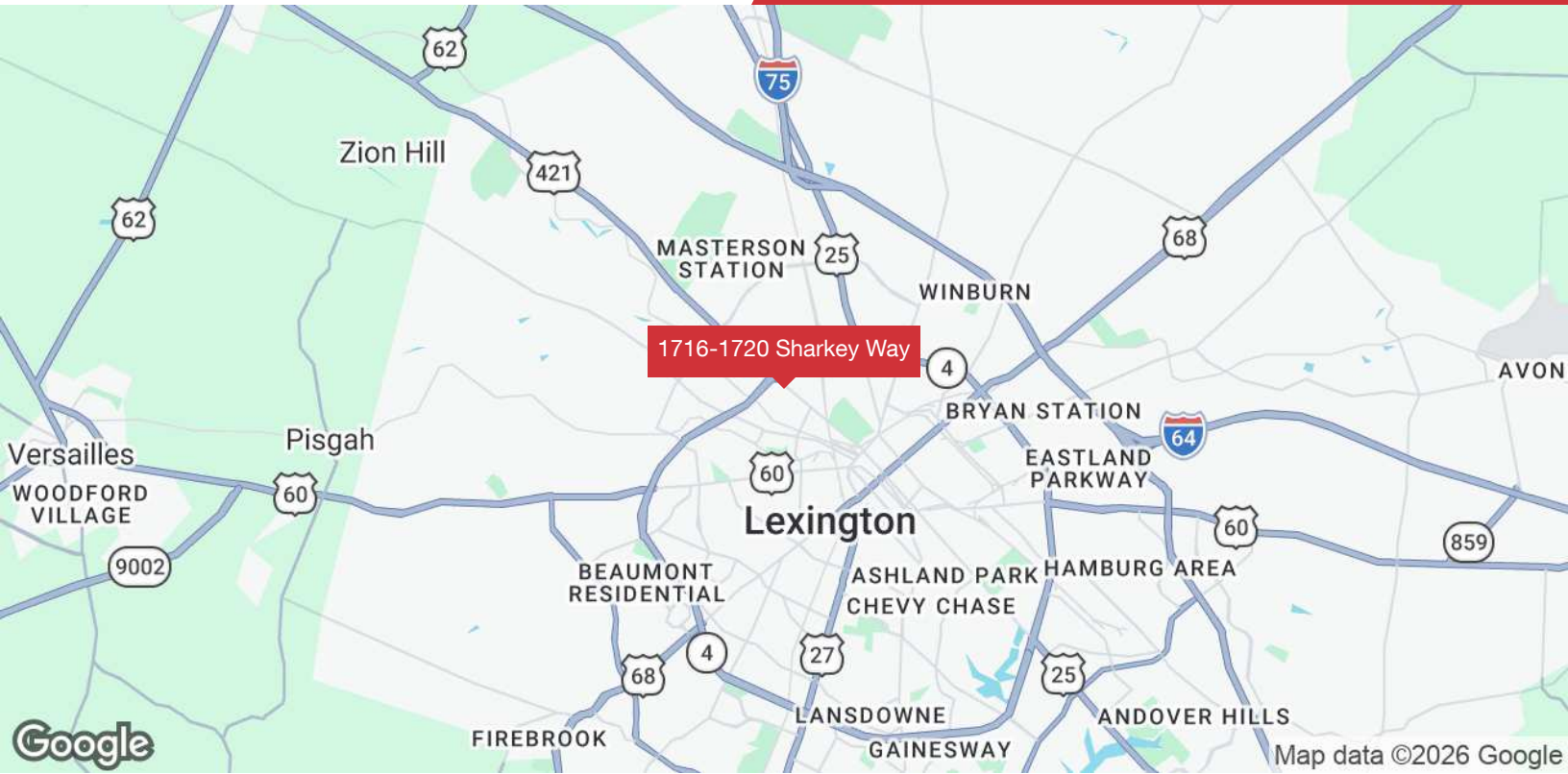
**NECCO**  
We Build Families™  
1720 Sharkey Way  
Suite 200

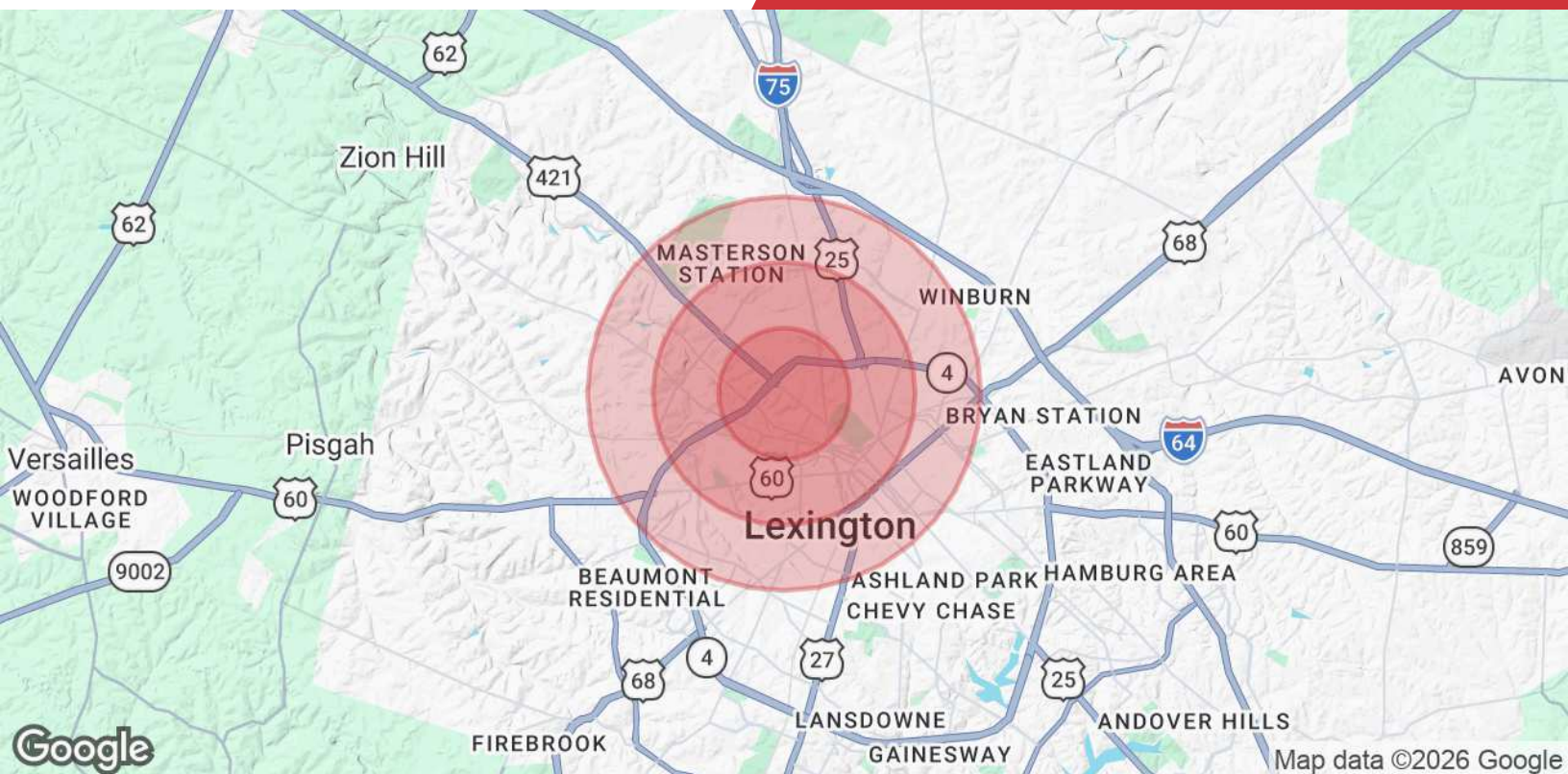
For Lease

1,200 - 2,400 SF | \$18.50 SF/yr

1718 Sharkey Way, Suite 200







Population	1 Mile	2 Miles	3 Miles
<b>Total Population</b>	5,333	36,093	85,163
<b>Average Age</b>	36.7	33.4	33.4
<b>Average Age (Male)</b>	33.6	32	32
<b>Average Age (Female)</b>	39.6	34.8	34.6
Households & Income	1 Mile	2 Miles	3 Miles
<b>Total Households</b>	2,263	15,455	35,796
<b># of Persons per HH</b>	2.4	2.3	2.4
<b>Average HH Income</b>	\$89,092	\$75,061	\$76,726
<b>Average House Value</b>	\$171,629	\$198,317	\$224,245

2025 American Community Survey (ACS)