

FOR LEASE

505 EUCLID AVE

LEXINGTON, KY 40502



CONNOR HOBBS

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WHITE OAK
COMMERCIAL REAL ESTATE

Lexington, KY 40502

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PROPERTY DESCRIPTION

White Oak is pleased to present 505 Euclid Ave FOR LEASE. The 1,238 SF former Barrier Roofs office space is zoned B1 and is part of the University Plaza shopping center at the corner of Woodland Ave and Euclid. The space boasts excellent visibility to Euclid Ave and close proximity to UK's campus, student housing, and some of Lexington's most desirable neighborhoods. This space is fit for a variety of different uses including retail or office, and patrons can park in the University Plaza parking lot. Join Great Bagel, WingStop, Two Fisted Willie's, Salooniversity, Big Daddy Liquor, Wildcuts Barber Shop, Alchemy Piercing, and Subway in this recently renovated center with the upside of having a standalone building.

OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (NNN)
Available SF:	1,238 SF

PROPERTY HIGHLIGHTS

- 1,238 SF For LEASE
- Zoned B1
- Excellent Visibility
- Close Proximity to UK's Campus
- Fit for office or retail
- Stand alone building in University Plaza

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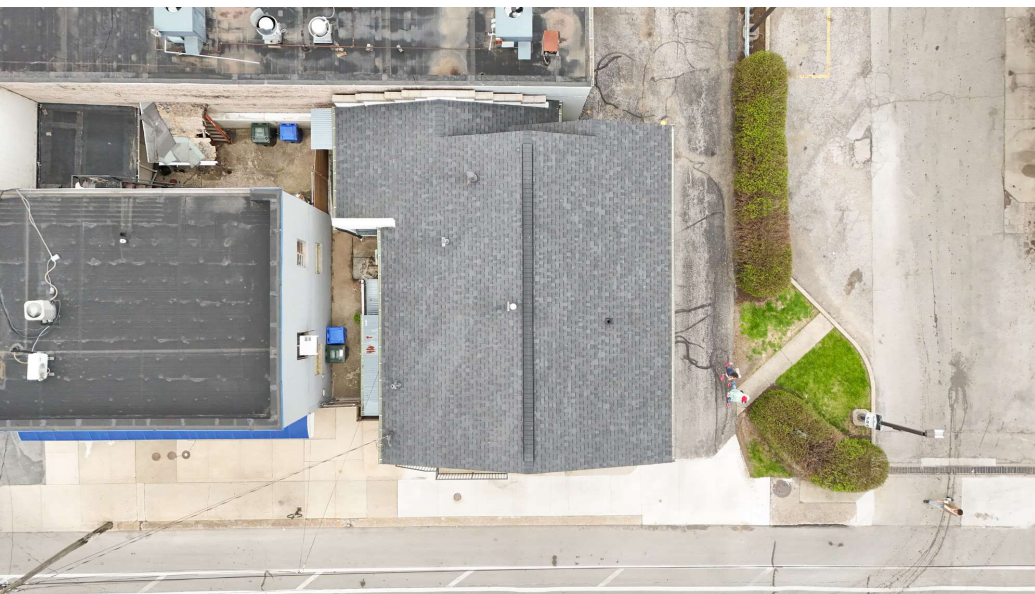
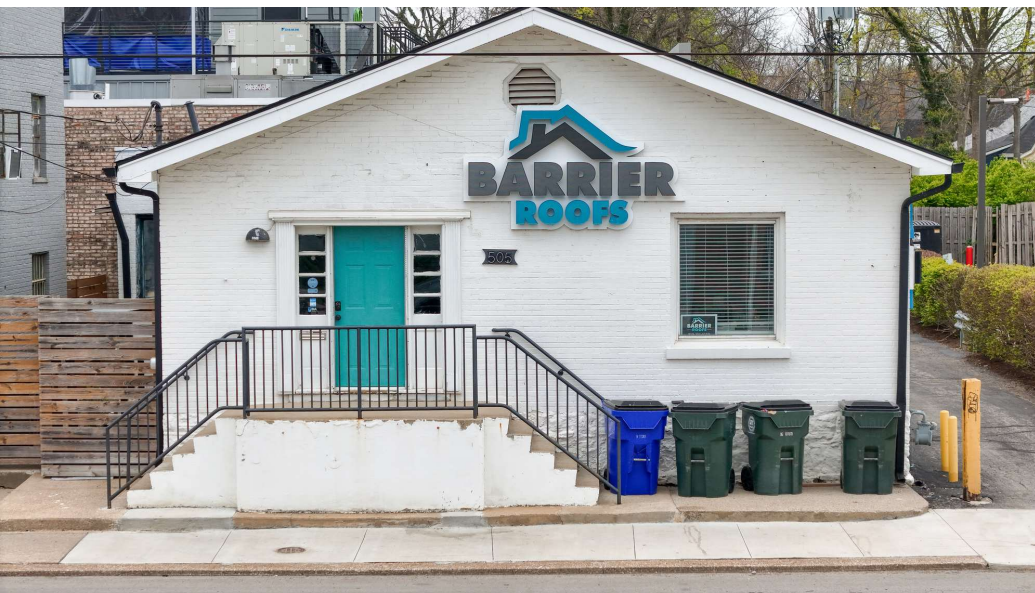
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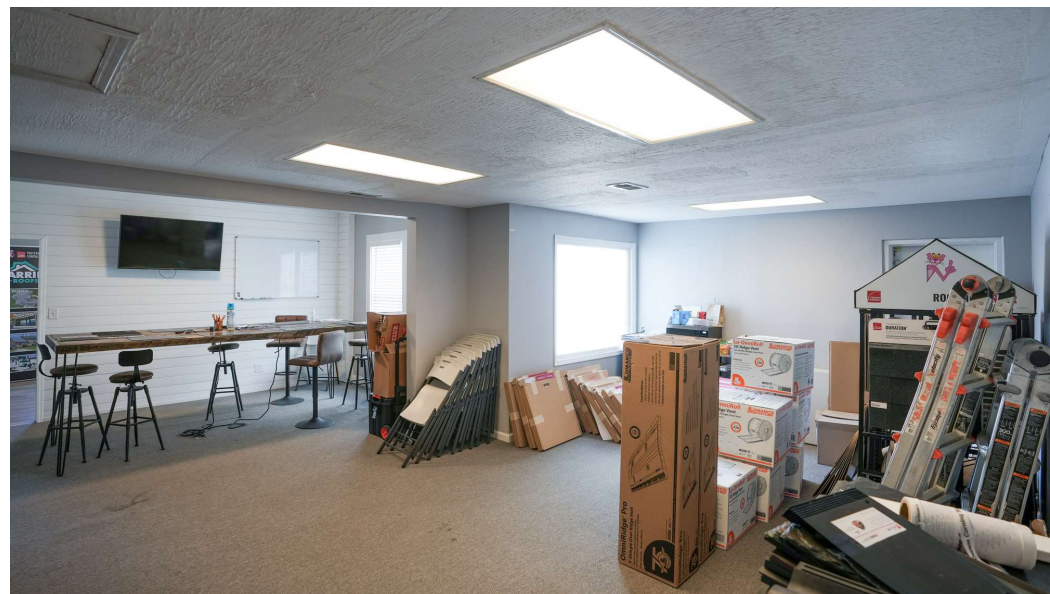
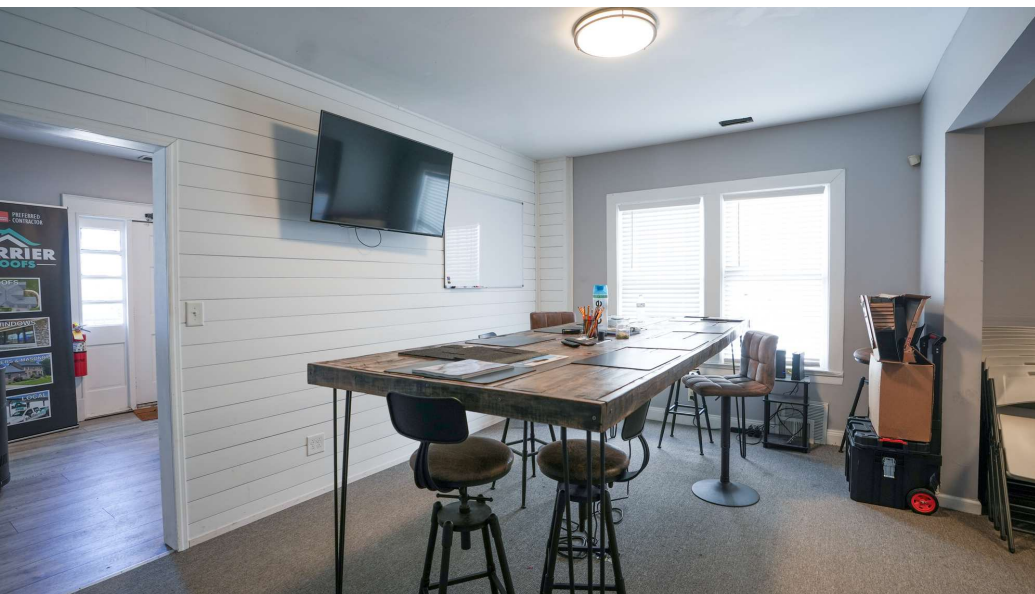
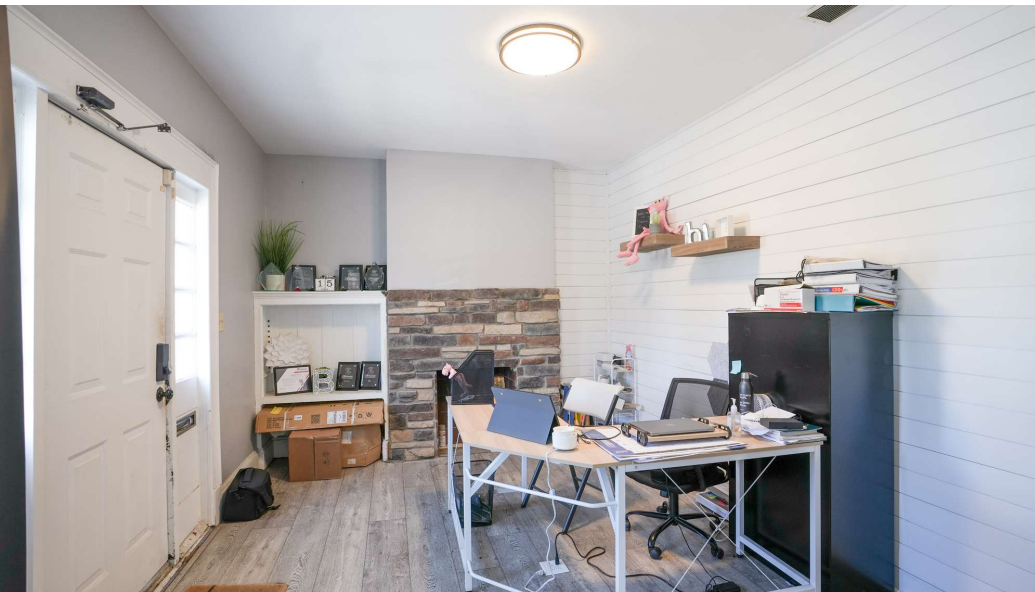
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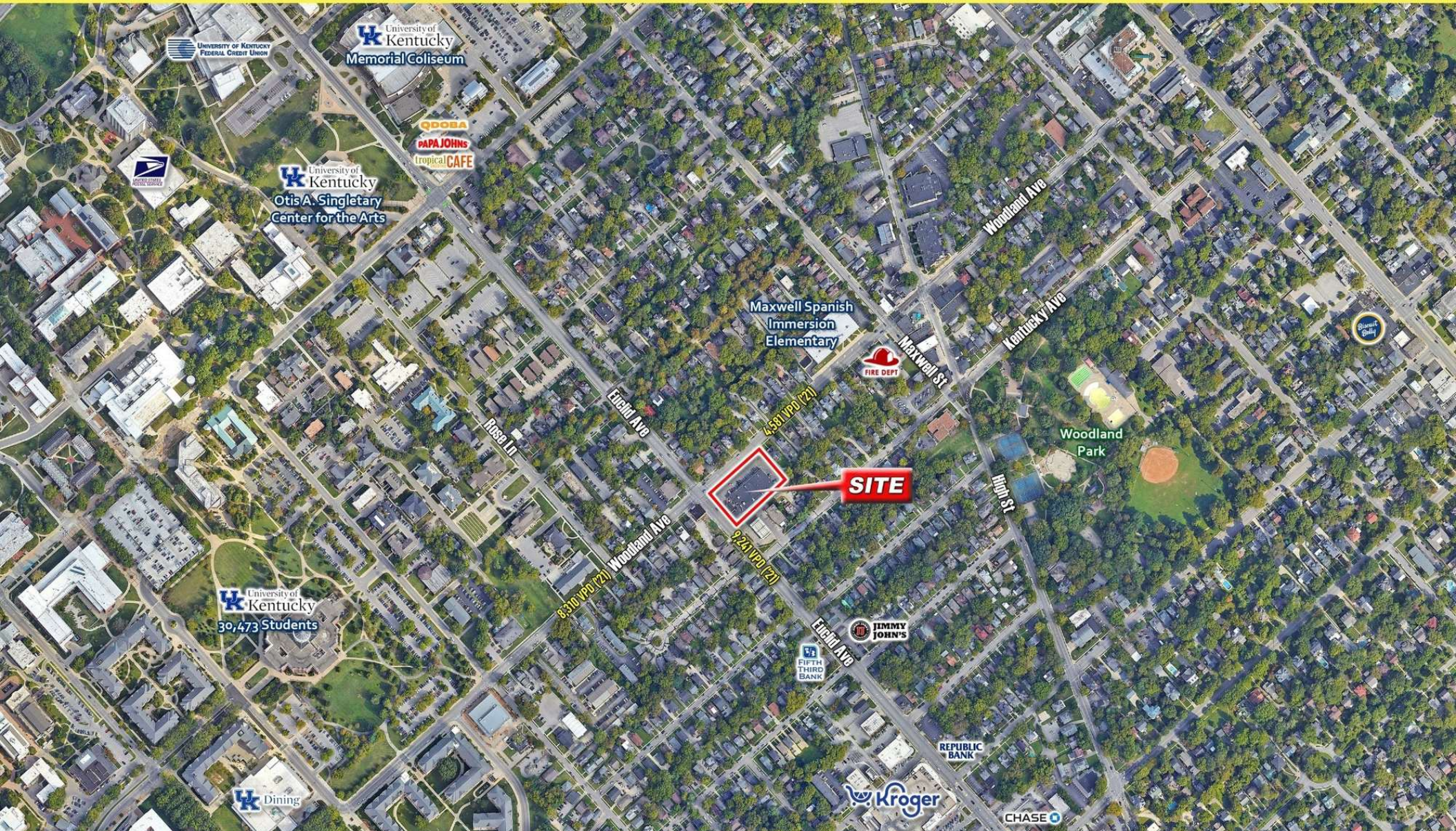
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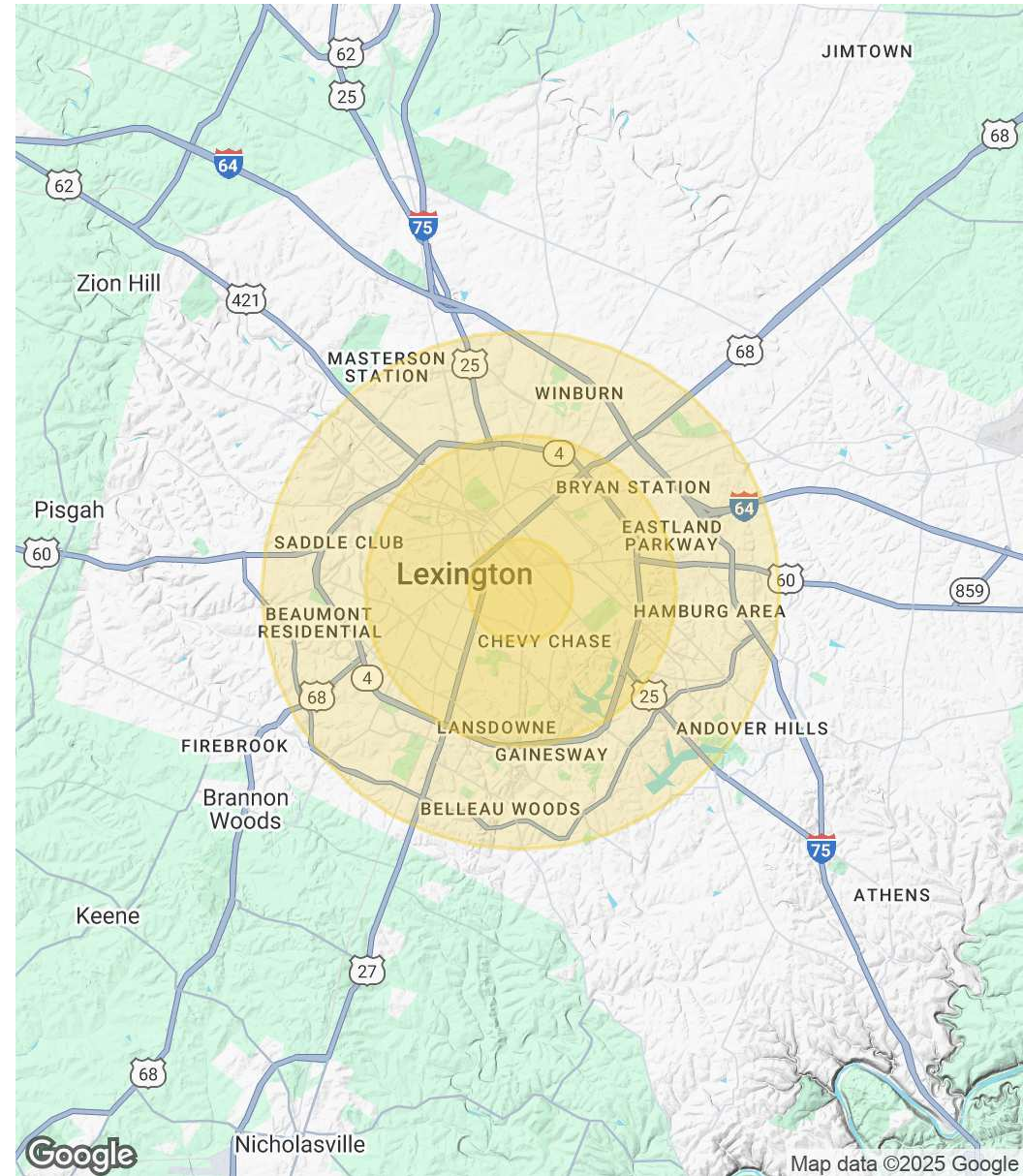
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	22,683	115,268	240,922
Average Age	31	38	38
Average Age (Male)	32	37	37
Average Age (Female)	31	38	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,327	50,172	104,306
# of Persons per HH	2.7	2.3	2.3
Average HH Income	\$69,576	\$76,242	\$83,729
Average House Value	\$528,148	\$358,878	\$318,422

Demographics data derived from AlphaMap



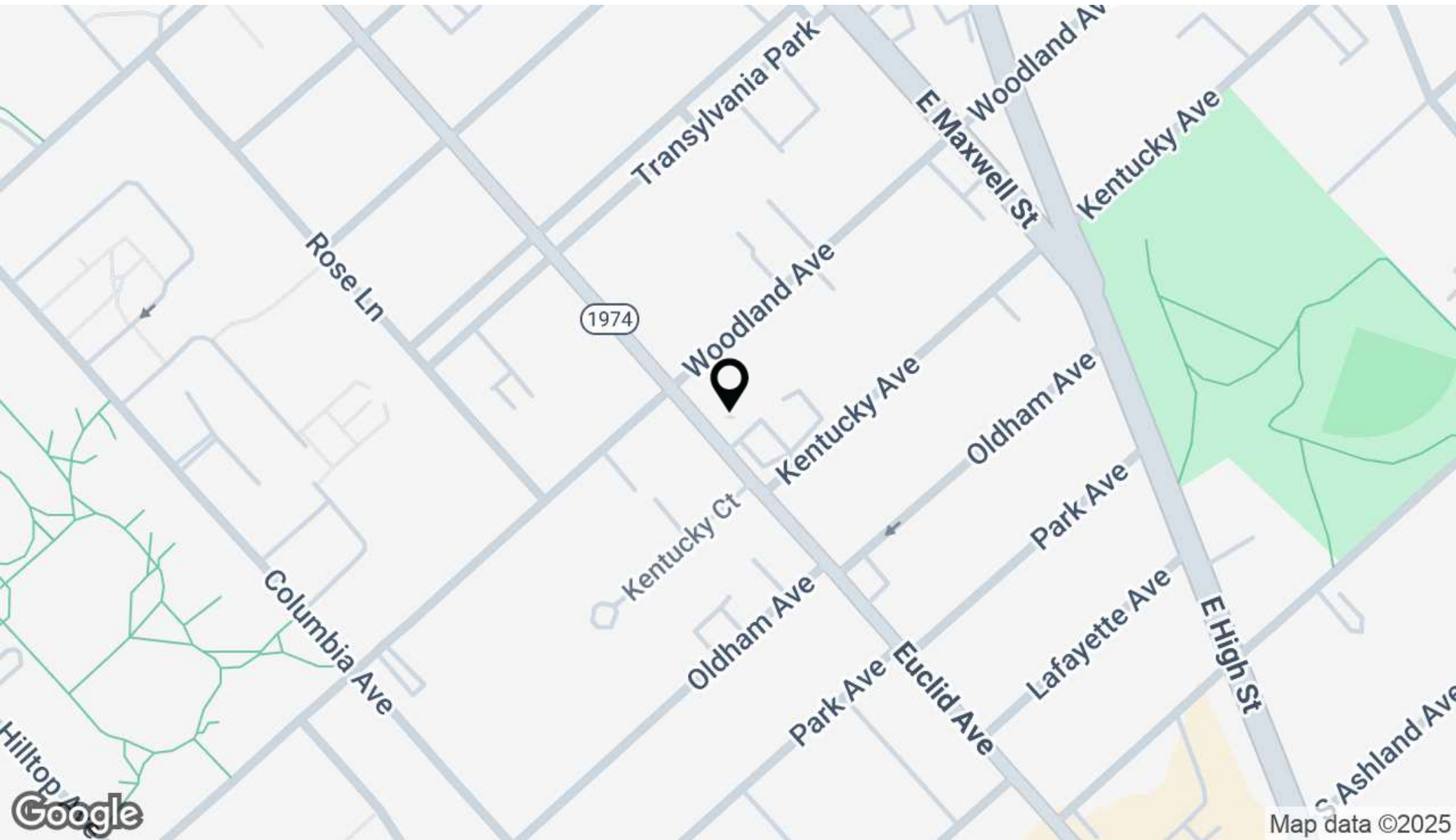
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