



Freestanding Office Building

1013 Industry Rd

Lexington, Kentucky 40505

Property Highlights

- Freestanding office building for sale
- Features include a reception/waiting room, 4 private offices, two open work spaces, a kitchenette, and two restrooms
- Adjacent to Eastland Shopping Center, near the signalized intersection of Winchester Road where traffic counts reach +/-29,675 VPD
- 11 parking spots in the front with additional parking in the back for employees
- Zoned B-3 which is well-suited for a small retail shop, office user, or a combination of the two
- Close proximity to New Circle Road and Lexington's downtown Central Business District
- Just +/-3.5 miles to I-75 and the new Hamburg East development, allows this well positioned property to capture additional traffic from future development

Offering Summary

Sale Price:	\$465,000
Building Size:	1,640 SF
Zoning:	B-3

For More Information

Max Darby

Associate

O: 859 224 2000

mdarby@naiisaac.com

Dillon Domé

Associate

O: 859 224 2000

ddome@naiisaac.com





For Sale

1,640 SF | \$465,000

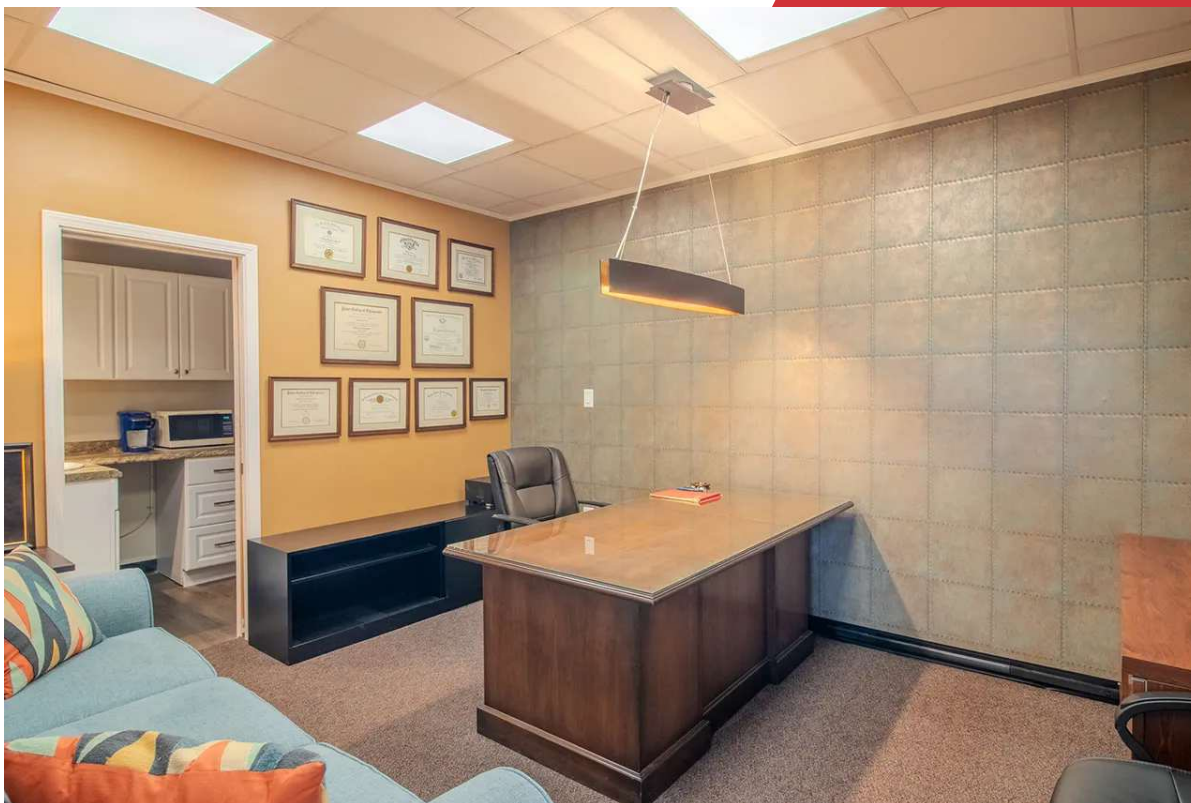
Office Building

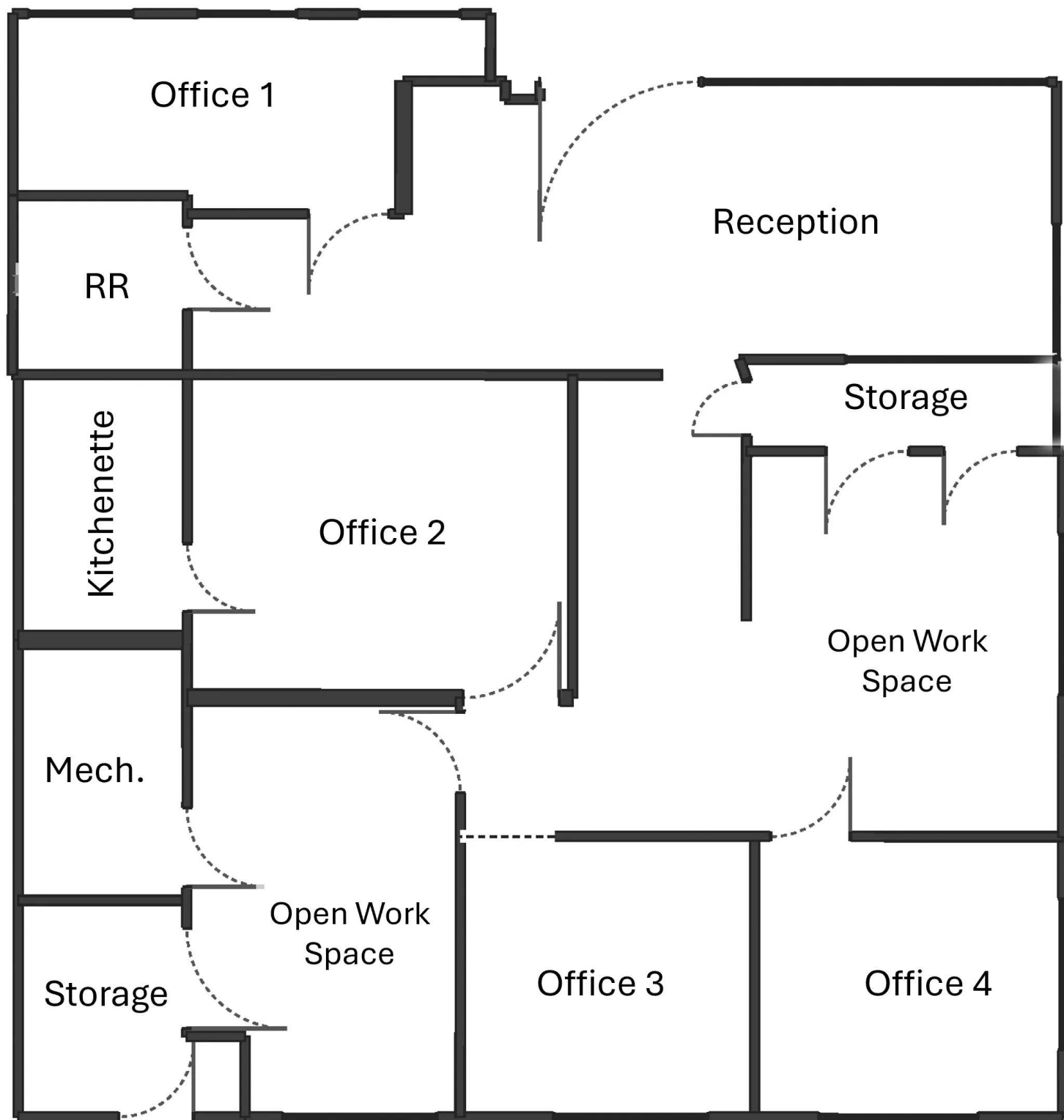


For Sale

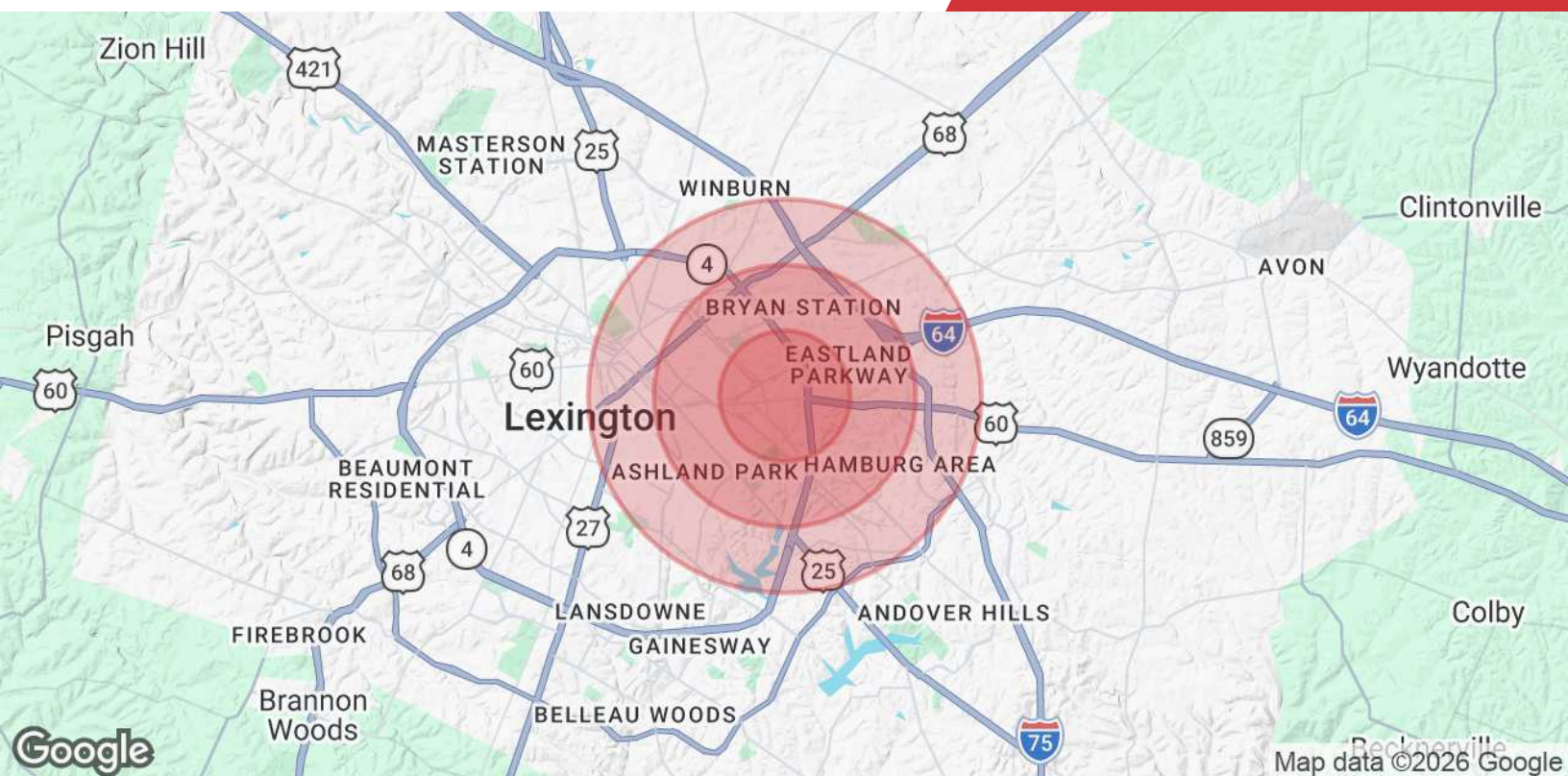
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Office Building









Population

	1 Mile	2 Miles	3 Miles
Total Population	10,592	48,536	93,488
Average Age	39.2	37.7	36.1
Average Age (Male)	38.3	36.2	34.8
Average Age (Female)	40.3	39.0	37.0

Households & Income

	1 Mile	2 Miles	3 Miles
Total Households	4,635	22,163	40,847
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$79,932	\$85,156	\$86,439
Average House Value	\$232,430	\$287,157	\$311,349

2026 STDB Demographics