

# 1285 TYRONE PIKE

1285 Tyrone Pike | Versailles, KY  
FOR LEASE

## SUBJECT PROPERTY

1011 TYRONE PIKE

VERSAILLES, KY



# THE SPACE

Location

1285 Tyrone Pike  
Versailles, KY 40383

Lease Type

Ground

Notes \$225,000 - annually

## HIGHLIGHTS

- 3.63 Acres available for ground lease, zoned I-3

### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
3,432	18,109	21,424

### AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$78,977	\$91,366	\$95,943

### NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
1,349	7,341	8,675

## PROPERTY FEATURES

## LAND ACRES

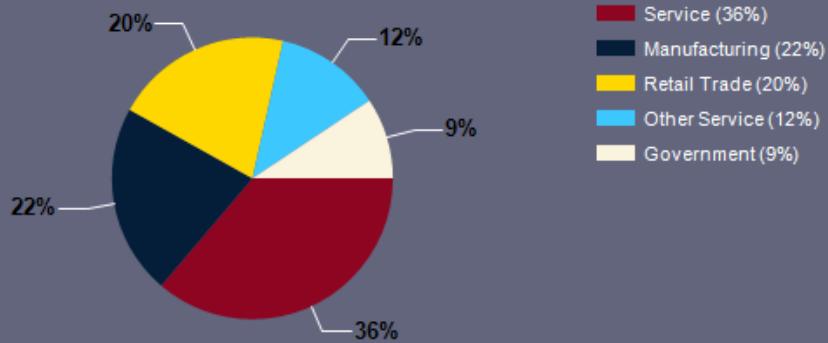
3.63

## ZONING TYPE

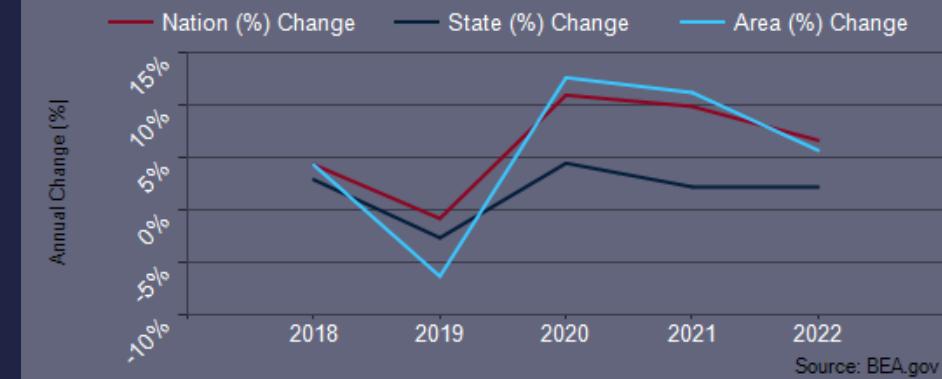
I-3



### Major Industries by Employee Count



### Woodford County GDP Trend

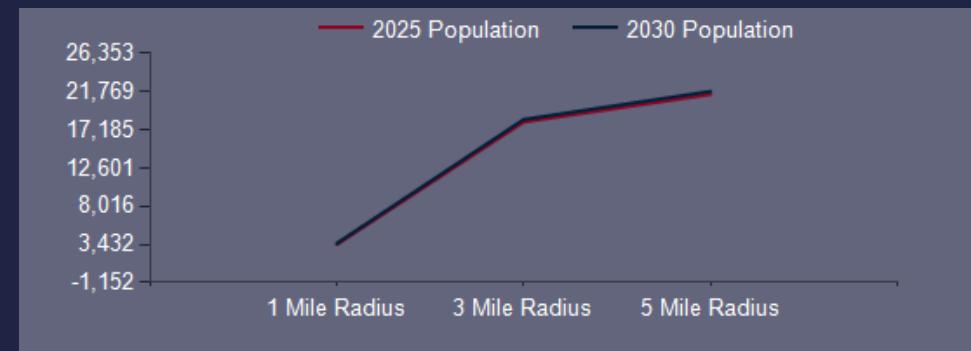


### Largest Employers

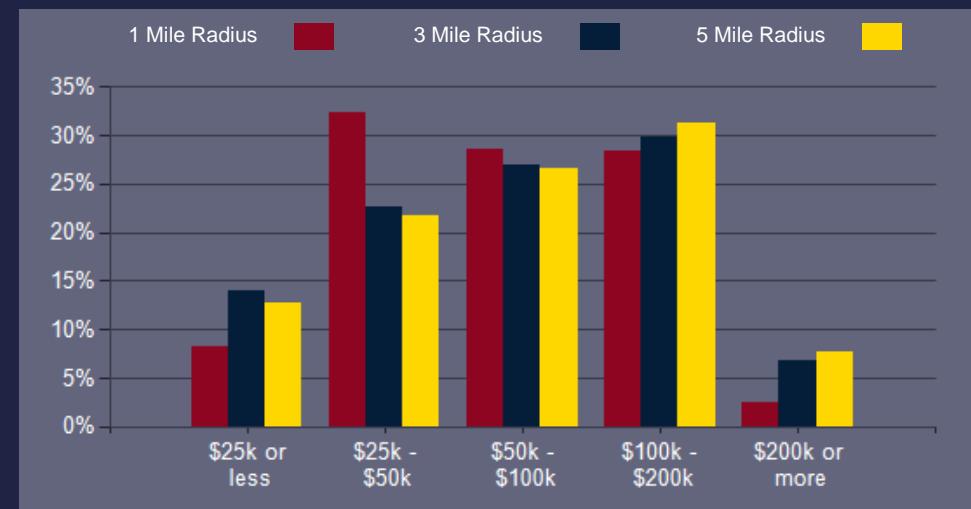
University of Kentucky	12,430
Fayette County Public Schools	5,427
CHI Saint Joseph Health	3,000
Xerox	3,000
Lexington-Fayette Urban County	2,821
Lexmark	2,154
Walmart	2,027
Baptist Health	1,924

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,317	14,527	17,284
2010 Population	2,759	15,991	18,982
2025 Population	3,432	18,109	21,424
2030 Population	3,547	18,399	21,769
2025 African American	287	1,069	1,124
2025 American Indian	25	88	95
2025 Asian	33	150	170
2025 Hispanic	455	1,672	1,812
2025 Other Race	221	838	918
2025 White	2,528	14,614	17,617
2025 Multiracial	338	1,347	1,496
2025-2030: Population: Growth Rate	3.30%	1.60%	1.60%

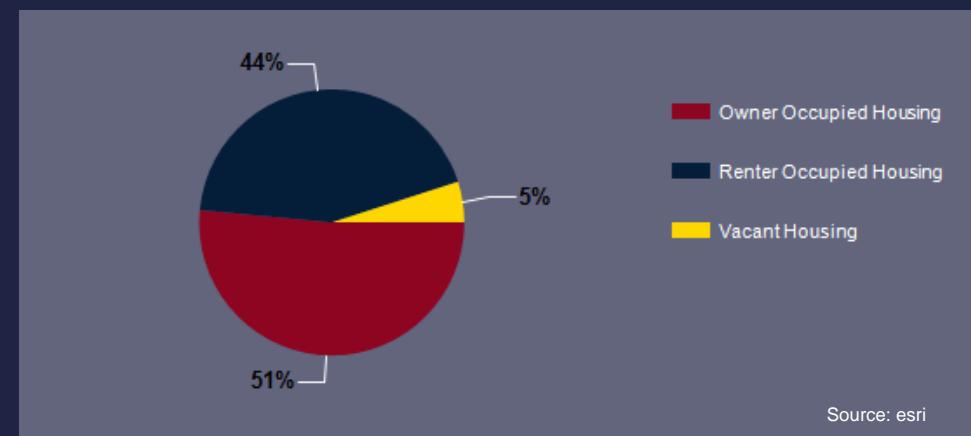
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	62	486	530
\$15,000-\$24,999	49	537	577
\$25,000-\$34,999	203	593	675
\$35,000-\$49,999	234	1,068	1,210
\$50,000-\$74,999	200	979	1,127
\$75,000-\$99,999	184	992	1,171
\$100,000-\$149,999	277	1,443	1,765
\$150,000-\$199,999	106	740	953
\$200,000 or greater	34	503	668
Median HH Income	\$63,379	\$75,159	\$78,664
Average HH Income	\$78,977	\$91,366	\$95,943



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

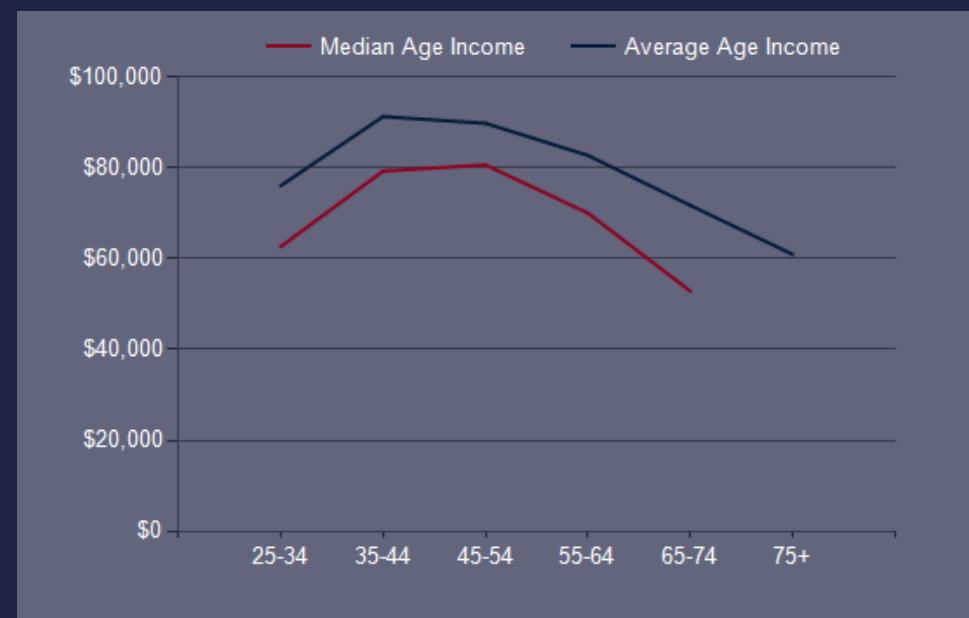
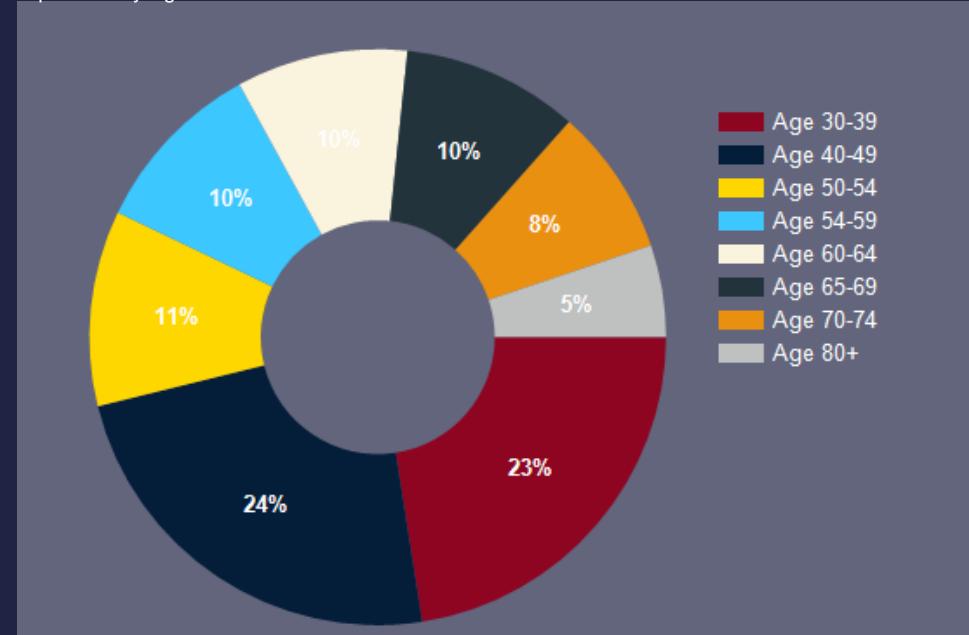


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	233	1,028	1,181
2025 Population Age 35-39	208	1,024	1,157
2025 Population Age 40-44	246	1,166	1,388
2025 Population Age 45-49	216	1,158	1,371
2025 Population Age 50-54	215	1,201	1,417
2025 Population Age 55-59	194	1,056	1,297
2025 Population Age 60-64	188	1,194	1,470
2025 Population Age 65-69	194	1,170	1,435
2025 Population Age 70-74	162	1,002	1,216
2025 Population Age 75-79	101	762	930
2025 Population Age 80-84	63	466	578
2025 Population Age 85+	48	319	391
2025 Population Age 18+	2,609	14,027	16,688
2025 Median Age	38	42	43
2030 Median Age	39	42	43

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$62,640	\$79,983	\$82,392
Average Household Income 25-34	\$76,076	\$92,901	\$95,948
Median Household Income 35-44	\$79,298	\$86,897	\$91,873
Average Household Income 35-44	\$91,321	\$103,816	\$109,438
Median Household Income 45-54	\$80,664	\$98,487	\$101,837
Average Household Income 45-54	\$89,830	\$112,996	\$117,626
Median Household Income 55-64	\$70,041	\$83,003	\$89,767
Average Household Income 55-64	\$82,752	\$98,574	\$104,935
Median Household Income 65-74	\$52,849	\$58,191	\$64,585
Average Household Income 65-74	\$71,742	\$80,574	\$85,368
Average Household Income 75+	\$60,930	\$62,228	\$66,101

Population By Age



# 1285 Tyrone Pike

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