



\$25,000 RENOVATION CREDIT AVAILABLE

Physicians Mall Medical Office Condo

715 Shaker Drive, Suite 104
Lexington, Kentucky 40504

Property Highlights

- Physicians Mall Entrance #2 Building
- Suite 104: +/-6,613 SF medical office condo
- Includes large waiting area with glass enclosed check-in/out reception area, lab room, large multi-use room, 4 patient rooms, 19 offices and 8 restrooms (includes 3 offices with private restrooms)
- Great location off Harrodsburg Road adjacent to CHI Saint Joseph Health Office Park
- Close proximity to CHI Saint Joseph Health Hospital, Lexington Clinic, University of Kentucky, downtown Lexington and New Circle Road
- Zoned P-1, Professional Office
- \$25,000 renovation credit available

Offering Summary

Sale Price:	\$460,000
Suite 104:	6,613 SF

For More Information

Al Isaac

President

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Commercial Real Estate Services, Worldwide.

For Sale

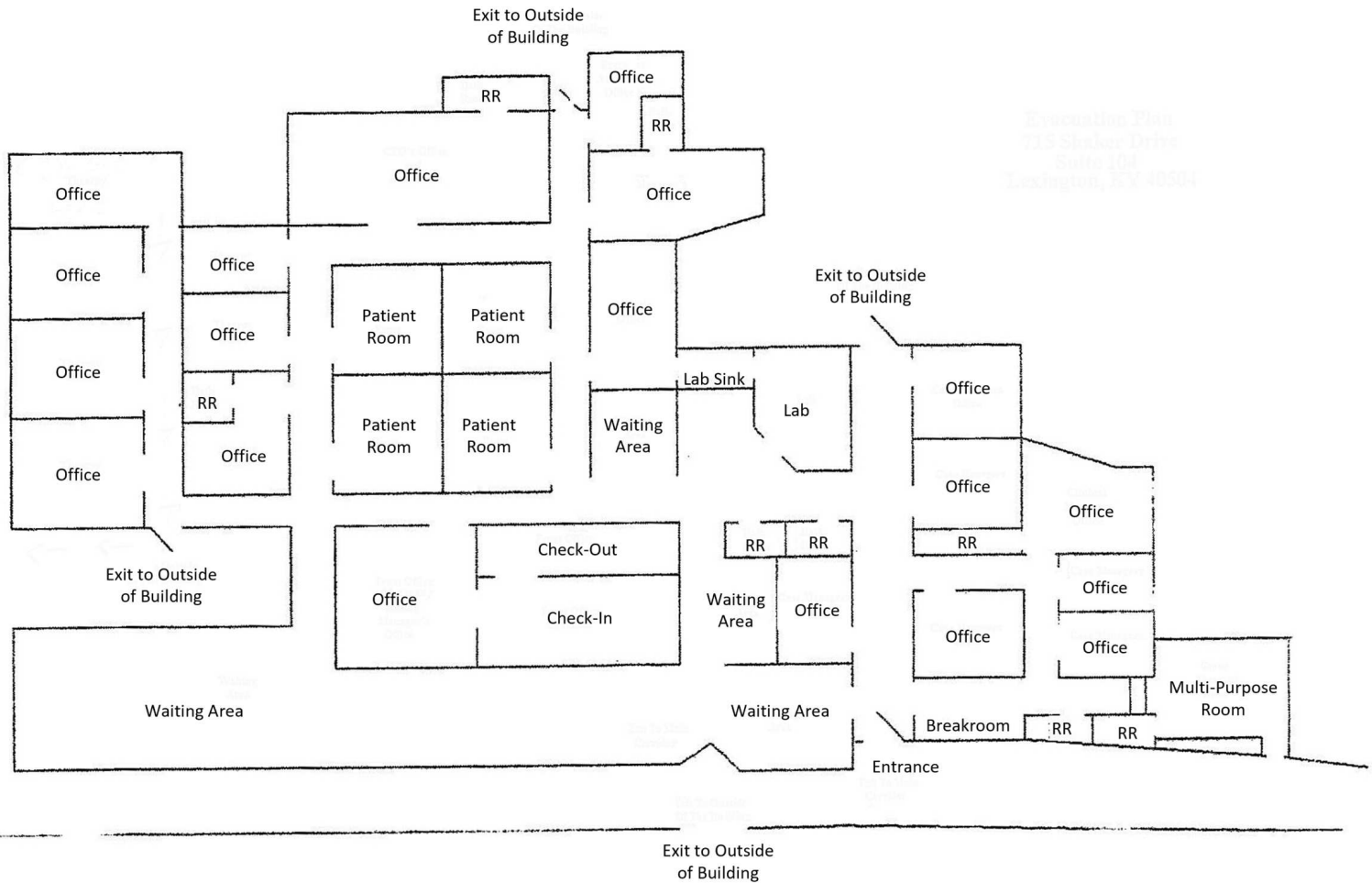
6,613 SF | \$460,000

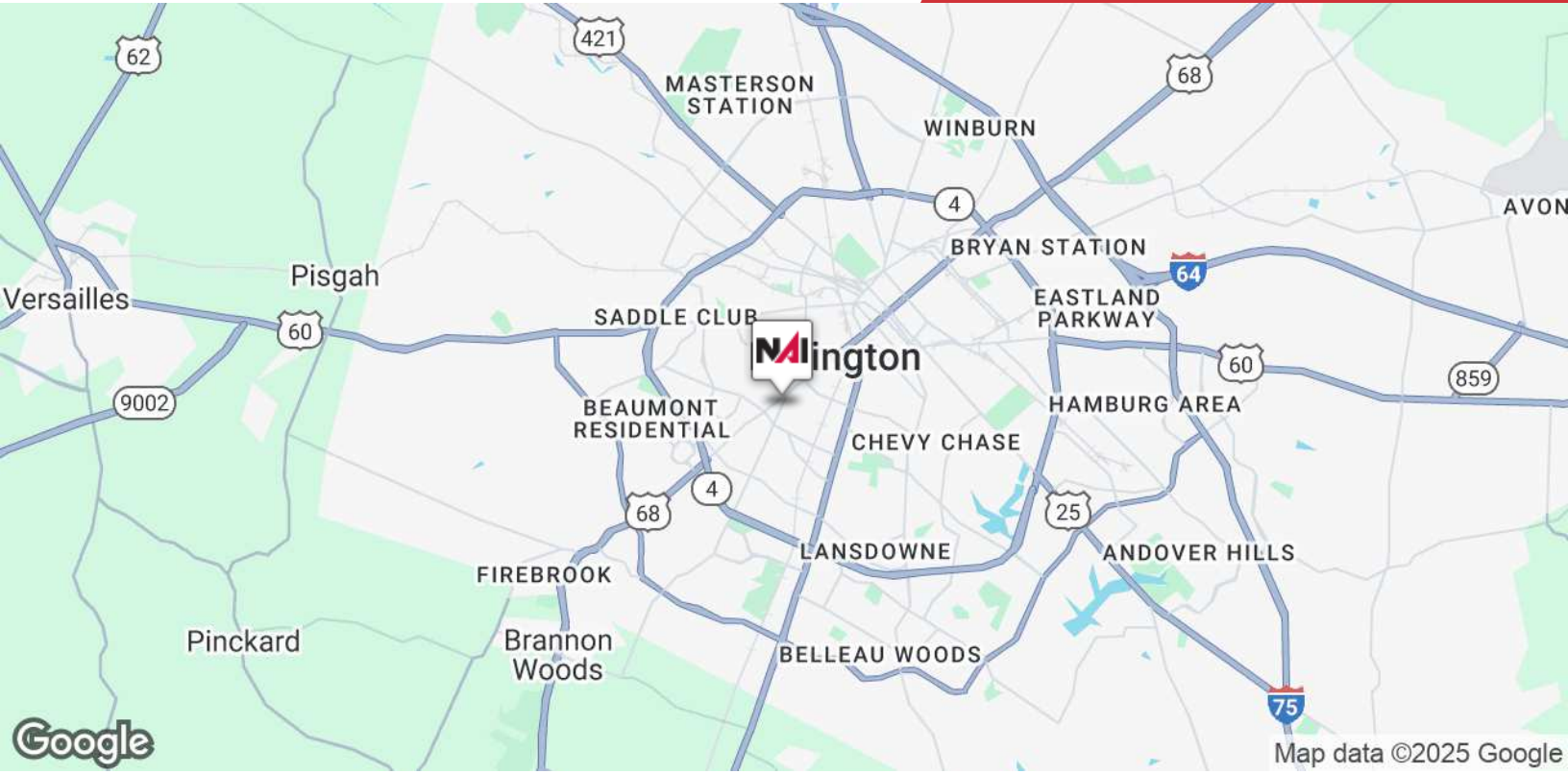
Medical Office Space



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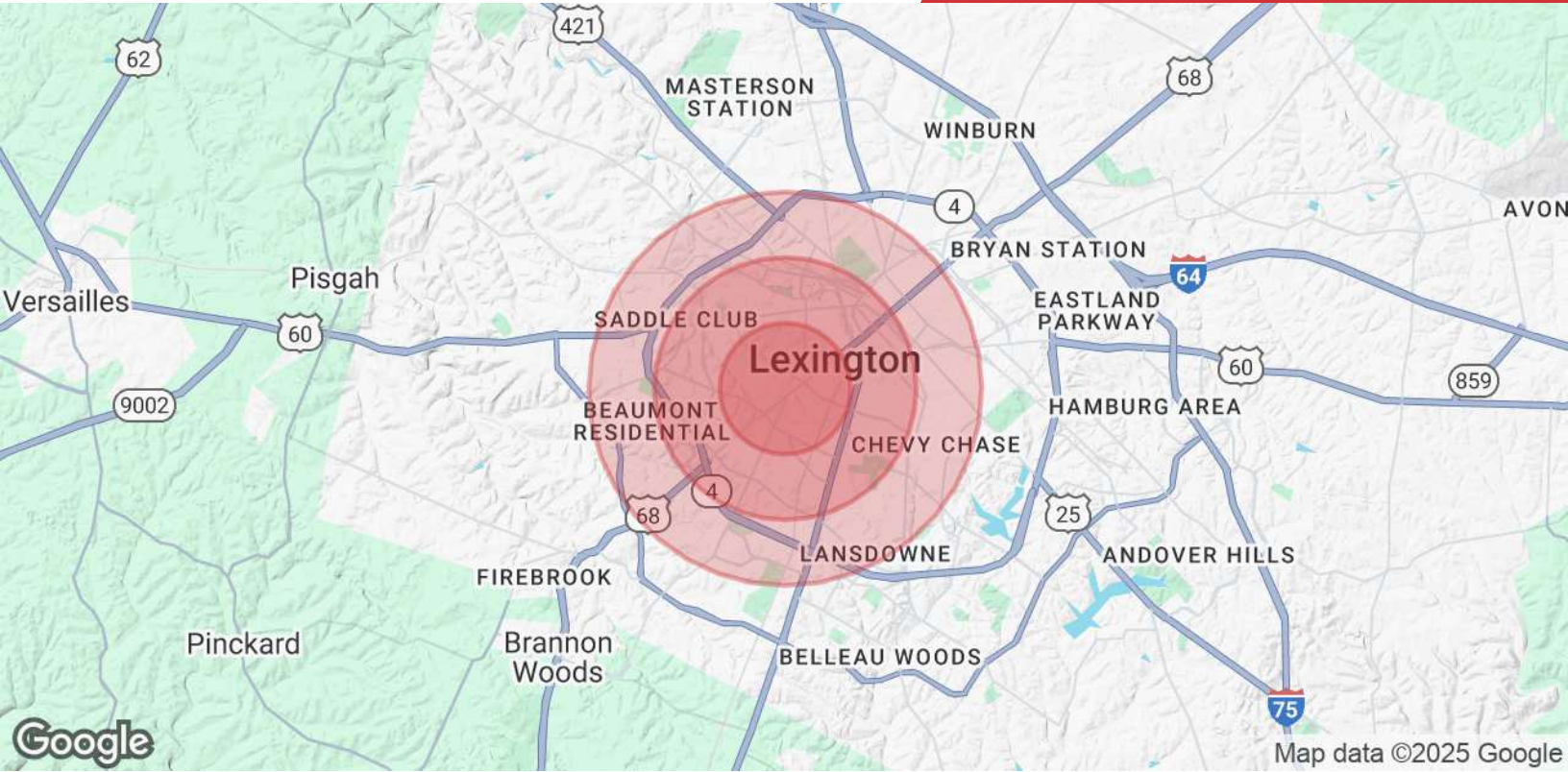
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Population	1 Mile	2 Miles	3 Miles
Total Population	14,225	58,156	104,465
Average Age	31.7	31.5	35.4
Average Age (Male)	32.3	31.2	34.7
Average Age (Female)	31.6	32.0	36.5
Households & Income	1 Mile	2 Miles	3 Miles
Total Households	6,777	23,138	44,000
# of Persons per HH	2.0	2.3	2.2
Average HH Income	\$61,044	\$65,779	\$85,000
Average House Value	\$136,513	\$155,213	\$210,499

* Demographic data derived from 2024 STDB