

INDUSTRIAL FLEX PROPERTY FOR LEASE

819 PORTER PLACE

LEXINGTON, KY 40508



GORDY HOAGLAND, CCIM

502.387.1734

ghoagland@whiteoakcre.com

CONNOR HOBBS

502.724.5924

chobbs@whiteoakcre.com

WHITE  OAK
COMMERCIAL REAL ESTATE

Property Summary

For Lease



PROPERTY DESCRIPTION

This versatile 9,183 square foot warehouse is conveniently located near the heart of Lexington, just 1.5 miles from downtown.

The building features ample clearspan warehouse space, multiple private offices, a large conference room, and a large grade-level drive-in door for easy loading and unloading. Zoned B-4, the property can support a broad range of commercial or industrial uses.

PROPERTY HIGHLIGHTS

- 1 grade-level drive-in door
- Gym area with shower & sauna
- 60% Office space
- 40% Warehouse space

OFFERING SUMMARY

Lease Rate:	\$7.95 SF/yr (NNN)
Number of Units:	1
Available SF:	9,183 SF
Building Size:	9,183 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	554	1,950	7,359
Total Population	1,124	3,994	15,327
Average HH Income	\$30,805	\$41,086	\$50,319

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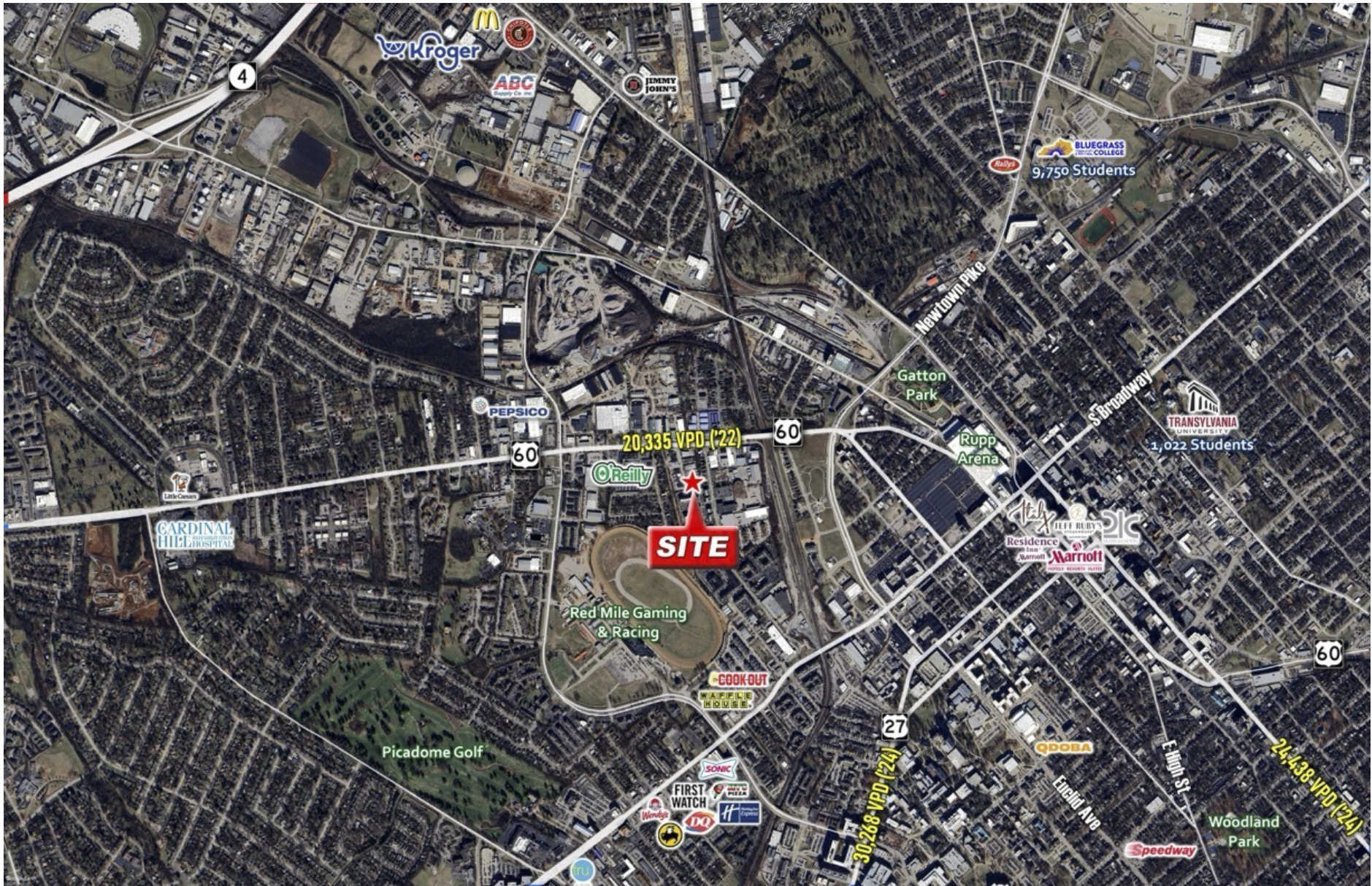
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Retailer Map

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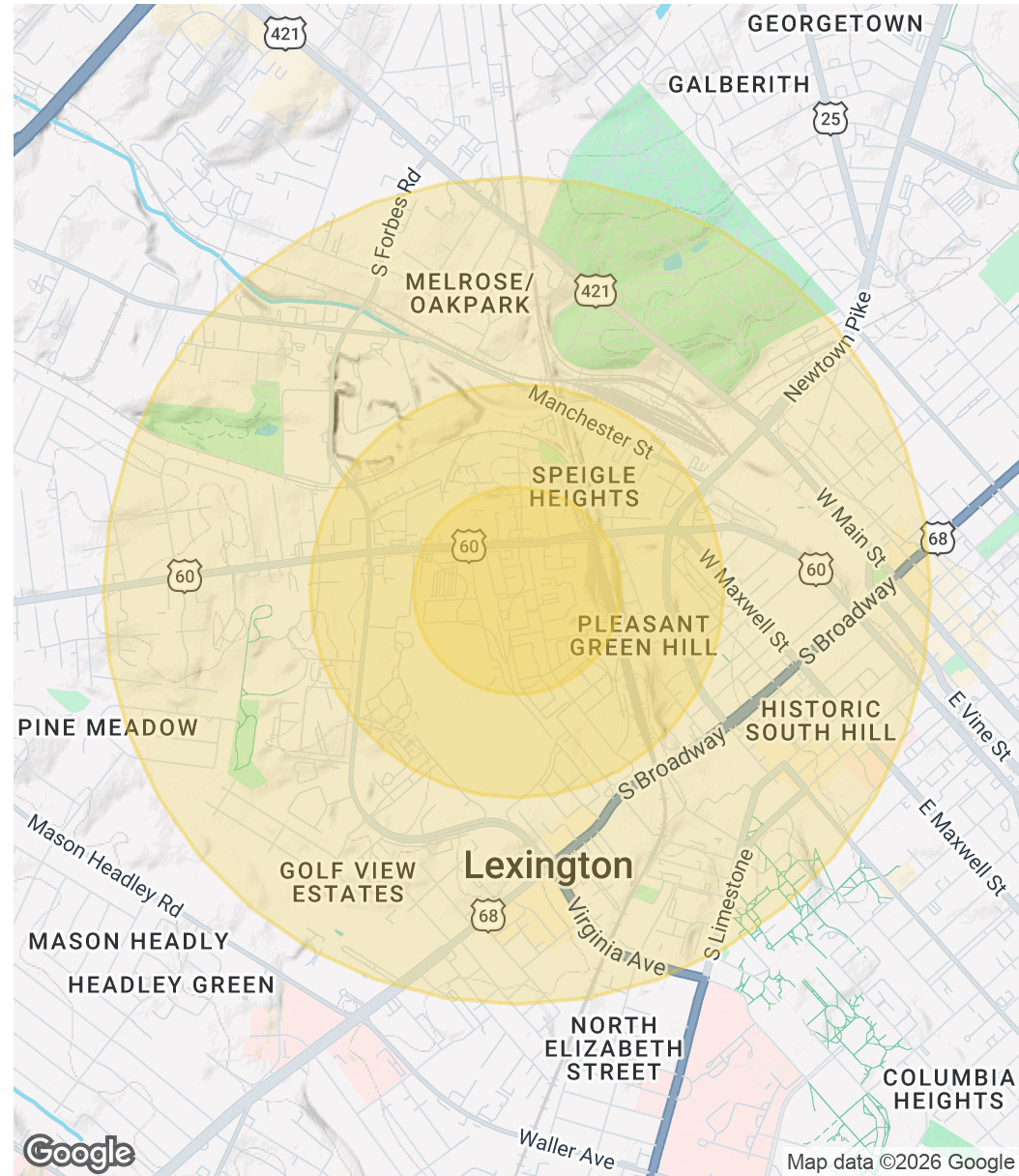
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,124	3,994	15,327
Average Age	21.9	23.1	28.8
Average Age (Male)	22.3	23.3	29.1
Average Age (Female)	21.8	23.1	28.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	554	1,950	7,359
# of Persons per HH	2.0	2.0	2.1
Average HH Income	\$30,805	\$41,086	\$50,319
Average House Value	\$27,975	\$43,184	\$178,836

2023 American Community Survey (ACS)



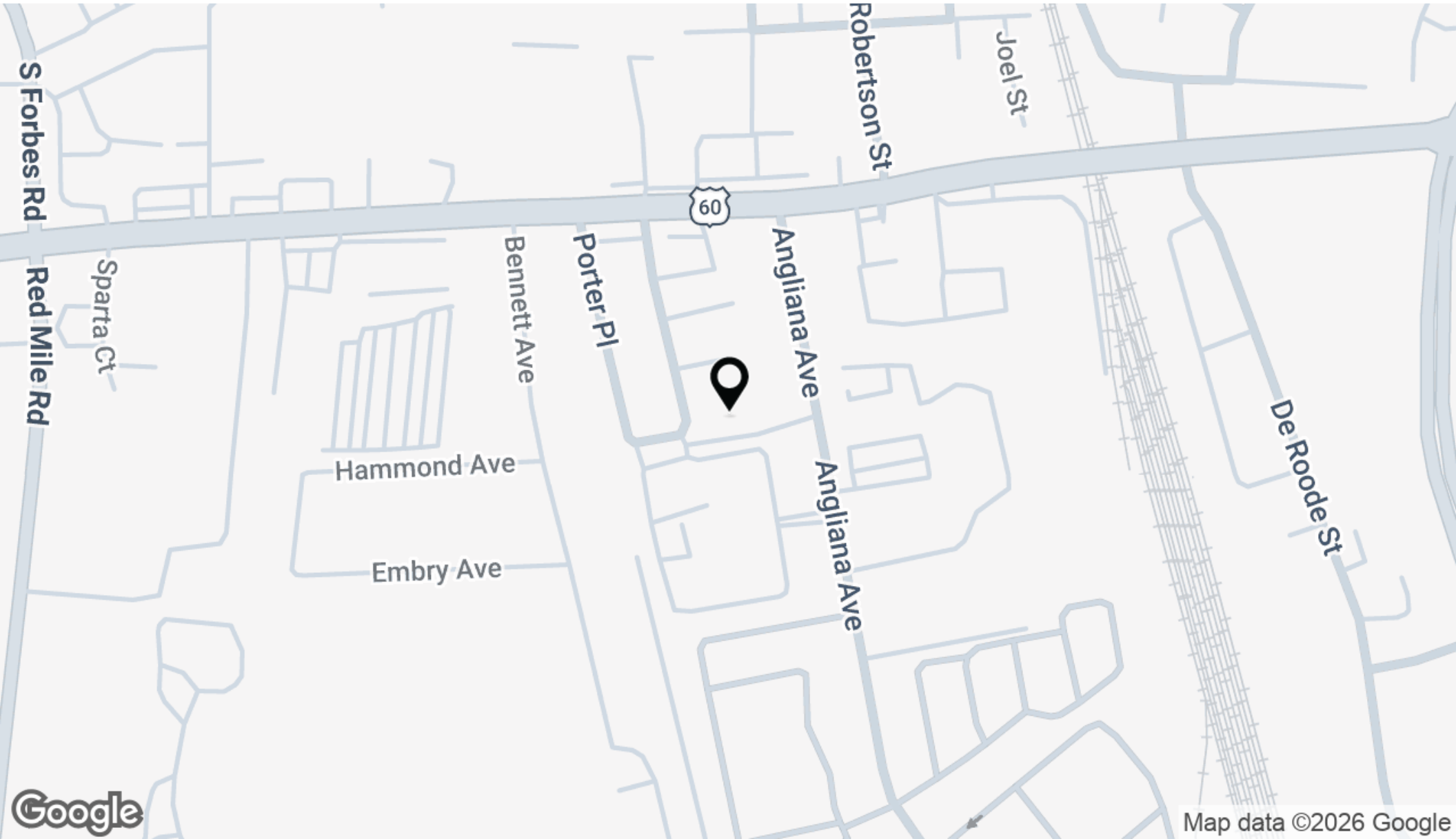
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