

# GROUND LEASE OPPORTUNITY

## 2400 VERSAILLES ROAD

2400 Versailles Road, Lexington, Kentucky



### OPPORTUNITIES

- \* 0.918 acres available for ground lease.
- \* Currently zoned B-1.
- \* Site is currently vacant and can be redeveloped up to 6,000 sf – see concept plans.
- \* Easy access to New Circle Road.
- \* Downtown Lexington is a short 3 miles to the east on Versailles Road.

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.



Leasing Representative: **Jason Taylor**  
jtaylor@equity-management.com

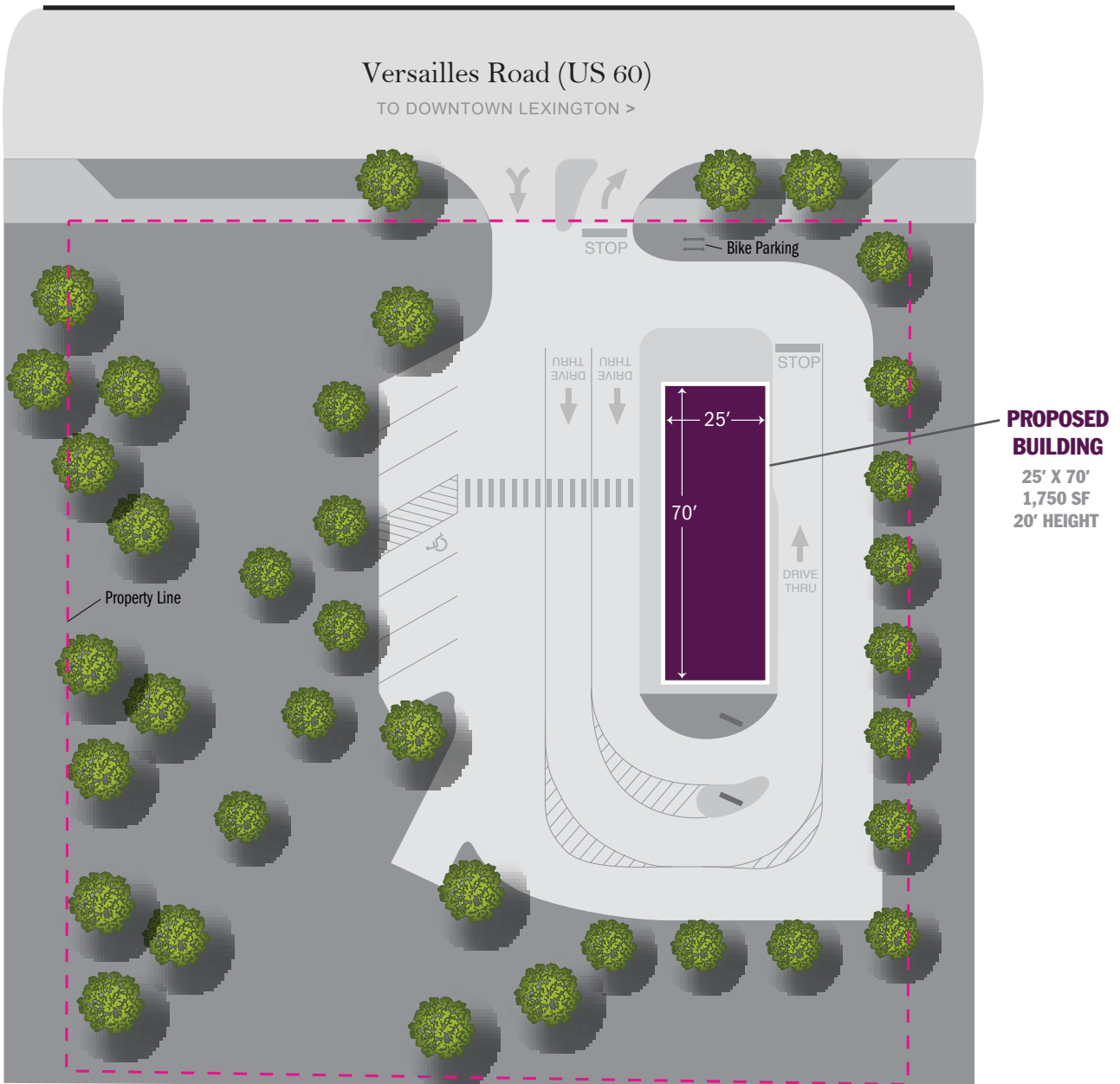
Phone: (859) 266-1414 \* Cell: (502) 472-7546 \* Fax: (859) 266-6612  
Equity Management Group \* 840 East High Street \* Lexington, KY 40502

# GROUND LEASE OPPORTUNITY

## 2400 VERSAILLES ROAD

2400 Versailles Road, Lexington, Kentucky

### REDEVELOPMENT – CONCEPT PLAN 1



**THERE IS AN OPPORTUNITY TO REDEVELOP THE SITE BY CONSTRUCTING A NEW BUILDING WITH A DUAL LANE DRIVE THRU AND 7 PARKING SPACES.**

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.



Leasing Representative: **Jason Taylor**

[jtaylor@equity-management.com](mailto:jtaylor@equity-management.com)

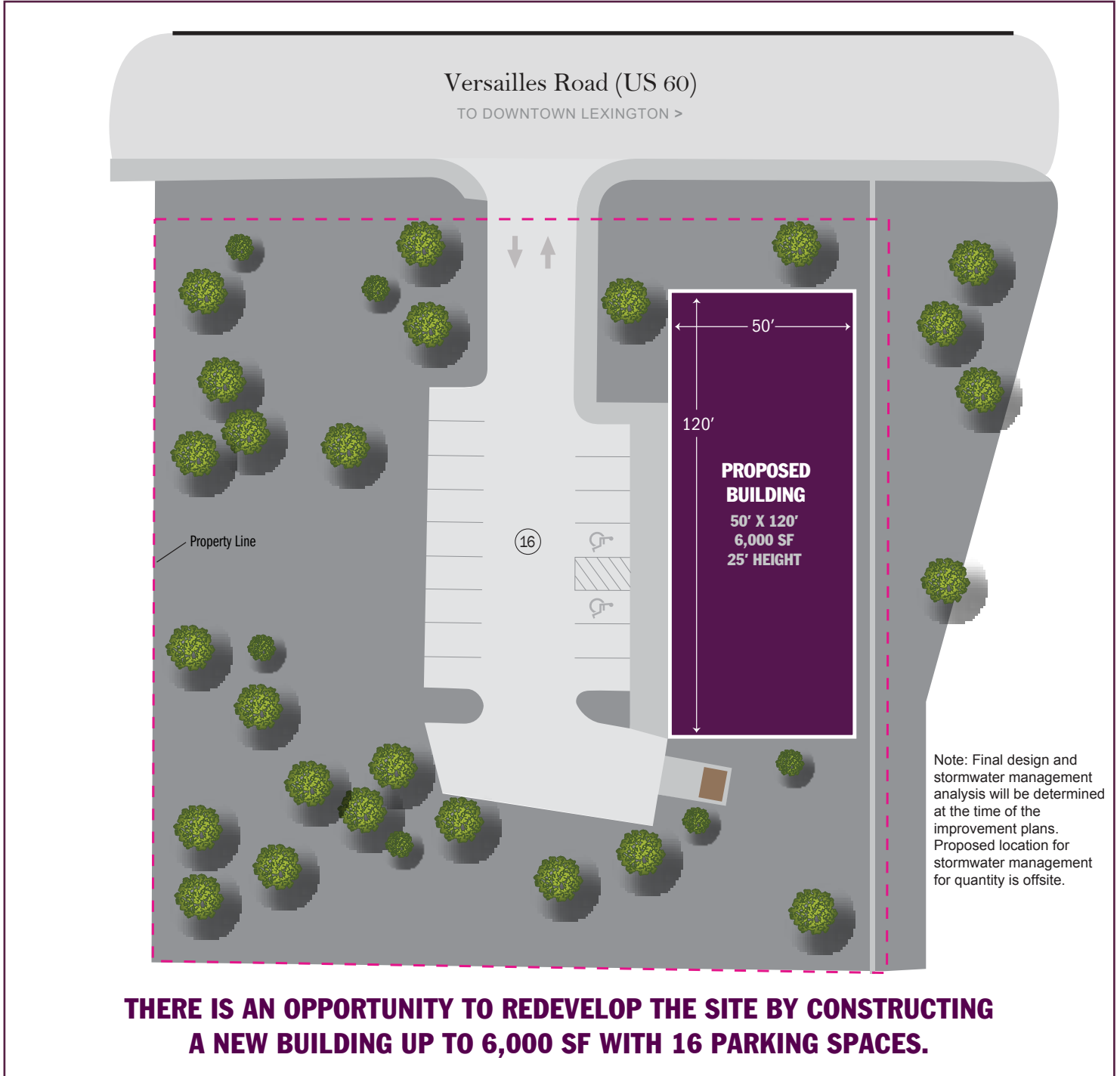
Phone: (859) 266-1414 \* Cell: (502) 472-7546 \* Fax: (859) 266-6612  
Equity Management Group \* 840 East High Street \* Lexington, KY 40502

# GROUND LEASE OPPORTUNITY

## 2400 VERSAILLES ROAD

2400 Versailles Road, Lexington, Kentucky

### REDEVELOPMENT – CONCEPT PLAN 2



**THERE IS AN OPPORTUNITY TO REDEVELOP THE SITE BY CONSTRUCTING A NEW BUILDING UP TO 6,000 SF WITH 16 PARKING SPACES.**



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.

Leasing Representative: **Jason Taylor**

[jtaylor@equity-management.com](mailto:jtaylor@equity-management.com)

Phone: (859) 266-1414 \* Cell: (502) 472-7546 \* Fax: (859) 266-6612  
Equity Management Group \* 840 East High Street \* Lexington, KY 40502

# GROUND LEASE OPPORTUNITY

## 2400 VERSAILLES ROAD

2400 Versailles Road, Lexington, Kentucky



< TO DOWNTOWN LEXINGTON

NEW SCHOOL



Versailles Road (25,820 AADT)

TO NEW CIRCLE RD >

**SITE:**  
**6,000 SF**  
**AVAILABLE**  
A few blocks east of  
New Circle Road.  
Only 3 miles west of  
Downtown Lexington.

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.



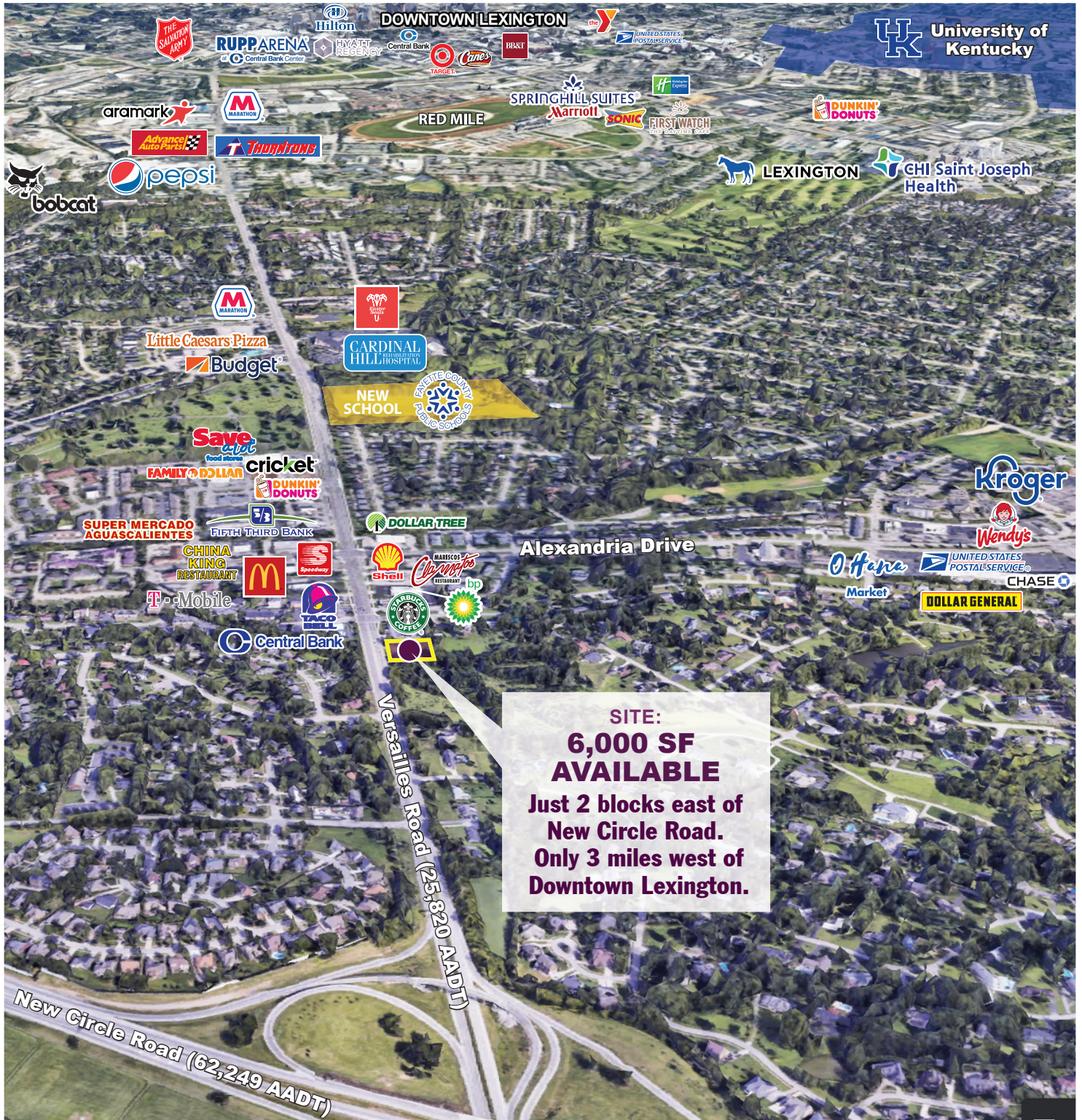
Leasing Representative: **Jason Taylor**  
jtaylor@equity-management.com

Phone: (859) 266-1414 \* Cell: (502) 472-7546 \* Fax: (859) 266-6612  
Equity Management Group \* 840 East High Street \* Lexington, KY 40502

# GROUND LEASE OPPORTUNITY

## 2400 VERSAILLES ROAD

2400 Versailles Road, Lexington, Kentucky



**SITE:**  
**6,000 SF AVAILABLE**  
Just 2 blocks east of  
New Circle Road.  
Only 3 miles west of  
Downtown Lexington.

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.



Leasing Representative: **Jason Taylor**  
jtaylor@equity-management.com  
Phone: (859) 266-1414 \* Cell: (502) 472-7546 \* Fax: (859) 266-6612  
Equity Management Group \* 840 East High Street \* Lexington, KY 40502