



Development Lot

3326 Clays Mill Road & 641 Delzan Place
Lexington, Kentucky 40503

Offering Summary

Sale Price:	\$499,900
Lot Size:	0.5 Acres

Property Highlights

- +/-0.5 acre lot with direct frontage on Clays Mill Road
- Situated at the corner of Delzan Place and Clays Mill Road
- Easy access to Man O' War Boulevard, Nicholasville Road, Harrodsburg Road, 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: +/-12,953 (*20) ADT on Clays Mill Road near the site
- Zoned P-1, Professional Office
- Sale Price: \$499,900 REDUCED!

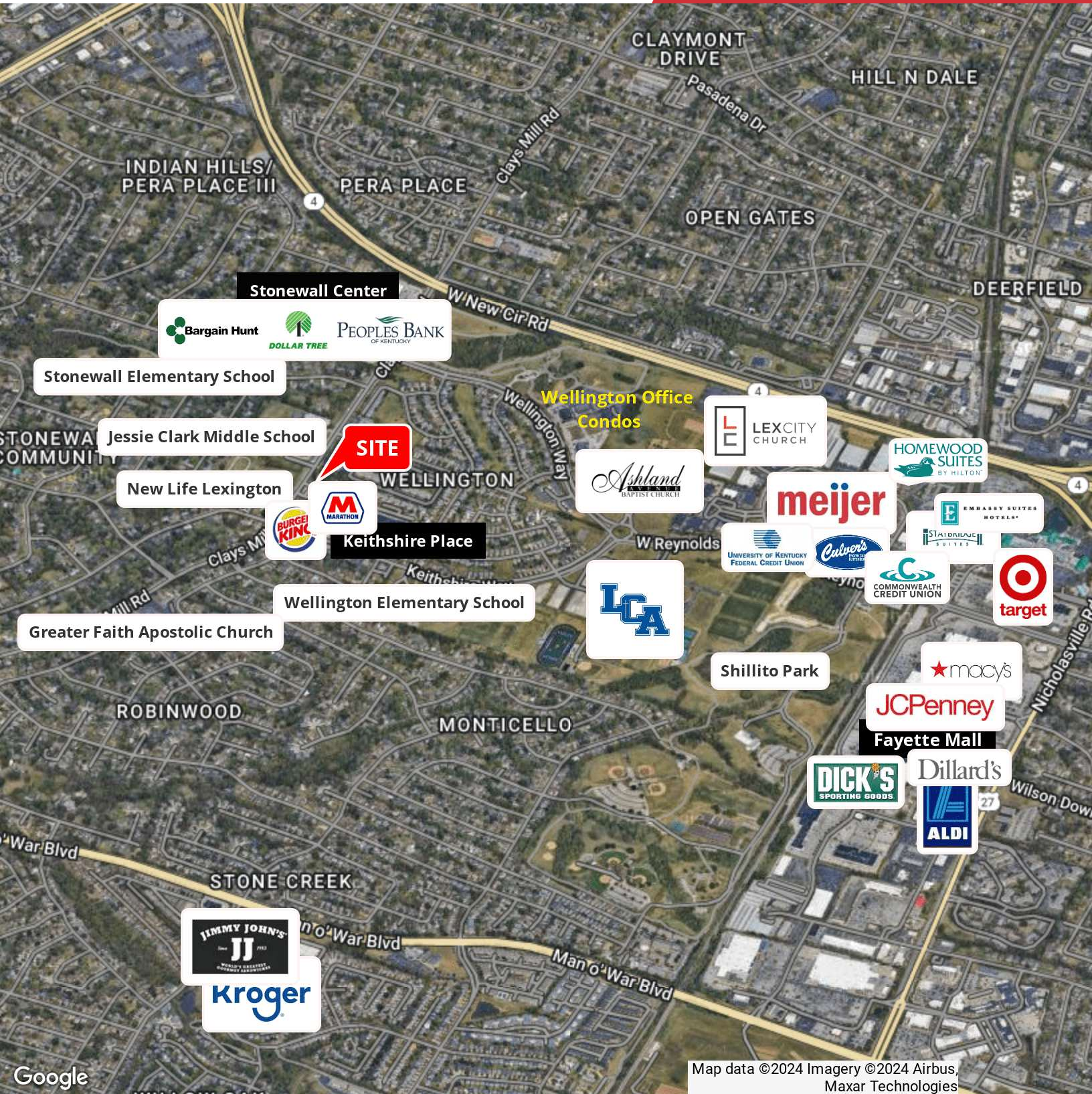
For More Information

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President

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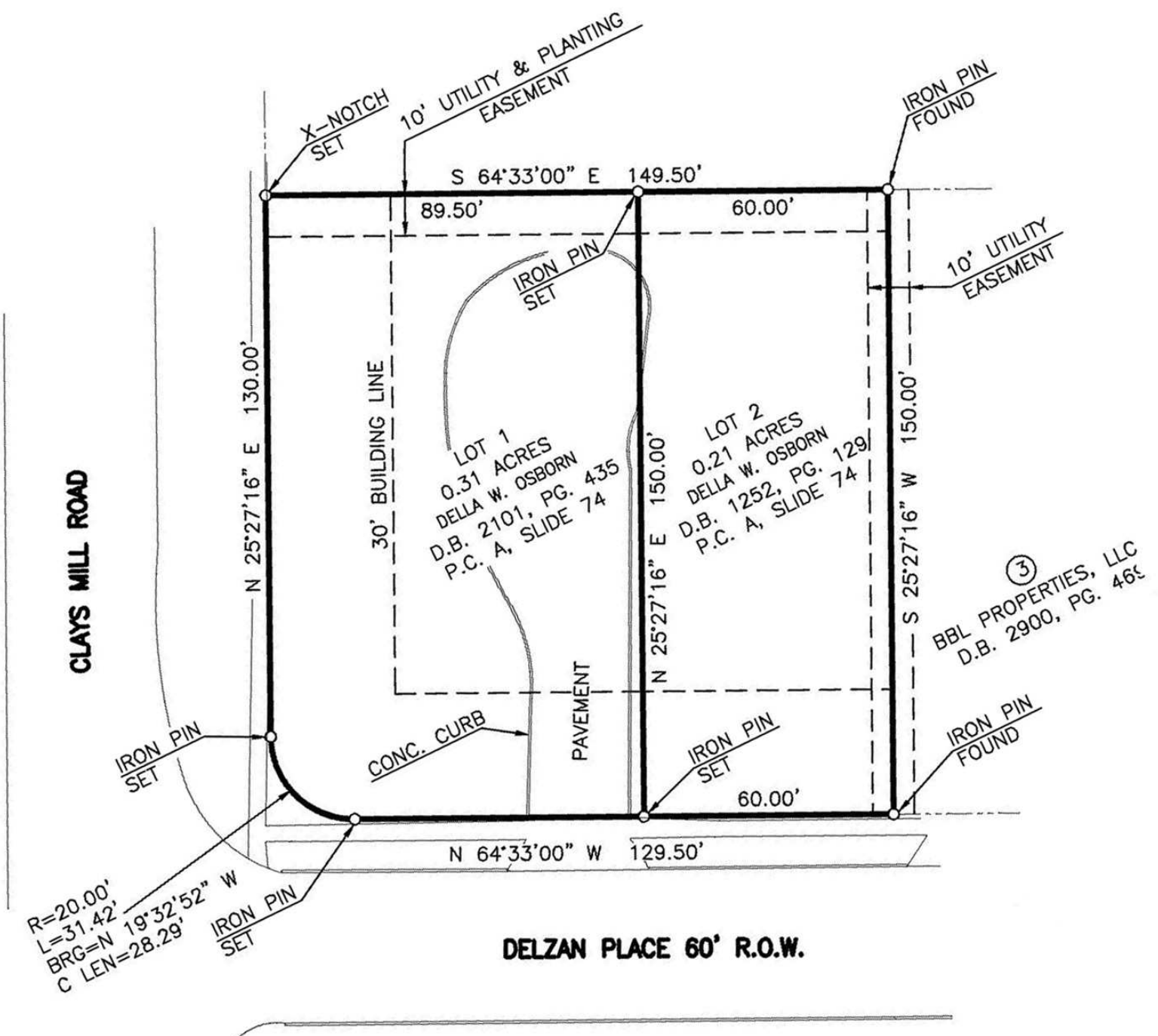


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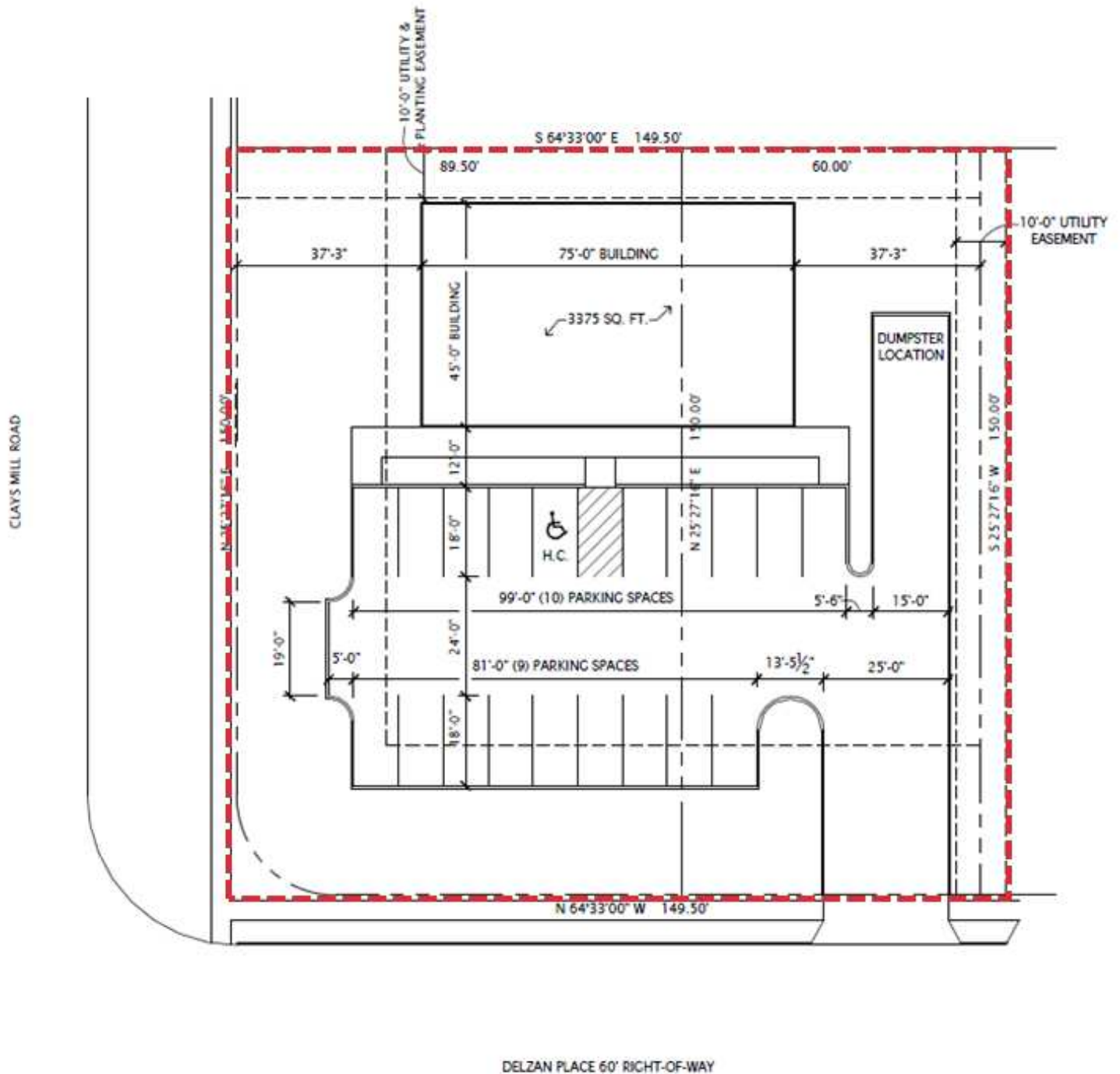


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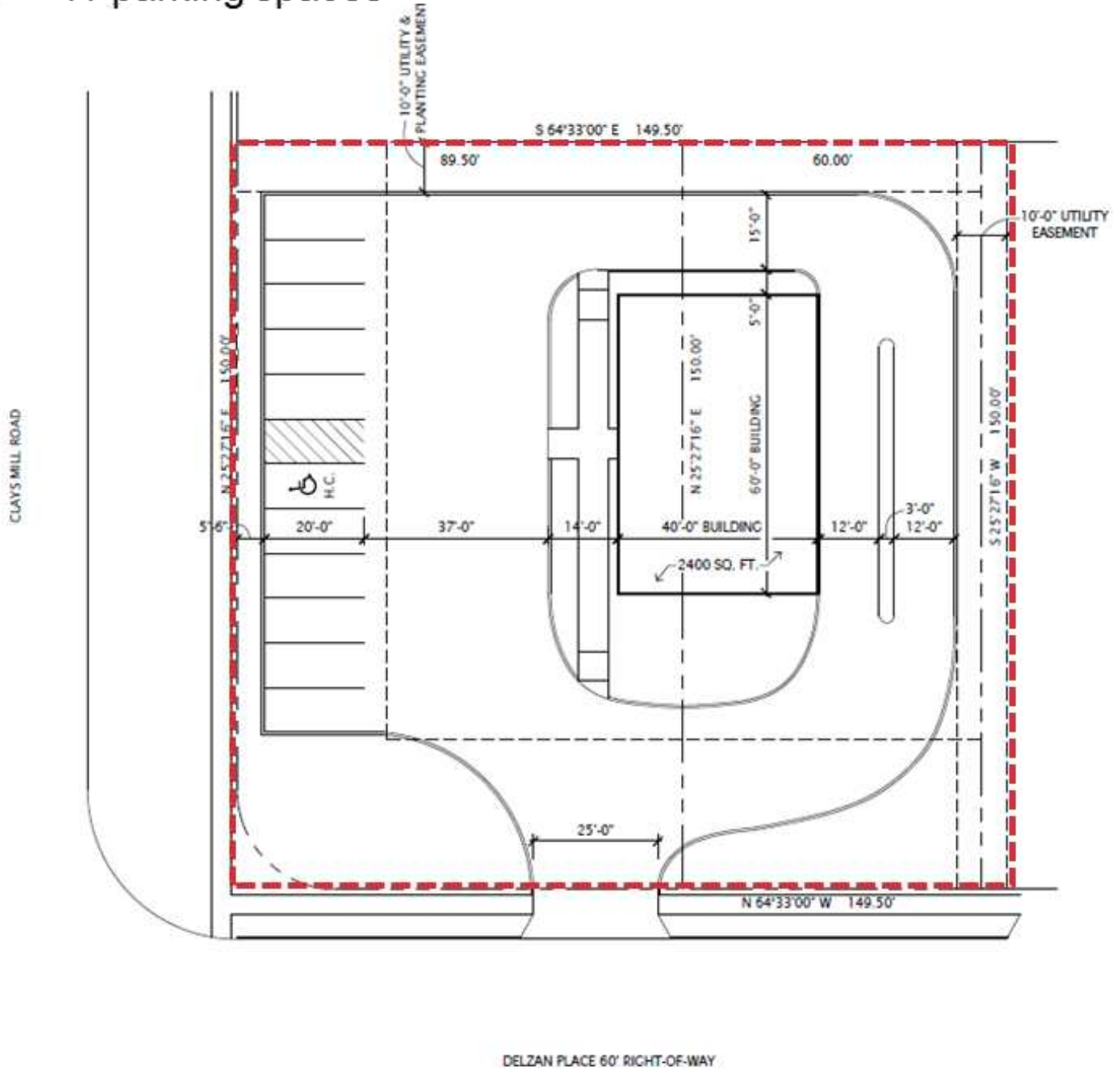
Option 1 – Proposed Site Plan

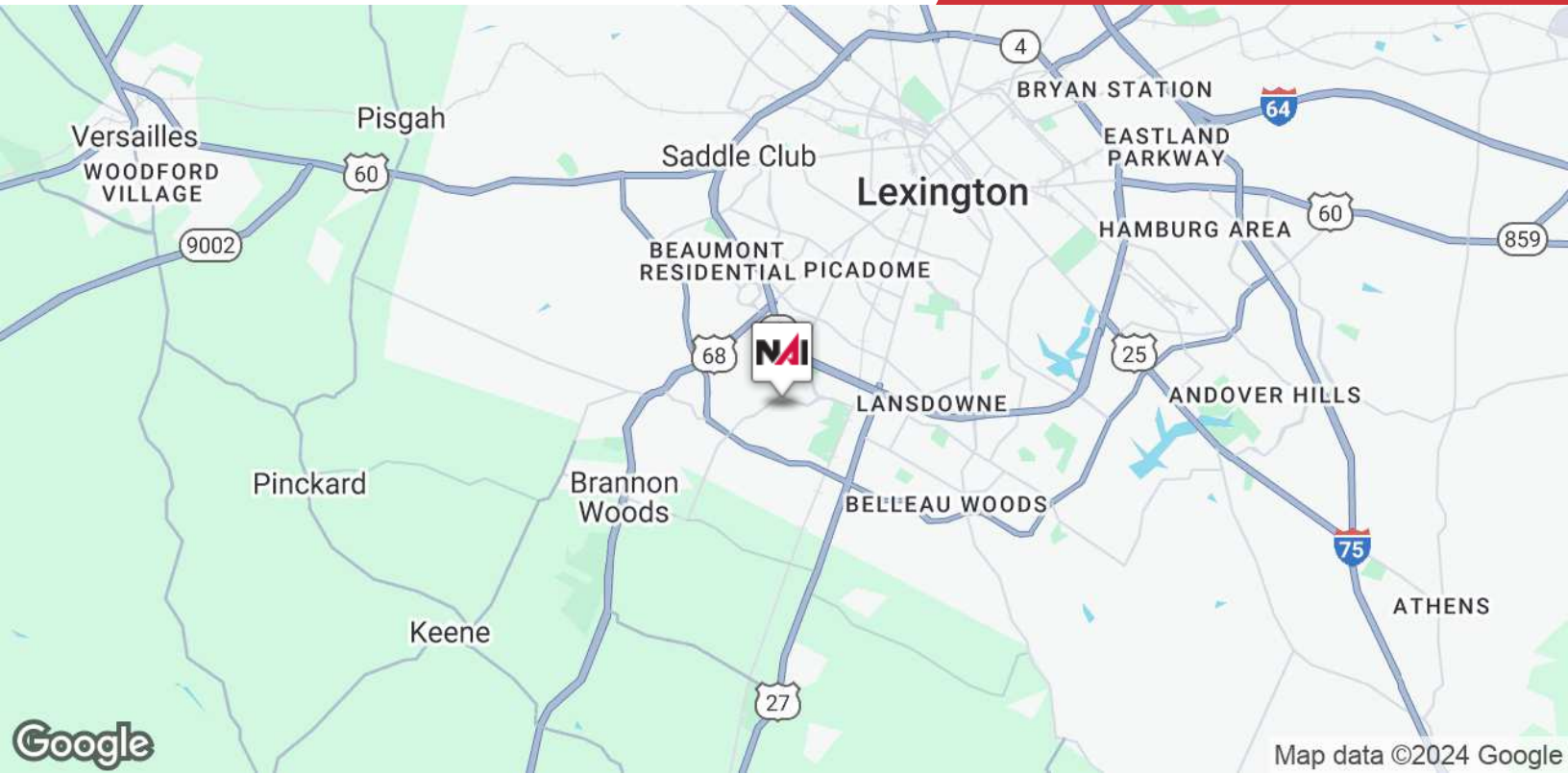
- +3,375 SF building
- 19 parking spaces

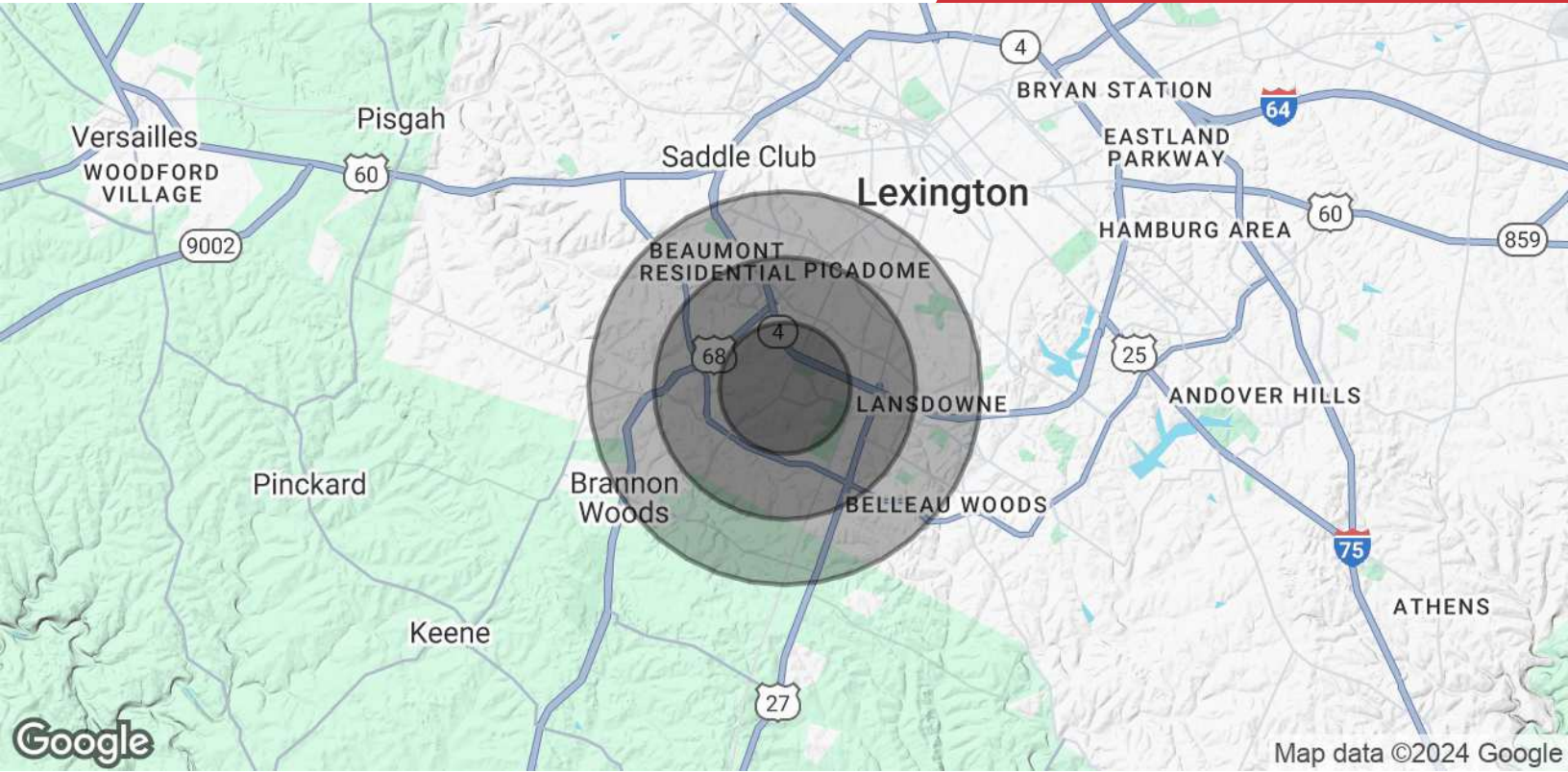


Option 2– Proposed Site Plan

- +2,400 SF building
- 2 drive-thru lanes
- 11 parking spaces







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 2023 STDB