

## Custer Drive Office Building

3138 Custer Drive  
Lexington, Kentucky 40517

### Property Highlights

- NEW PRICE!
- New roof installed December 2025
- Excellent opportunity for an owner-user to occupy prime office space
- Approximately 50% of the building now available on both the 1st and 2nd floor
- +/-14,850 SF two-story, well-built office building with elevator
- Located just off Pimlico Parkway and Man O' War Boulevard with easy access to Man O' War Boulevard, New Circle Road, and I-75/64
- Building has a sprinkler system and security system
- Roof top, high-efficiency heat pump HVAC system with separate zones
- Monument sign on Custer Drive
- 1 per 212 SF; 70 total parking spaces
- Great location for medical, professional or any office use
- Rent roll and proforma available upon signing Confidentiality Agreement

### Offering Summary

<b>Sale Price:</b>	\$1,599,900 REDUCED
<b>Building Size:</b>	14,850 SF
<b>Lot Size:</b>	1.12 Acres
<b>Zoning:</b>	P-1, Professional Office

### For More Information

**Al Isaac**

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Commercial Real Estate Services, Worldwide.

For Sale

14,850 SF | \$1,599,900

Office Building



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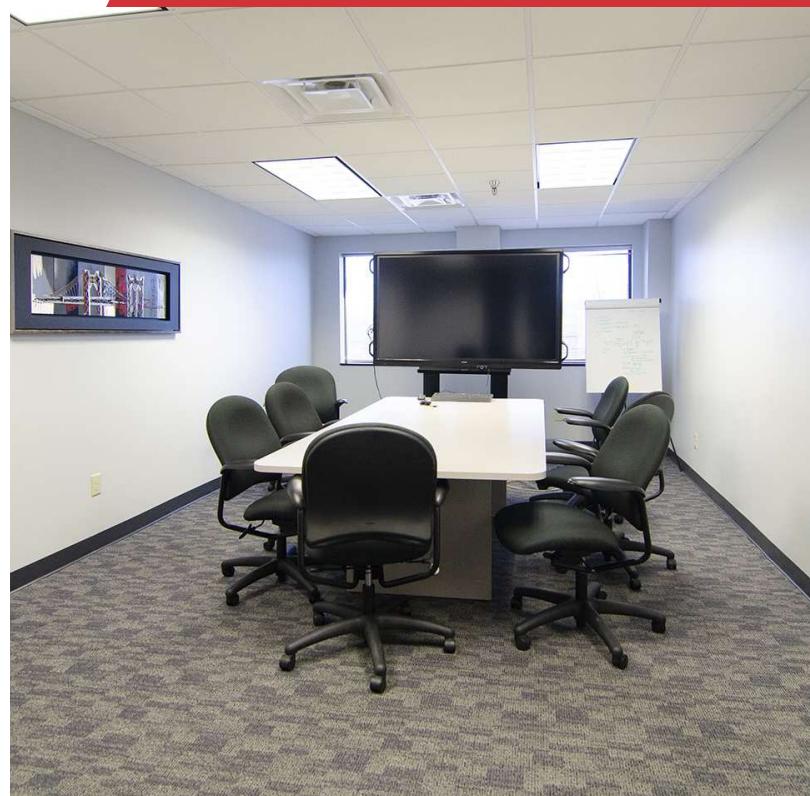


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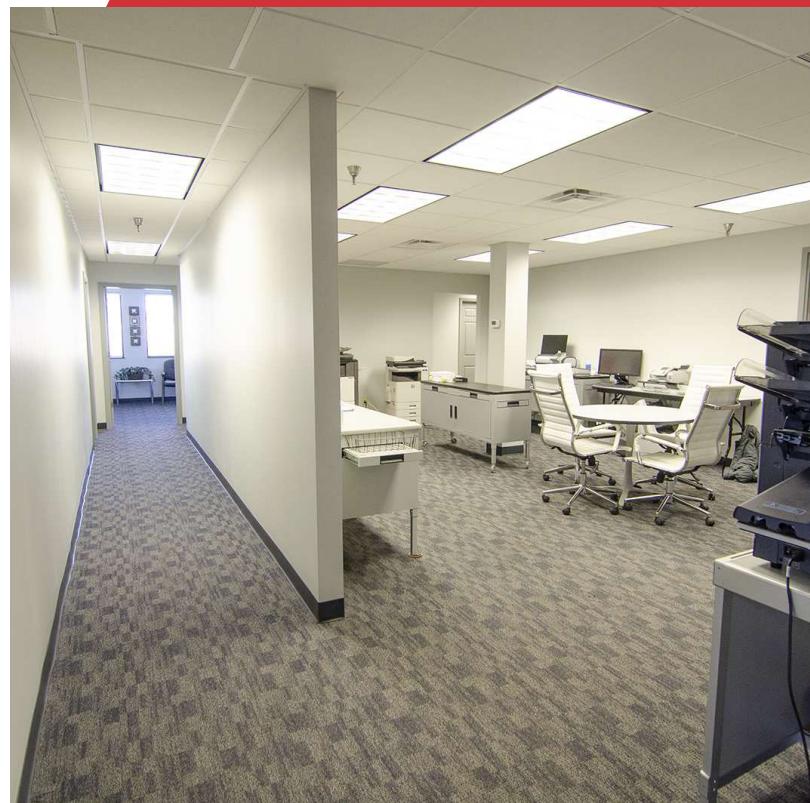


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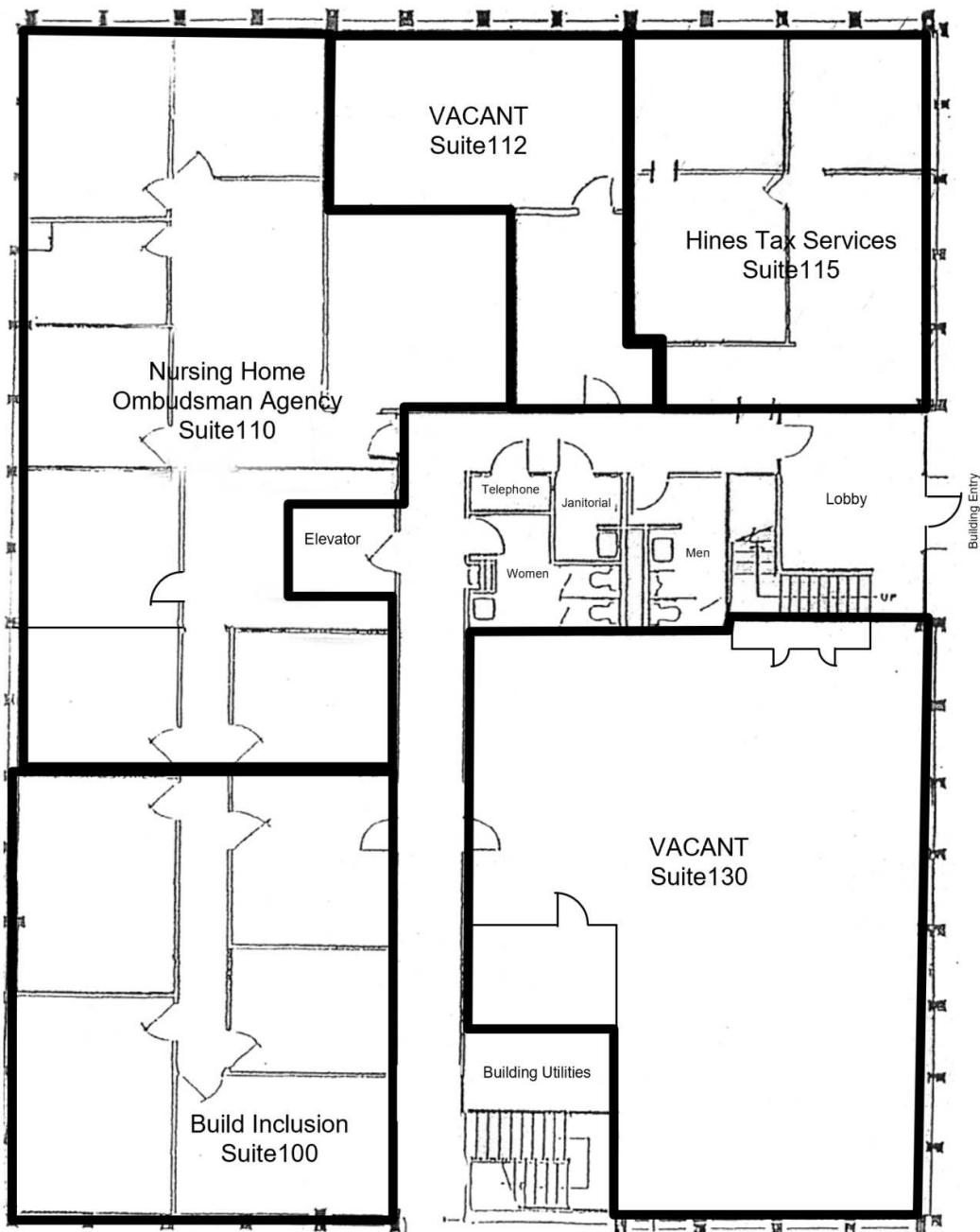
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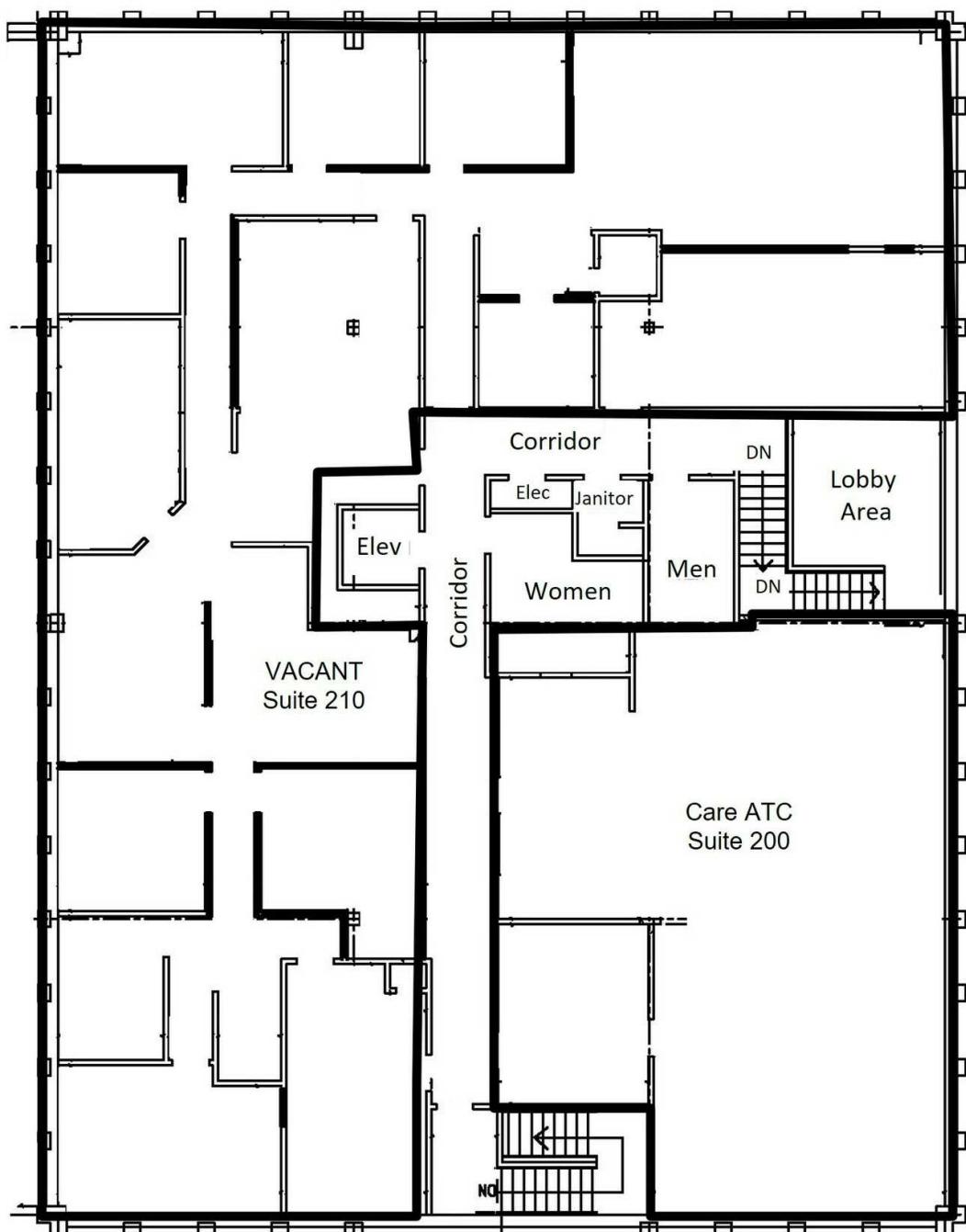
### 1st Floor



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### 2nd Floor



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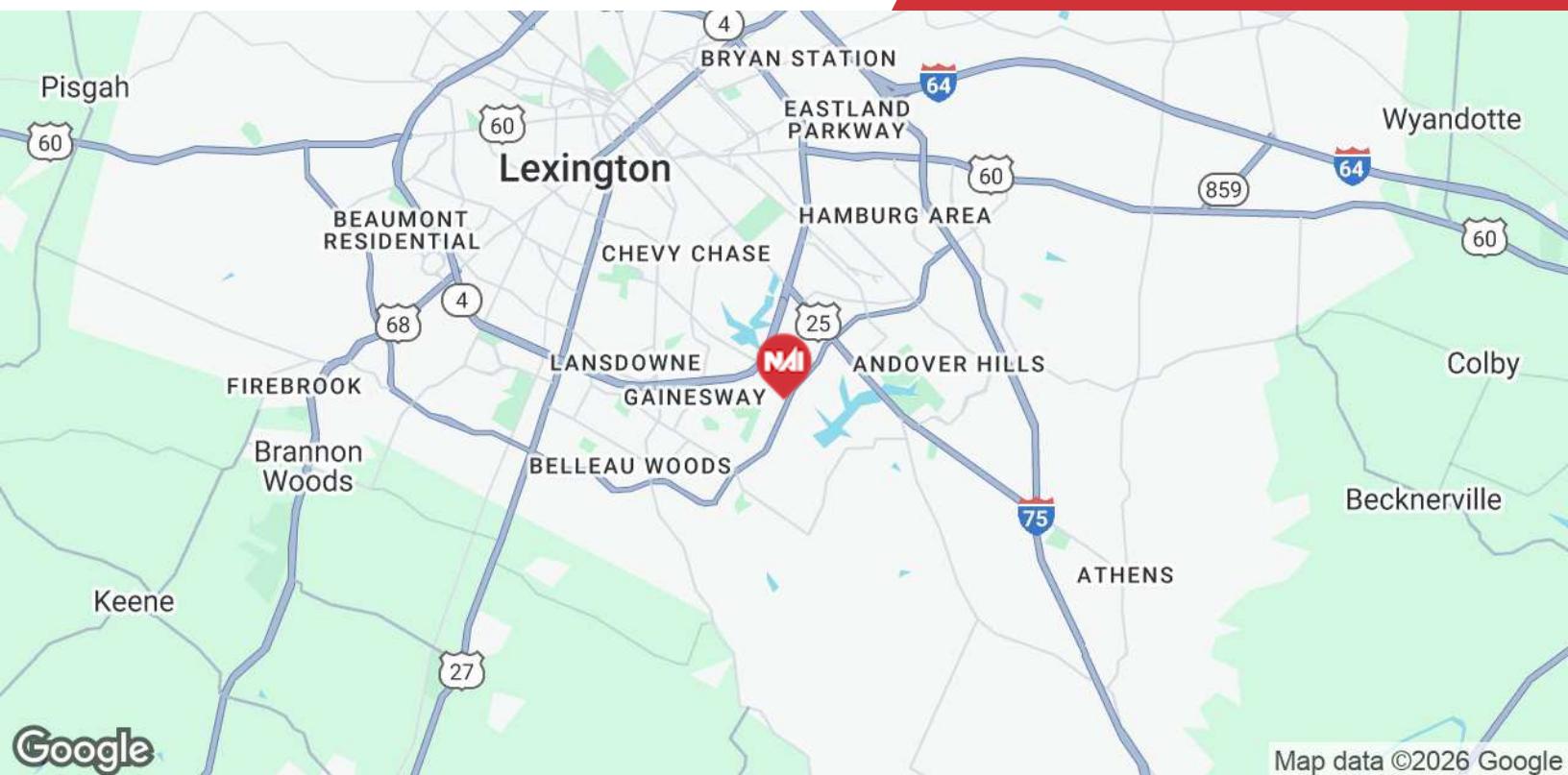


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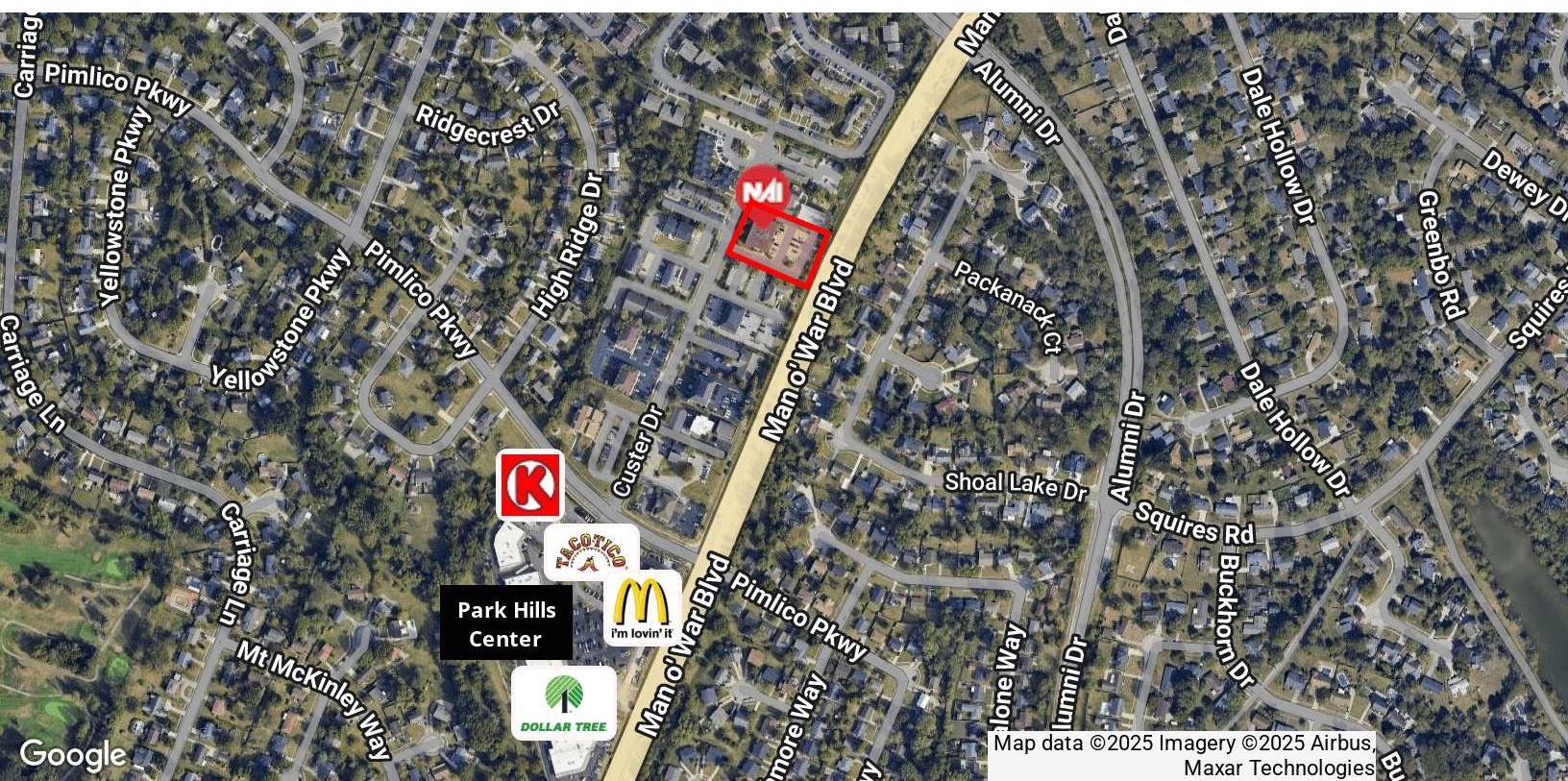
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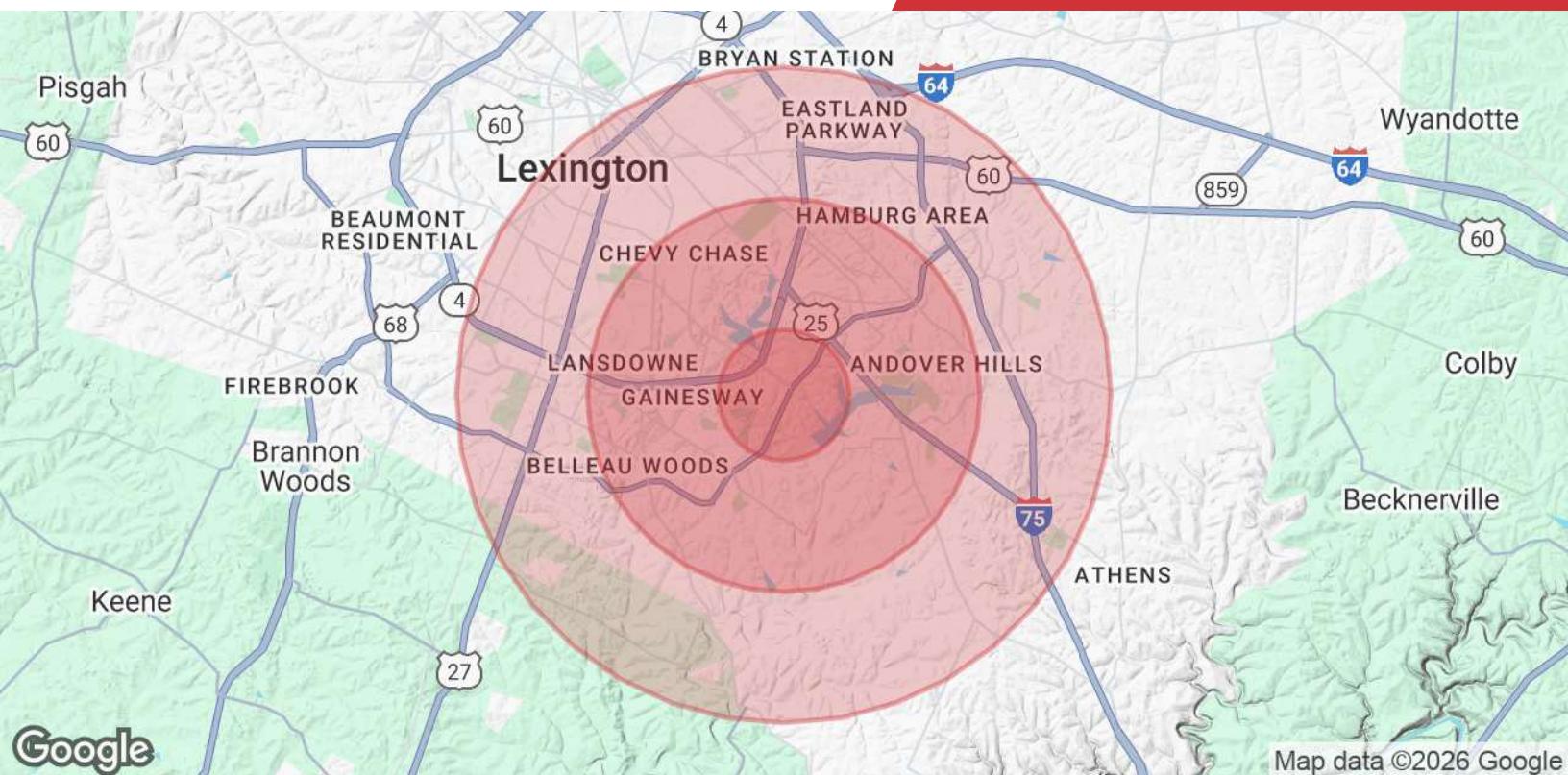
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#### Population

	1 Mile	3 Miles	5 Miles
Total Population	13,804	96,689	209,829
Average Age	34.9	36.1	35.6
Average Age (Male)	32.6	34.8	34.6
Average Age (Female)	39.7	38.3	37.2

#### Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	6,147	45,719	95,700
# of Persons per HH	2.2	2.1	2.2
Average HH Income	\$65,069	\$79,903	\$77,866
Average House Value	\$172,642	\$214,751	\$208,547

\* Demographic data derived from 2024 STDB