



Corner Development Lot

3326 Clays Mill Road & 641 Delzan Place

Lexington, Kentucky 40503

Property Highlights

- Development lot for ground lease or build-to-suit
- +/-0.52 acre with direct frontage on Clays Mill Road
- Situated at the corner of Delzan Place and Clays Mill Road with easy access to Man O' War Boulevard, Blue Grass Airport and downtown Lexington
- The site is well-positioned to take advantage of established traffic patterns to the major arteries serving the Lexington region offering quick and convenient access from Nicholasville Road and Reynolds Road/Wellington Way
- Traffic Count: +/-15,379 ('23) VPD on Clays Mill Road near the site
- Zoned P-1, Professional Office
- Rental Rate: \$3,950 per month ground lease or build-to-suit

Demographics 1 Mile 2 Miles 3 Miles

Total Households	3,788	20,619	40,593
Total Population	9,369	48,272	93,167
Average HH Income	\$111,644	\$108,875	\$102,382

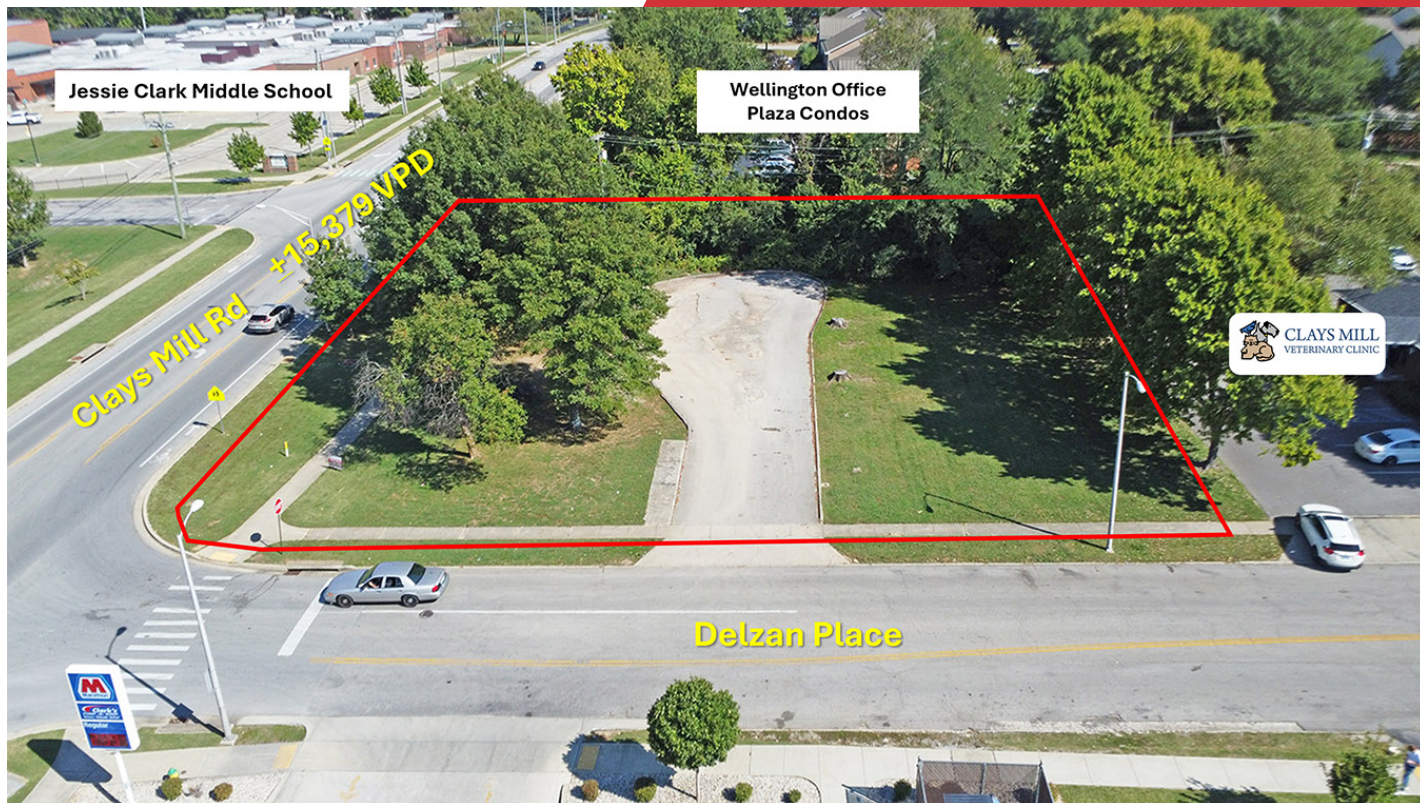
For More Information

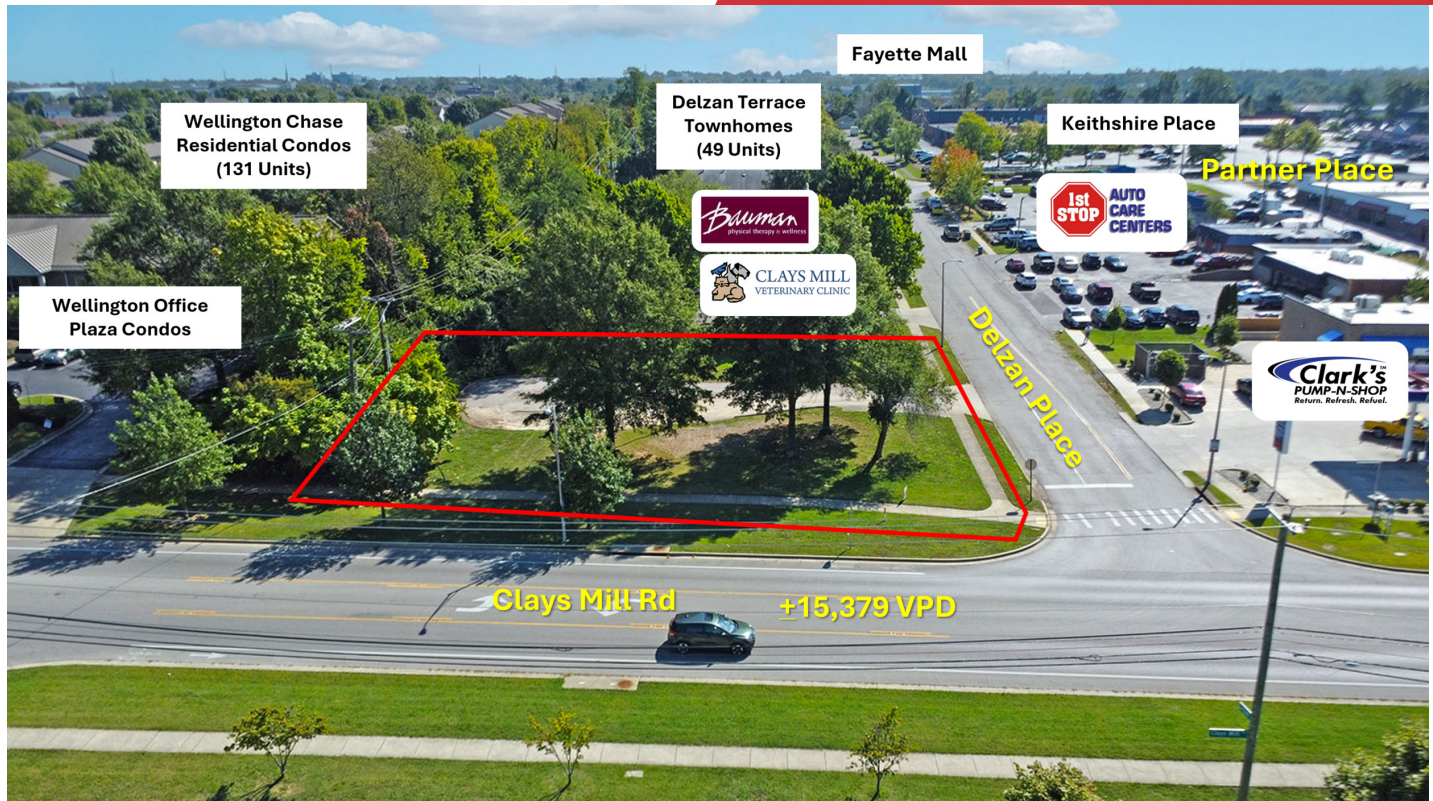
Al Isaac

President

O: 859 422 4400

alisaac@naiisaac.com | KY #223721







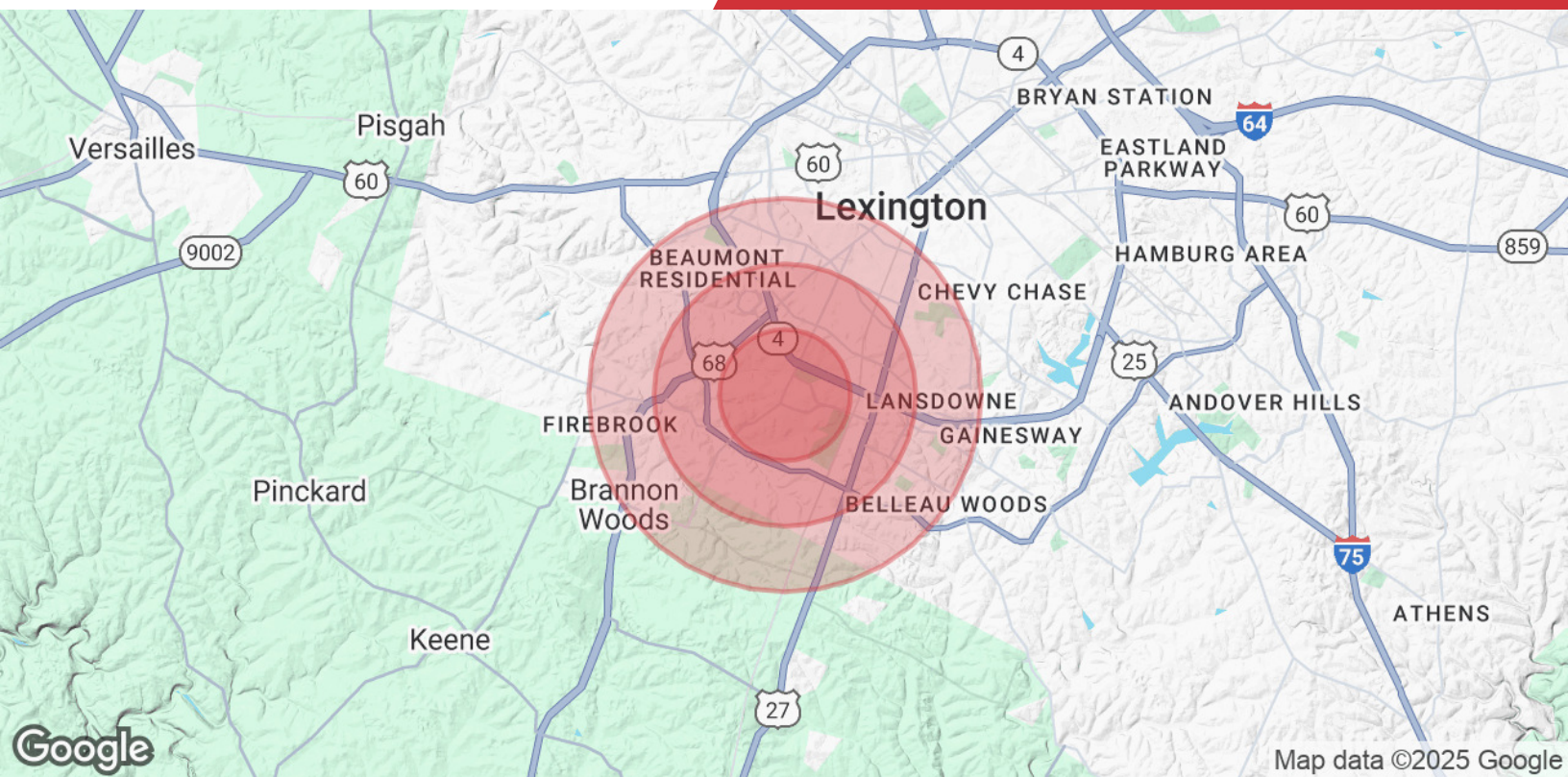


Map data ©2025 Imagery ©2025 Airbus,
Maxar Technologies

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel
naiisaac.com





Population	1 Mile	2 Miles	3 Miles
Total Population	9,369	48,272	93,167
Average Age	43.1	39.9	38.9
Average Age (Male)	40.3	37.9	37.0
Average Age (Female)	45.4	41.5	40.5
Households & Income	1 Mile	2 Miles	3 Miles
Total Households	3,788	20,619	40,593
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$111,644	\$108,875	\$102,382
Average House Value	\$240,325	\$218,296	\$215,137

* Demographic data derived from 2024