

1285 TYRONE PIKE
1285 Tyrone Pike | Versailles, KY
FOR LEASE

SUBJECT PROPERTY
1011 TYRONE PIKE
VERSAILLES, KY



FALLING SPRINGS CENTER
WOODFORD
RAIL EXPLORERS

WOODFORD

FOOD PANTRY

Estep Energy
Cooperative Extension Service

WOODFORD HUMANE SOCIETY
LEDVANCE

ROLLING OVEN

CIRCLE K
Amsden
WOODFORD COUNTY HIGH SCHOOL

Kentucky Performance Products

WOODFORD FEED COMPANY

2113

DQ

VIP

THE WOODFORD INN

EQUAL HOUSING OPPORTUNITY

ROSE HILL INN

Tagueria Becerra

KENTUCKY COLLEGE SYSTEM

Daisy Hill

McDonald's

TACO BELL

Giovanni's PIZZA

Starbucks

Valvoline

ST. LEO SCHOOL

Wendy's
WOODFORD FEED COMPANY

CLUCKERS

DOLLAR GENERAL

the Cheerful Baker

WOODFORD FEED COMPANY

DOLLAR GENERAL

MOTORS ON 27

Holiday Inn Express

petco

Kroger

U-HAUL

Mc Pubblite

BURGER KING

Stock Yards Bank & Trust

HUNTERTOWN ELEMENTARY SCHOOL

SOUTHSIDE ELEMENTARY SCHOOL

220 Residential Units (Approved)

Dahlem

9002

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

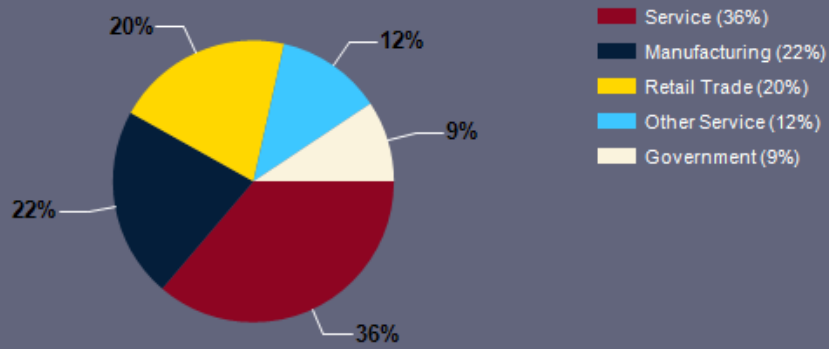
1.00 MILE	3.00 MILE	5.00 MILE
1,349	7,341	8,675

PROPERTY FEATURES

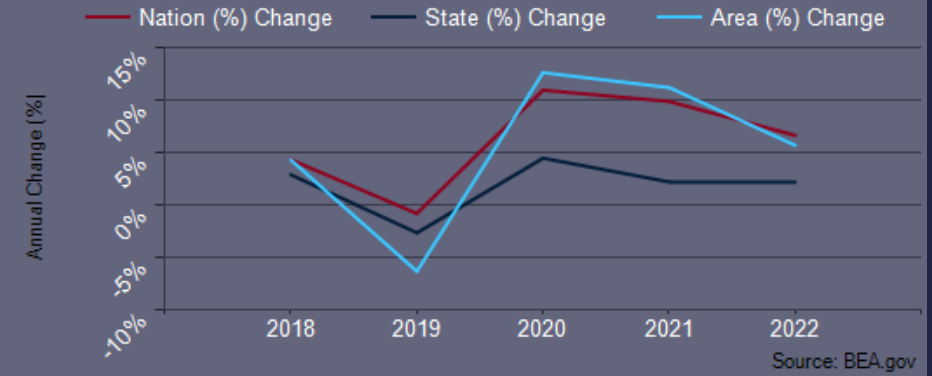
LAND ACRES	3.63
ZONING TYPE	I-3



Major Industries by Employee Count



Woodford County GDP Trend

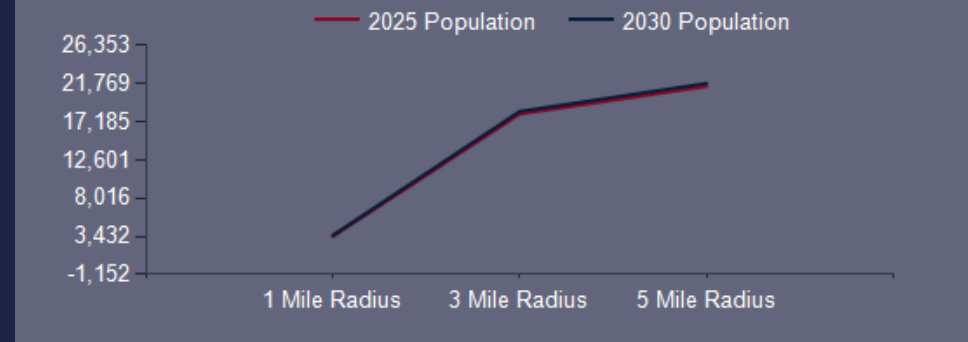


Largest Employers

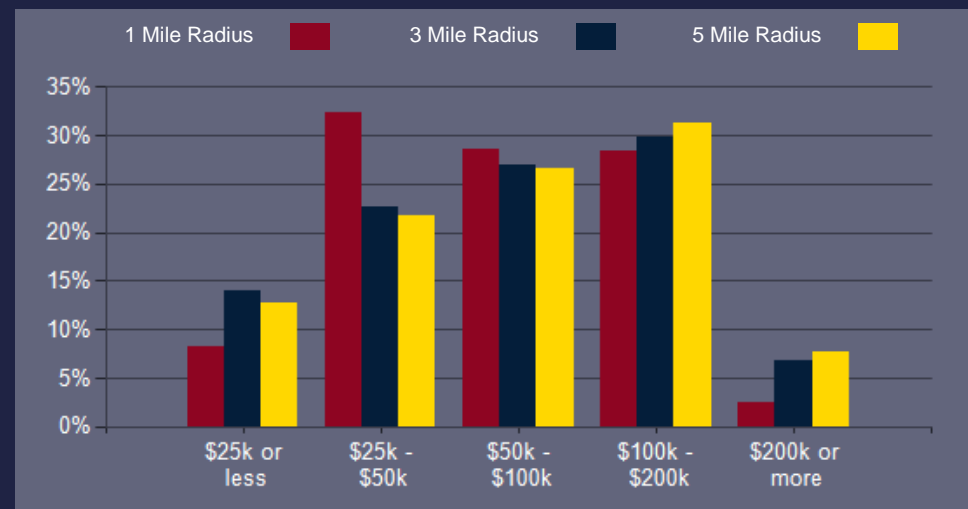
University of Kentucky	12,430
Fayette County Public Schools	5,427
CHI Saint Joseph Health	3,000
Xerox	3,000
Lexington-Fayette Urban County	2,821
Lexmark	2,154
Walmart	2,027
Baptist Health	1,924

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%

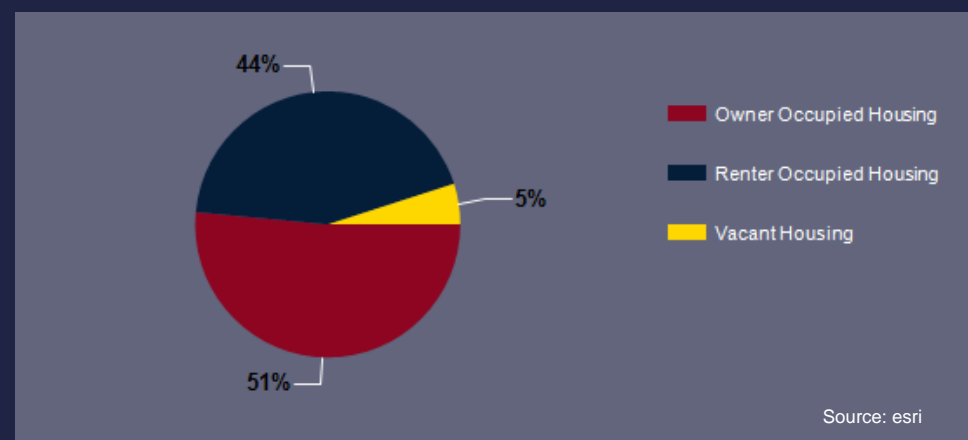
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	62	486	530
\$15,000-\$24,999	49	537	577
\$25,000-\$34,999	203	593	675
\$35,000-\$49,999	234	1,068	1,210
\$50,000-\$74,999	200	979	1,127
\$75,000-\$99,999	184	992	1,171
\$100,000-\$149,999	277	1,443	1,765
\$150,000-\$199,999	106	740	953
\$200,000 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



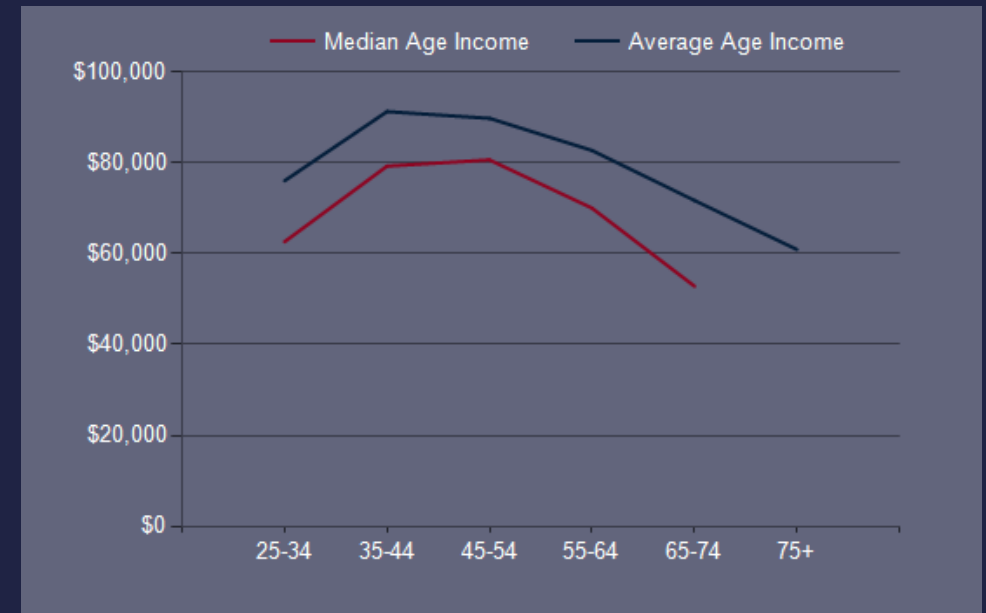
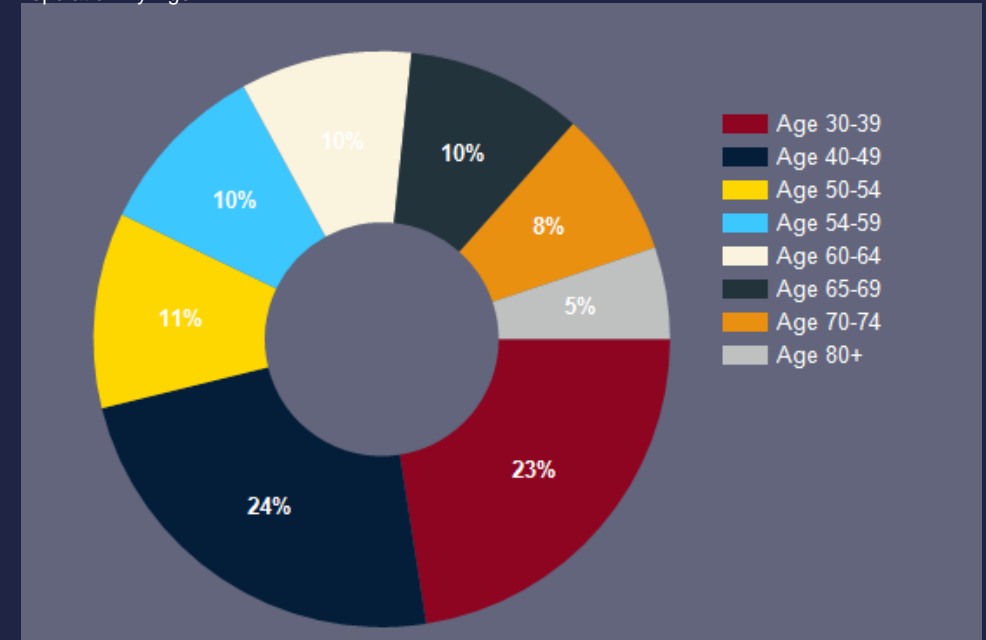
2025 Own vs. Rent - 1 Mile Radius



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



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