

INVESTMENT PORTFOLIO FOR SALE

Multi-Family / Commercial Mixed-Use Investment Portfolio

201-235 Woodland Ave, 473-477 East
Maxwell, 488-498 East High Street
Lexington, KY 40502

16,000 SF | \$3,595,000



Commercial Real Estate Services, Worldwide.



Confidentiality & Disclosure

16,000 SF | \$3,595,000
Investment Portfolio

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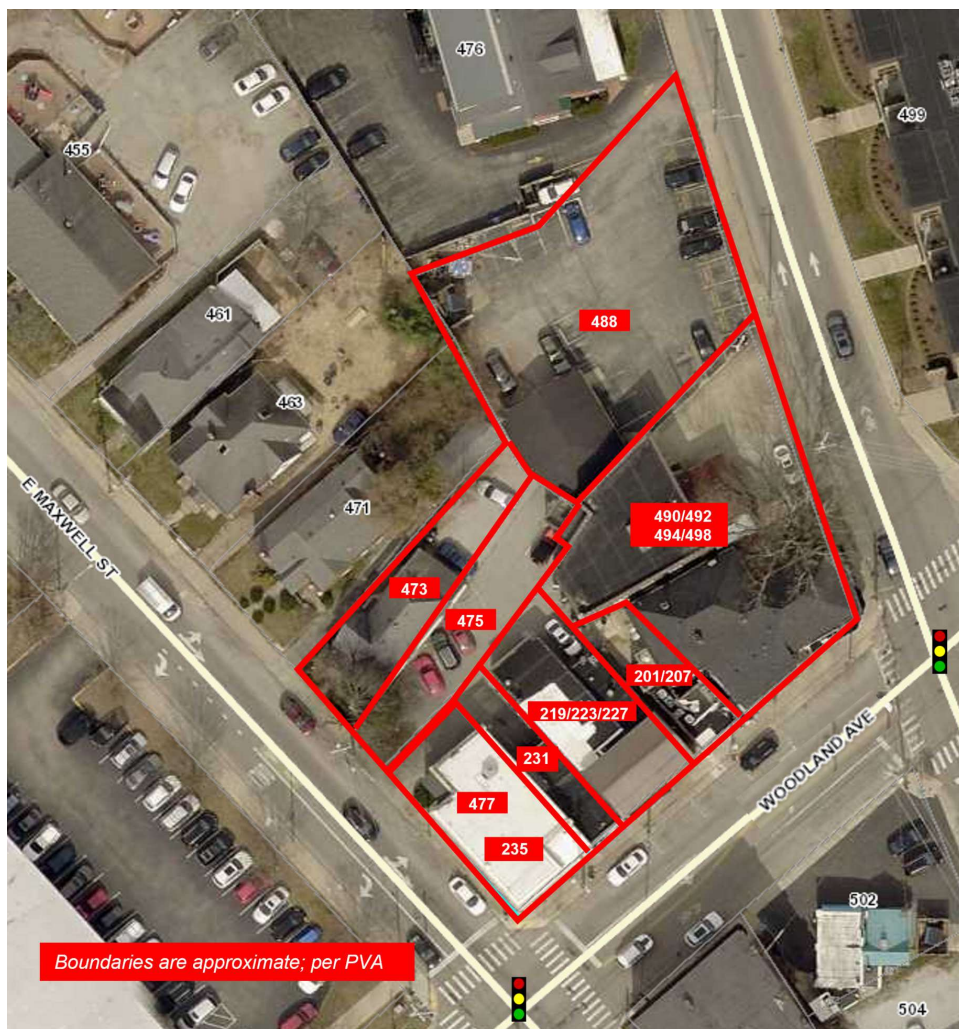
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OFFERING MEMORANDUM

201-235 Woodland Ave, 473-477 East Maxwell, 488-498 East High Street, Lexington, KY 40502

PROPERTY HIGHLIGHTS

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Property Highlights

- Multiple residential and commercial properties portfolio located in a prime University of Kentucky area
- Great investment with all properties located within four blocks of the University of Kentucky main campus and three blocks of downtown Lexington
- University of Kentucky has over 31,800 students and 14,000 employees
- Kroger and Chevy Chase shopping area with banks (ATMs), drug stores, Starbucks, Domino's Pizza, etc. all within walking distance
- Located in one of Lexington's wealthiest zip codes
- Zoned B-1 (Neighborhood Business), P-1 (Professional Office) and R-3 (Planned Neighborhood Residential)
- Most of the property is not located in the Historic Overlay zone so building modifications or new construction are permitted in accordance to the zoning ordinance
- NOI: \$275,091
- Sale Price: \$3,595,000

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LOCATION MAP

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PROPERTY DETAILS

16,000 SF | \$3,595,000
Investment Portfolio

Sale Price

\$3,595,000

Property Information

Location Information

Street Address	201-235 Woodland Ave, 473-477 East Maxwell, 488-498 East High Street
City, State, Zip	Lexington, KY 40502
County	Fayette County
Signal Intersection	Yes
Nearest Airport	Bluegrass Airport

Property Subtype	Street Retail
Zoning	B-1, P-1 and R-3
Lot Size	0.7 Acres

Building Information

Building Size	16,000 SF
NOI	\$275,091.97
Occupancy %	100.0%
Tenancy	Multiple



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PROPERTY PHOTOS

16,000 SF | \$3,595,000
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Residential Properties

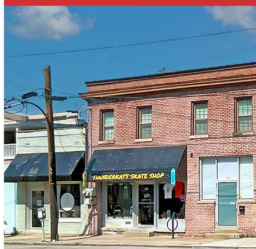
201 Woodland Avenue, Suite 200



201 Woodland Avenue, Suite 250



223 Woodland Avenue



Commercial Properties

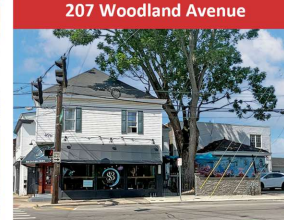
488 East High Street



490/492 East High Street



494-498 East High Street/
207 Woodland Avenue



235B Woodland Avenue



473-475 East Maxwell Street



477 East Maxwell Street



219 Woodland Avenue



227 Woodland Avenue



231 Woodland Avenue



235 Woodland Avenue



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DEMOGRAPHICS

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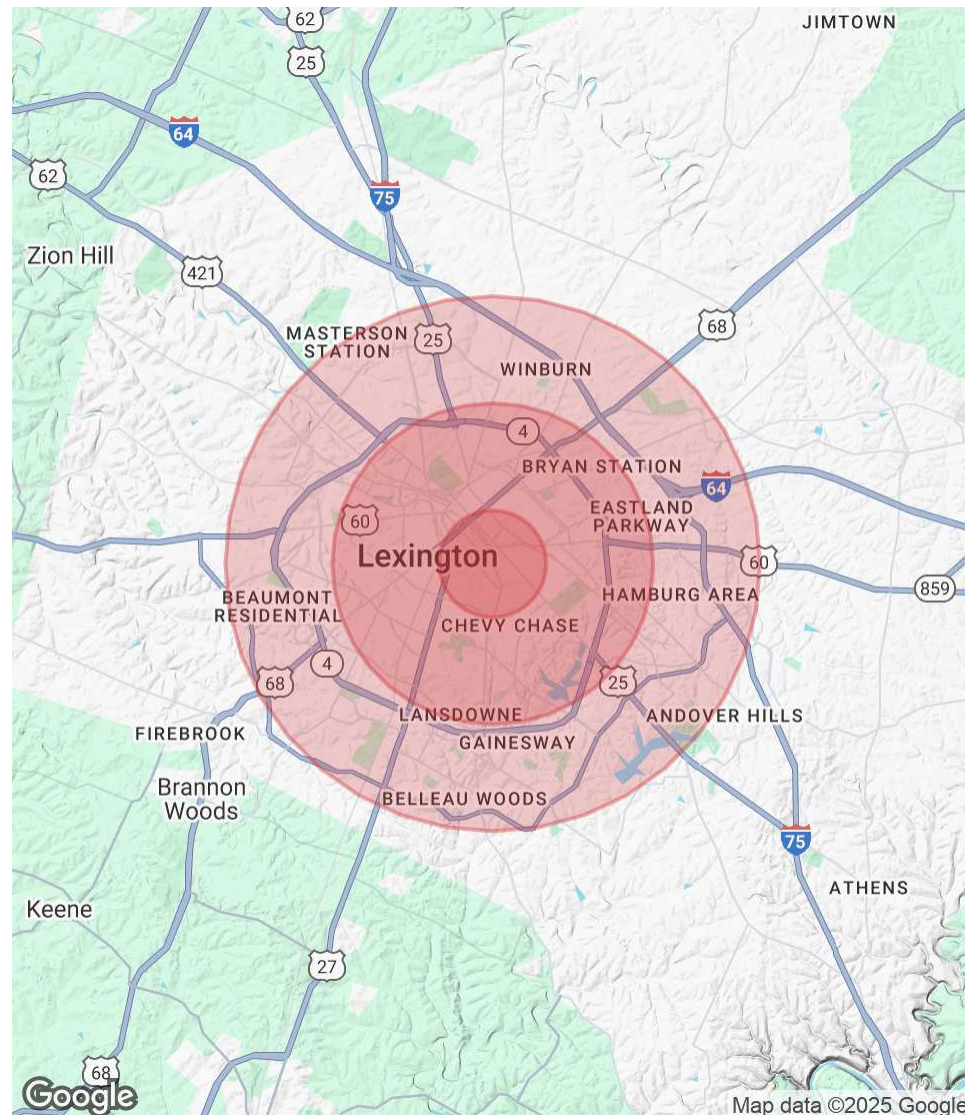
Population

	1 Mile	3 Miles	5 Miles
Total Population	22,298	111,072	242,477
Average Age	32	37	38
Average Age (Male)	32	37	37
Average Age (Female)	32	38	39

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	8,210	48,093	104,687
# of Persons per HH	2.7	2.3	2.3
Average HH Income	\$73,167	\$75,611	\$82,860
Average House Value	\$538,821	\$351,805	\$317,127

Demographics data derived from AlphaMap



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