

FOR LEASE

1,800 Richmond Office Condo FOR LEASE

2001 CORPORATE DRIVE | RICHMOND, KY 40475



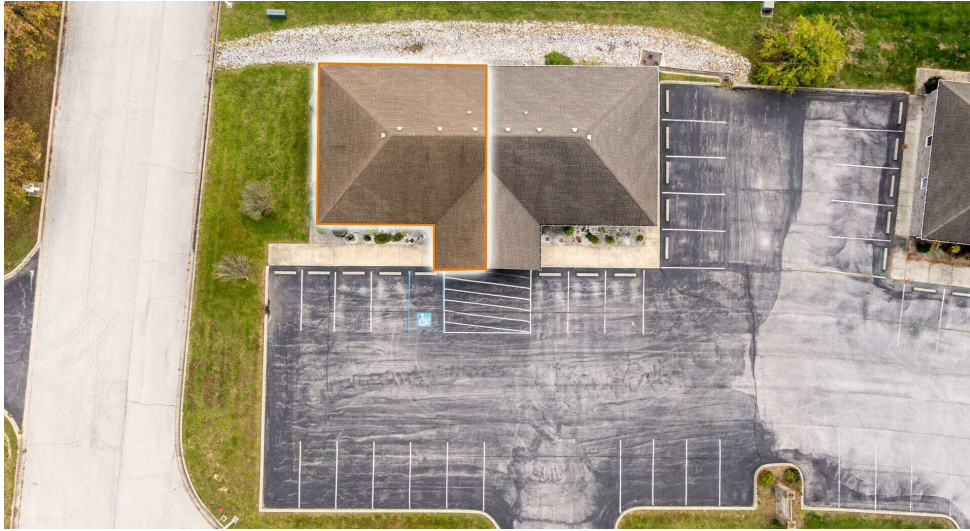
PRESENTED BY:

NEAL METCALFE

C: 859.312.8069 || Neal.metcalfe@svn.com



PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 1,800 SF AVAILABLE NOW
- Former medical fit up - Office space
- Ample Parking
- Close to US 25 and ECU Bypass

OFFERING SUMMARY

LEASE RATE:	\$16.24 SF/yr (MG)
NUMBER OF UNITS:	1
AVAILABLE SF:	1,800 SF

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PROPERTY DESCRIPTION

SVN Stone Commercial Real Estate is pleased to offer an OFFICE Condo recently used for Medical office space in Richmond, KY. The location is a two tenant occupant complex with this left side vacant. It has ample parking, and has recently been updated. The location is close to Kroger's, Menards, and trade area near ECU Bypass, and US 25 or Berea Road.

For more information on Leasing please contact Neal Metcalfe at neal.metcalfe@svn.com // 859.312.8069.

INTERIOR PHOTOS



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PROPERTY AERIAL

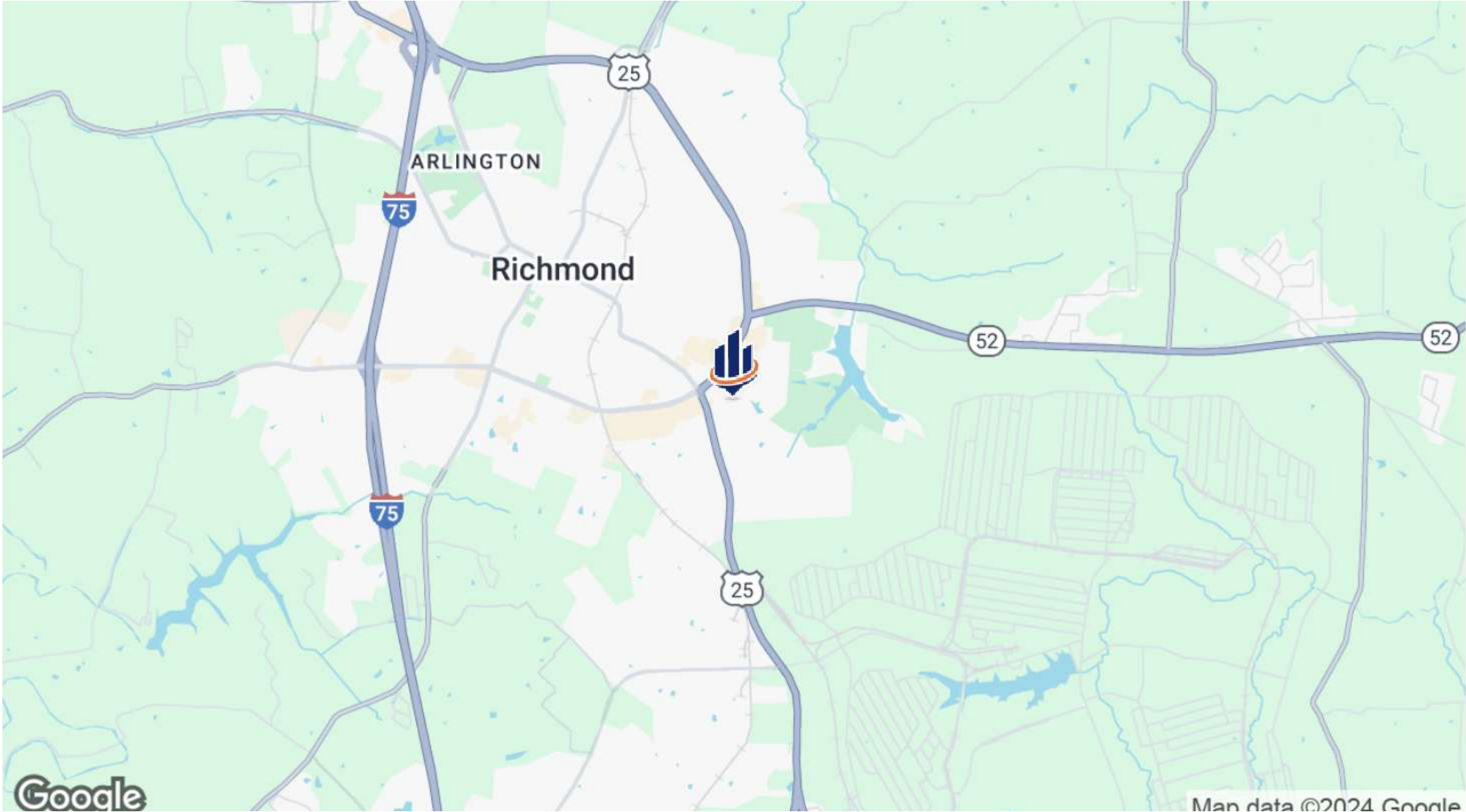


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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

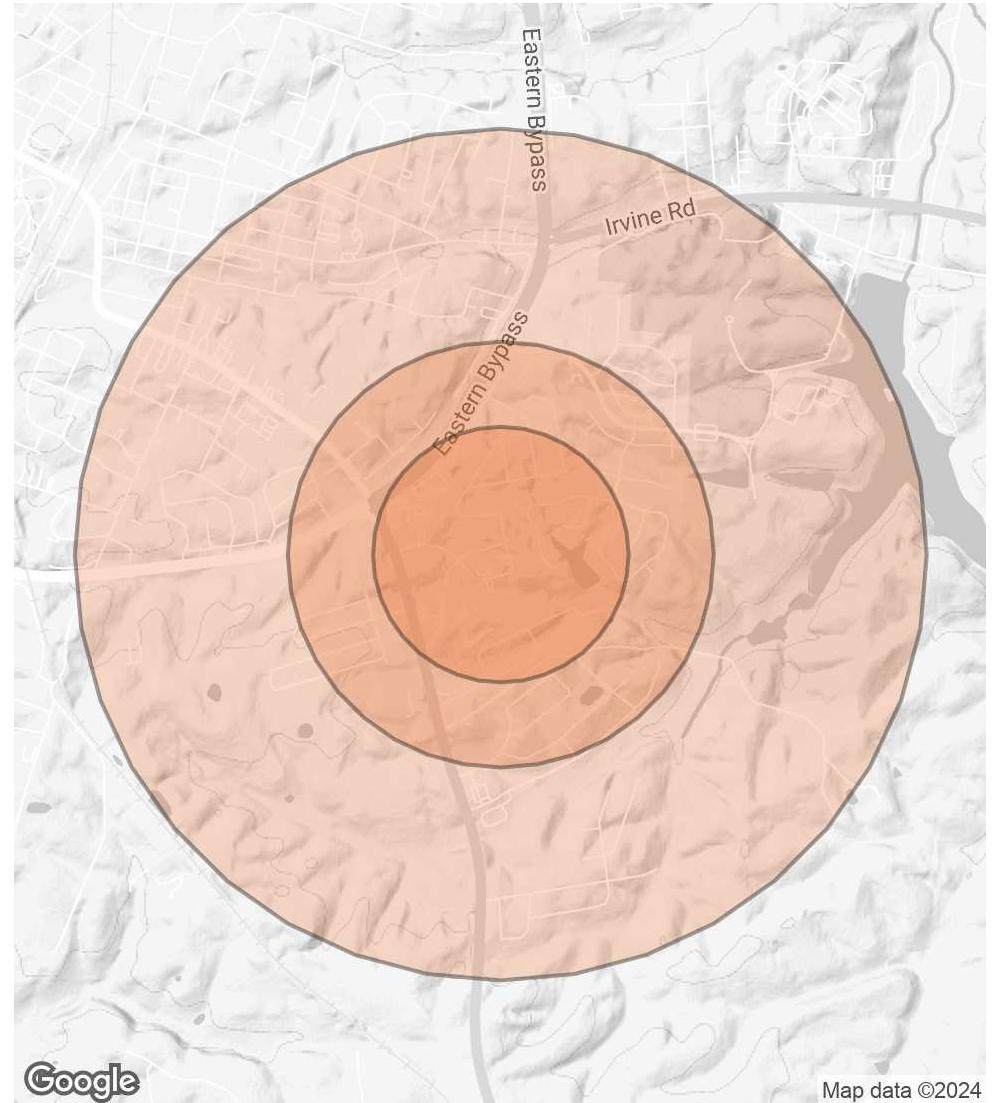
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	685	1,975	5,260
AVERAGE AGE	41	40	38
AVERAGE AGE (MALE)	39	38	37
AVERAGE AGE (FEMALE)	42	41	40

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

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TOTAL HOUSEHOLDS	290	855	2,497
# OF PERSONS PER HH	2.4	2.3	2.1
AVERAGE HH INCOME	\$107,037	\$100,499	\$82,213
AVERAGE HOUSE VALUE	\$429,120	\$399,439	\$324,154

Demographics data derived from AlphaMap



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