

FOR SALE OR LEASE

1713 NICHOLASVILLE RD, LEXINGTON, KY 40503



CONTACT

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FOR SALE OR LEASE



- ▶ For Lease or Ground Lease
- ▶ Over 50,000 VPD
- ▶ +100' feet of frontage to Nicholasville Rd
- ▶ Directly across the street from Baptist Health Hospital - 434 Beds + Additional Services on campus
- ▶ Within Walking Distance to the University of Kentucky and University of Kentucky Hospital
- ▶ Kroger Field (UK Football Stadium) within 0.5 Miles
- ▶ Nearby retailers include Trader Joes, Kroger, Planet Fitness, Chick Fil A, Raising Canes, TJ Maxx, Five Below, and more
- ▶ Parcel Number 11077900 / 0.66 Acres
- ▶ Zoning - P-1 Professional Office
- ▶ Year Built - 2004

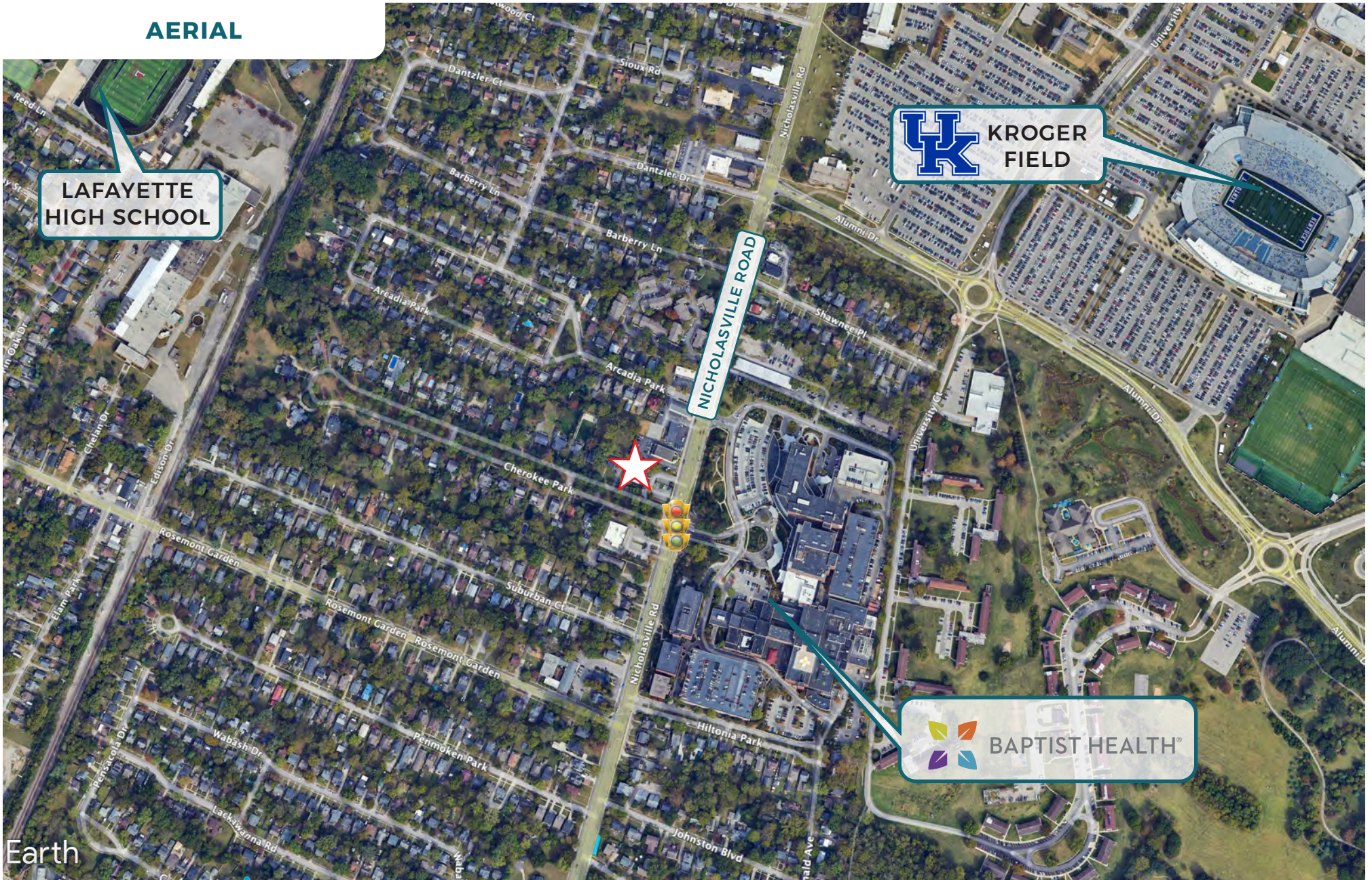
DEMOGRAPHICS

		1 MILE	3 MILES	5 MILES
	Population	10,856	134,137	258,235
	Average Household Income	\$83,614	\$80,155	\$77,835
	Total Households	5,015	58,183	110,245

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AERIAL



LAFAYETTE
HIGH SCHOOL

UK KROGER
FIELD

BAPTIST HEALTH

Earth

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MARKET AERIAL

