

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:	\$15.00 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.

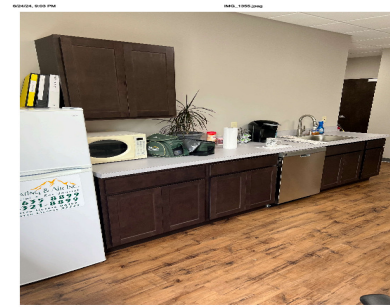
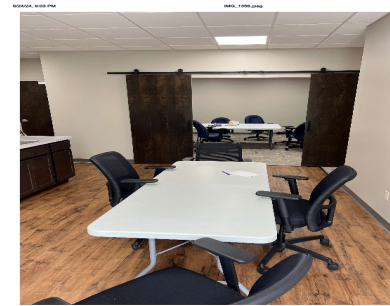
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INDUSTRIAL FOR LEASE

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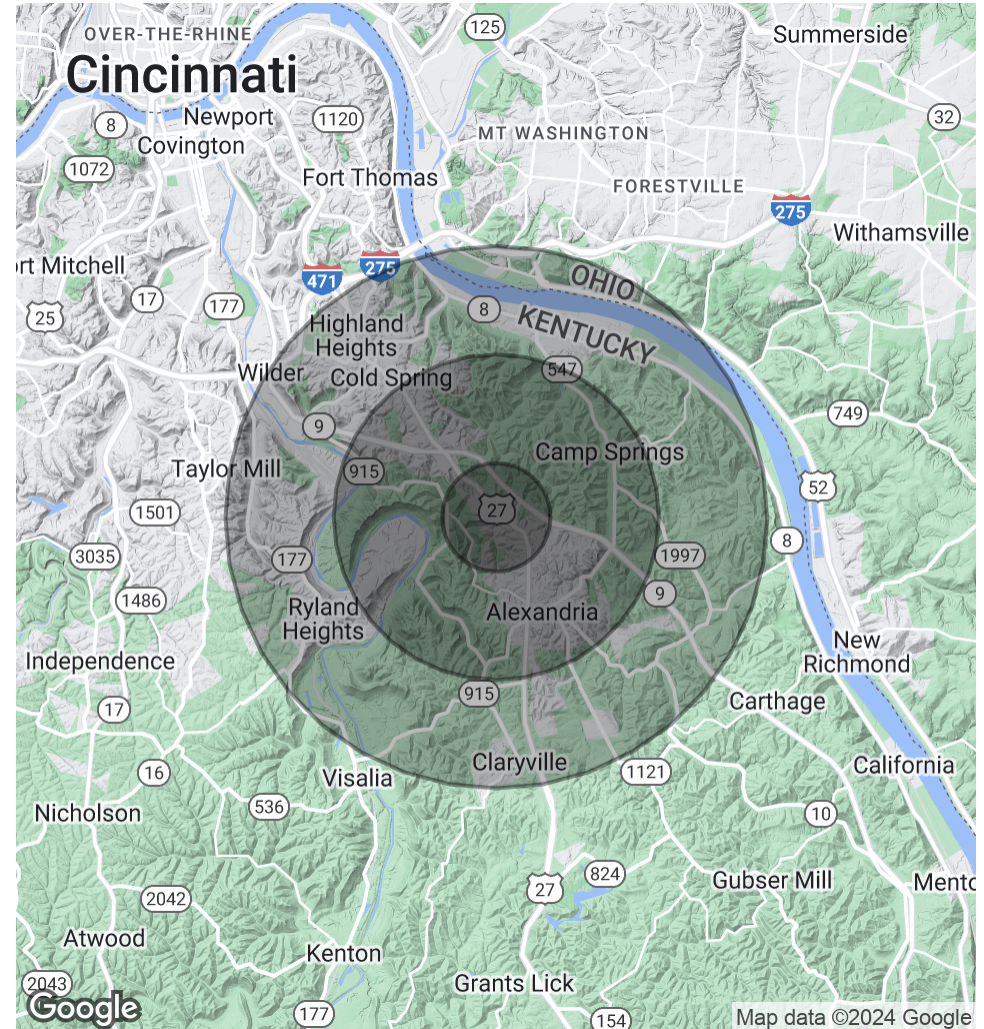
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,563	13,232	37,556
Average Age	45.0	41.7	40.0
Average Age (Male)	46.2	42.0	39.2
Average Age (Female)	43.1	41.0	41.3

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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