

LEASING OPPORTUNITY

312 SOUTH ASHLAND AVE.

Lexington, Kentucky



OPPORTUNITIES

High traffic and density in walkable and upscale neighborhood.

- 2,500 SF available on the first floor.
- 2,500 SF available on the second floor.
- 2,300 SF available on lower level.

All information furnished is from sources deemed reliable. No warranty or representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes of availability, price, rental or other conditions.



Equity
Management Group, Inc.

Leasing Representative: **Jason Taylor**

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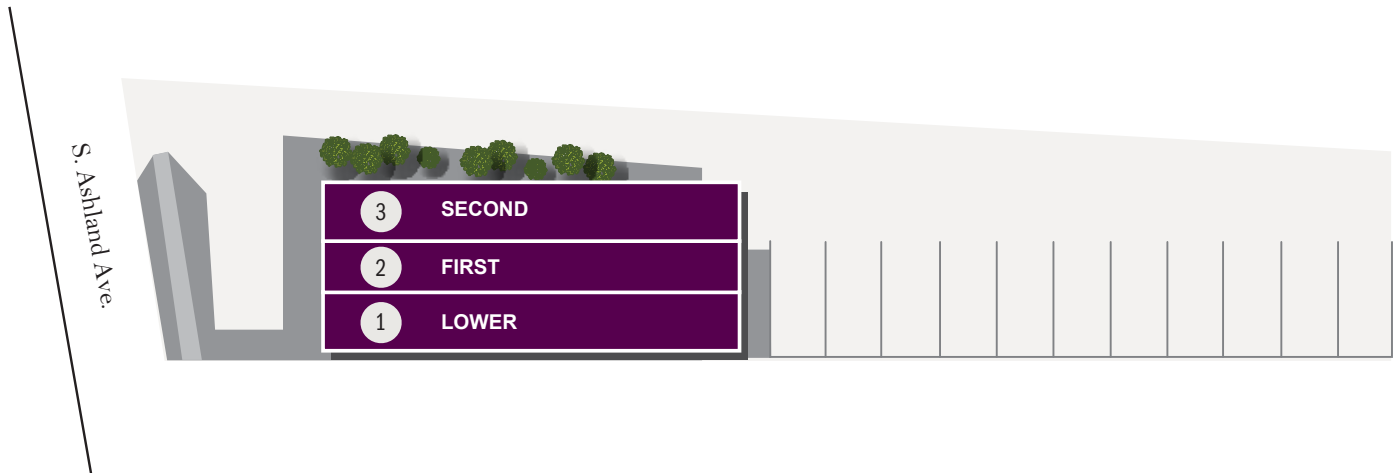
Equity Management Group * 840 East High Street * Lexington, KY 40502

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1 Available	2,300 SF
2 Available	2,500 SF
3 Available	2,500 SF
Total GLA:	7,300 SF



PROPERTY SPECIFICS

Total Land Area:	1/2 acre
Total GLA:	7,300 sf.
Traffic Counts:	7,097
Parking Spaces:	13

PROPERTY ADVANTAGES

Lower Level Flexspace in upscale neighborhood
Next door to Starbucks and within walking distance to many fine restaurants, boutique shops, University of Kentucky and downtown.

LOCATION

Located at: 312 South Ashland Avenue, in the heart of the historic Chevy Chase neighborhood in Lexington, Kentucky.

Strong and Growing Demographics:

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population Estimates:	19,151	118,160	258,830
Average Household Income:	\$82,799	\$64,890	\$67,570
Average Household Value:	\$372,656	\$237,627	\$216,233

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