

FOR LEASE

Prime B-1 Space Just Off Nicholasville Road

145 BURT ROAD | LEXINGTON, KY 40503



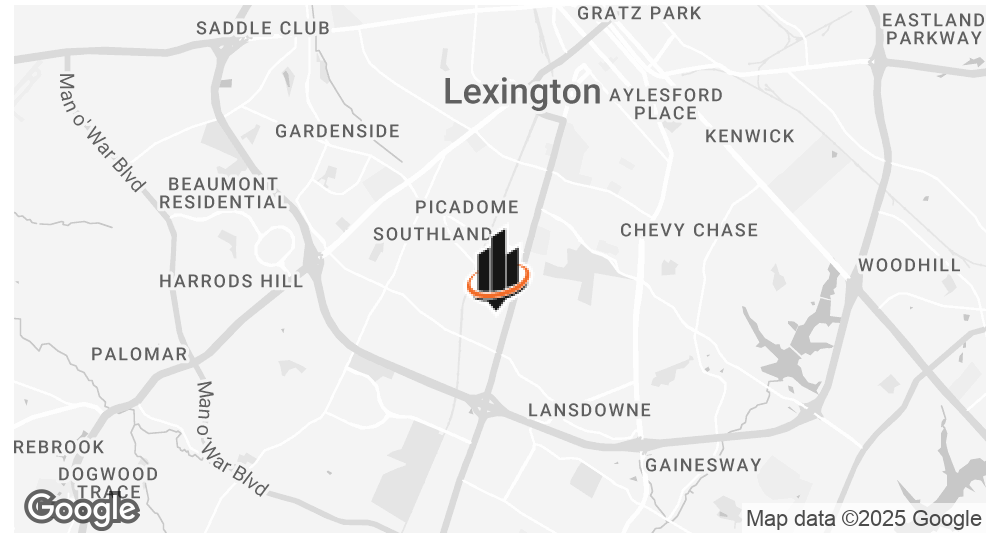
PRESENTED BY:

Nathan Dilly
C: 859.420.5492 || Nathan.dilly@svn.com

Shaun Cook
C: 859.806.3248 || shaun.cook@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$850/MO
TOTAL AVAILABLE SF:	504 SF
ZONING:	B-1

PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to present prime retail space for lease just off busy Nicholasville Road in the heart of one of Lexington's busiest retail corridors. With the marquee visible from Nicholasville Road, businesses that call 145 Burt Road home benefit from 40,235 passing vehicles per day. Tucked close to a Kroger-anchored shopping center and with neighbors like Panera Bread, Burger King, Traditional Bank, and Jeff's Car Wash, 145 Burt Road allows retailers to be seen and serve their clients and customers from the center of Lexington's busiest retail corridor.

For more information, please contact Harrison Lane at 859.436.2835 // harrison.lane@svn.com or Nathan Dilly at 859.420.5492 // nathan.dilly@svn.com

PROPERTY HIGHLIGHTS

- Retail space just off Nicholasville Road | Zoned B-1
- Join Kumon Math and Reading Center and other strong tenants
- 52 parking spaces shared between spaces

NATHAN DILLY
Senior Advisor
C: 859.420.5492
nathan.dilly@svn.com

SHAUN COOK
Property Manager / Advisor
C: 859.806.3248
shaun.cook@svn.com

AERIAL



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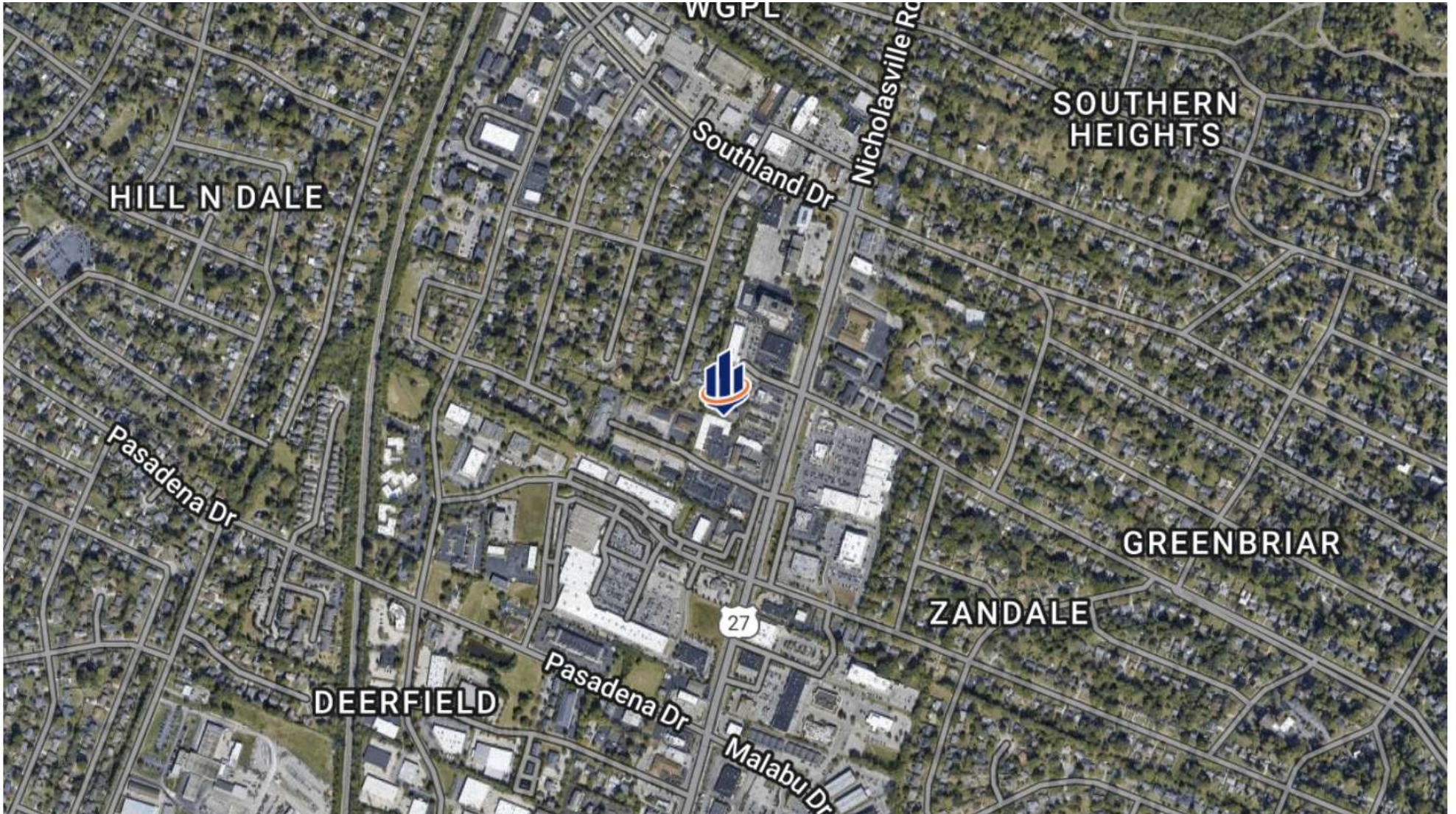
SITE PLAN



NATHAN DILLY
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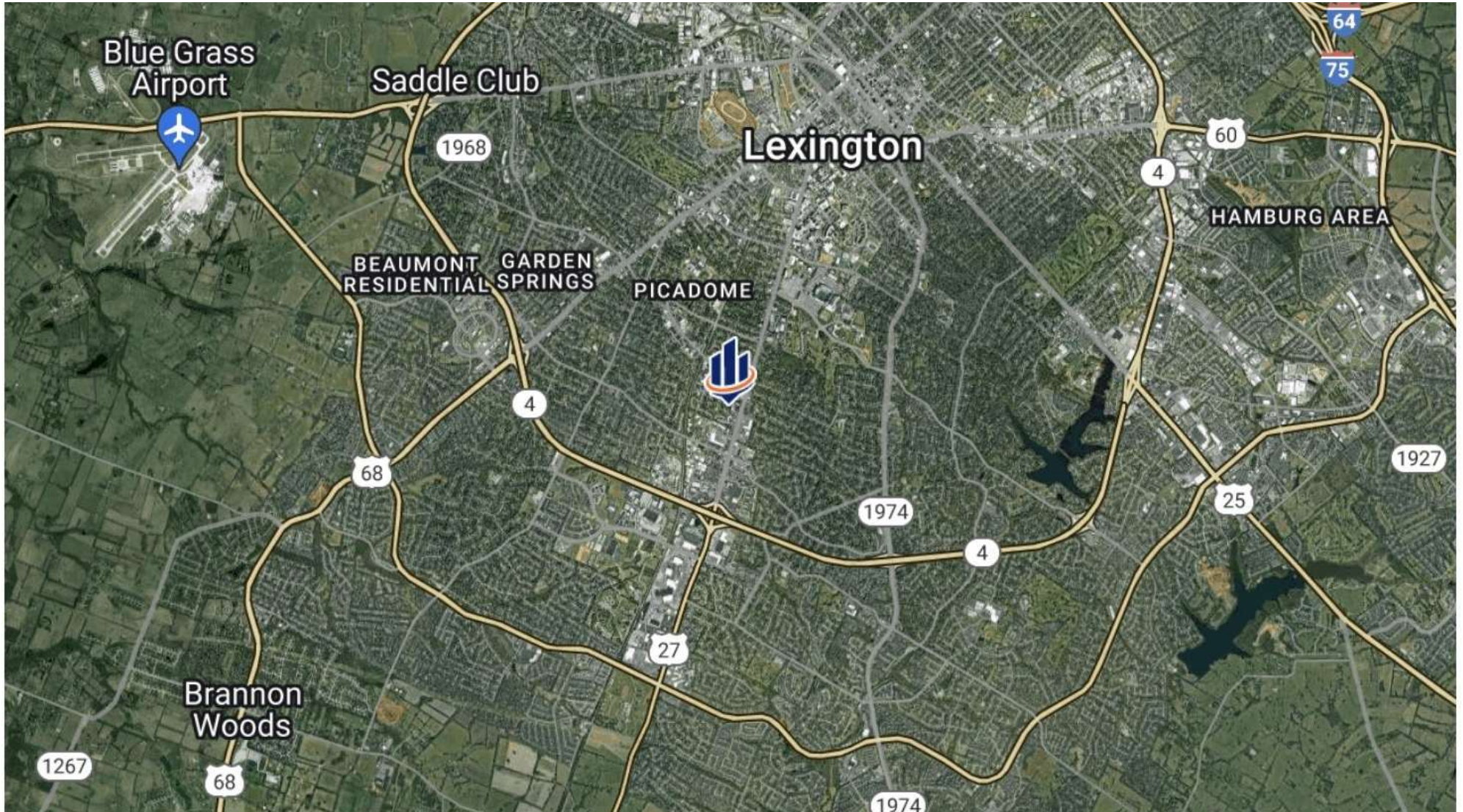
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

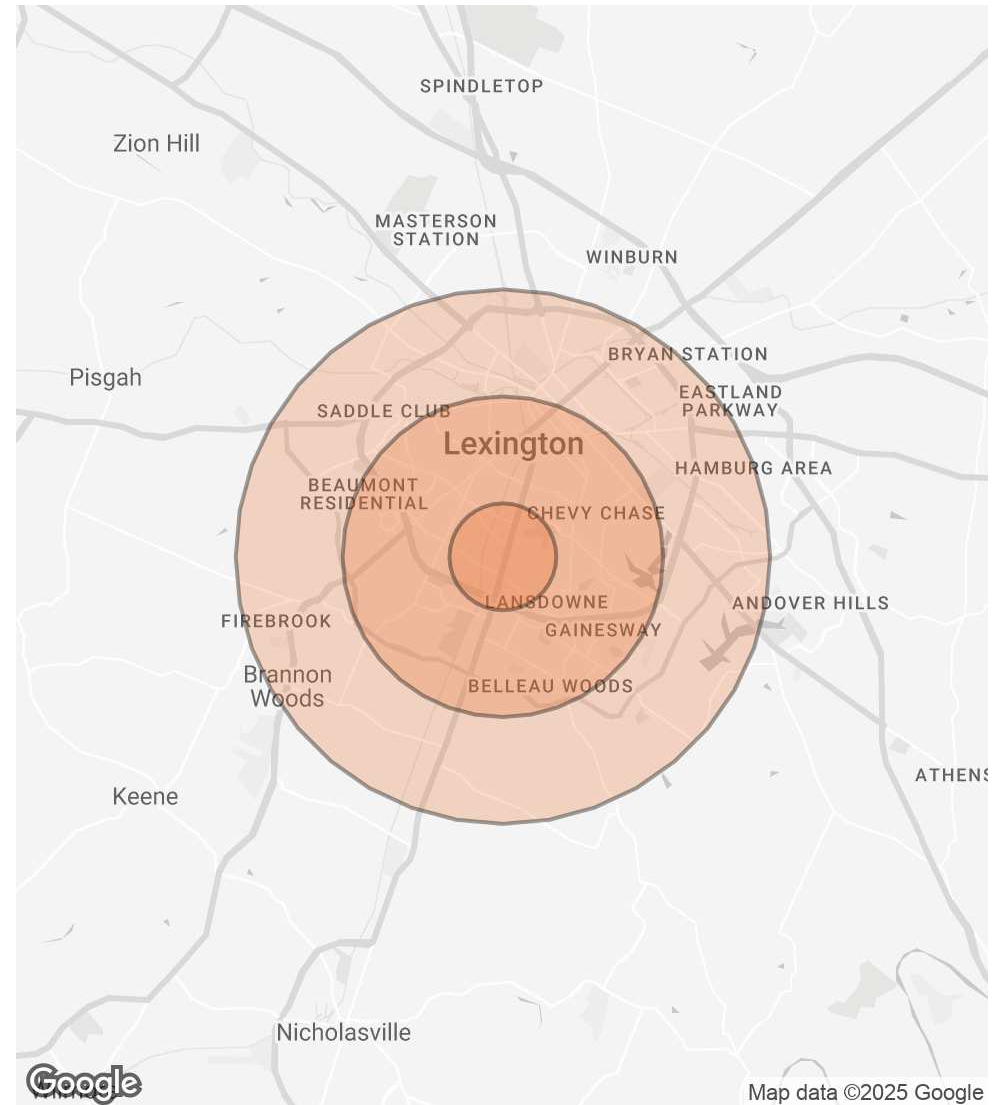
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,403	115,458	260,847
AVERAGE AGE	40.4	34.2	34.7
AVERAGE AGE (MALE)	38.9	32.8	33.6
AVERAGE AGE (FEMALE)	41.3	35.3	36.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,461	50,363	111,658
# OF PERSONS PER HH	2.1	2.3	2.3
AVERAGE HH INCOME	\$63,396	\$60,232	\$62,041
AVERAGE HOUSE VALUE	\$188,055	\$239,839	\$236,932

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO



NATHAN DILLY

Senior Advisor

Nathan.dilly@svn.com

Office: 859.306.0604 | Cell: 859.420.5492

EDUCATION

University of Kentucky

AWARDS AND RECOGNITIONS

SVN President's Circle Award 2022

SVN Achiever Award 2024

SVN Retail Specialist (Earned by 3 year production volume in Retail)



PROFESSIONAL BACKGROUND

Nathan Dilly is a senior advisor with SVN Stone Commercial Real Estate where he began his real estate career in 2016. His specialty and expertise is in retail-related properties and has helped many clients sell, lease, and develop their properties over the years. He has worked with a variety of clients including individual investors, trusts, banks, franchisees, publicly traded companies, and private equity groups in assisting them with leasing, acquisitions, and dispositions. Nathan is deeply connected with other top SVN advisors throughout the country, which he leverages to help his clients achieve their needs across state lines. Nathan has been an SVN Award recipient for sales and leasing production every year since 2018 and is actively involved in organizations such as CCIM, CPAL, and ICSC.

On a personal level, Nathan enjoys spending time with his wife and two kids as well as traveling, fitness, playing guitar, and hunting for the next business/real estate opportunity. Nathan is a native of Lexington, KY where he graduated from the University of Kentucky.

CLIENTS I'VE SERVED

FIVE GUYS
BURGERS and FRIES



HART'S
DRYCLEANING & LAUNDRY

FAMILY DOLLAR



DOLLAR TREE



SVN | Stone Commercial Real Estate

270 S. Limestone
Lexington, KY 40508
859.264.0888

DISCLAIMER

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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