

For Lease

# West Zandale Plaza



**151 West Zandale Drive**  
Lexington, Fayette County, Kentucky, 40503

For More Information:

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**NAI Isaac**

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## Executive Summary



### Property Details

<b>Available SF</b>	1,500 - 2,380 SF
<b>Lease Rate</b>	\$26.00 SF/YR
<b>Lot Size</b>	1.29 Acres
<b>Building Size</b>	12,000 SF
<b>Zoning</b>	B-1, Neighborhood Business

### Property Highlights

- +/-12,000 SF retail/office center on 1.29 acres
- +/-1,500 - 2,380 SF remaining for lease
- Anchored by Ramsey's Restaurant, a very strong local, multi-unit restaurant
- High traffic area with direct access at signalized intersection from Nicholasville Road
- +/-38,076 ADT in front of the site
- 65 parking spaces (1:185 SF) with overflow parking at adjacent office building

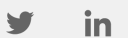
### Demographics

	1 Mile	2 Miles	3 Miles
<b>Total Households:</b>	5,146	21,788	55,212
<b>Total Population:</b>	10,930	48,805	55,212
<b>Average HH Income:</b>	\$87,810	\$76,804	\$78,729
<b>Median HH Income:</b>	\$52,200	\$44,177	\$44,845



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## Additional Photos

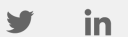


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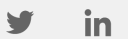
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## Retailer Map



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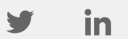
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## Aerial Map



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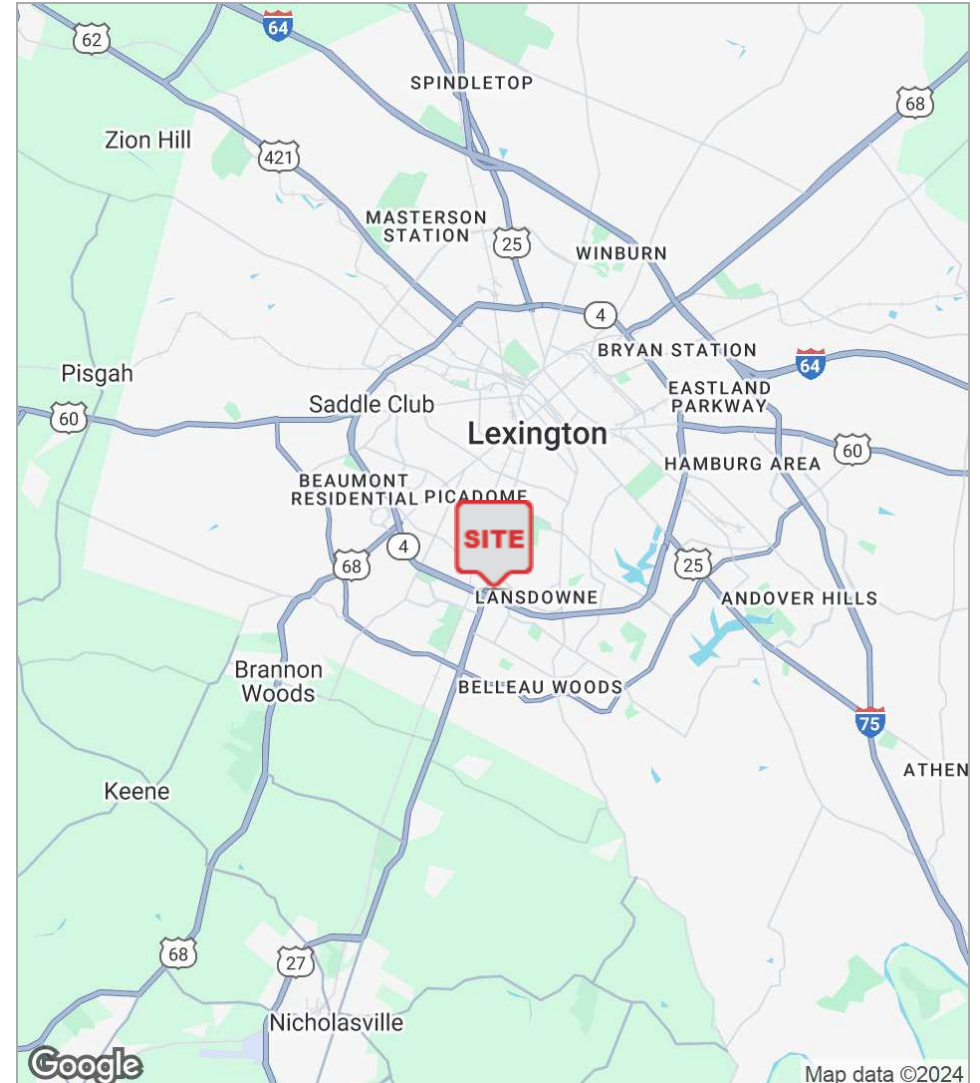
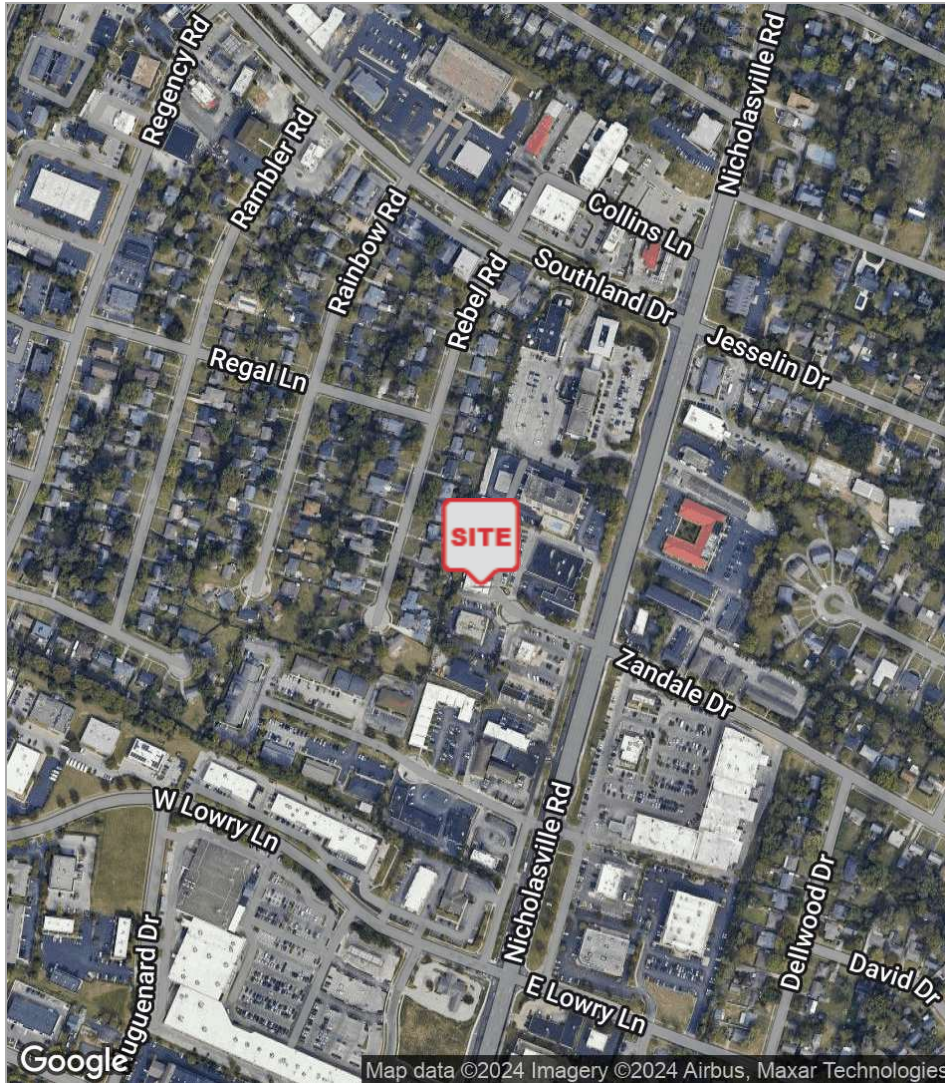


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Nicholasville Rd Retail/Office

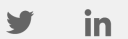
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## Location Maps



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Nicholasville Rd Retail/Office

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# Site Plan



*For illustration purposes only; not drawn to scale*



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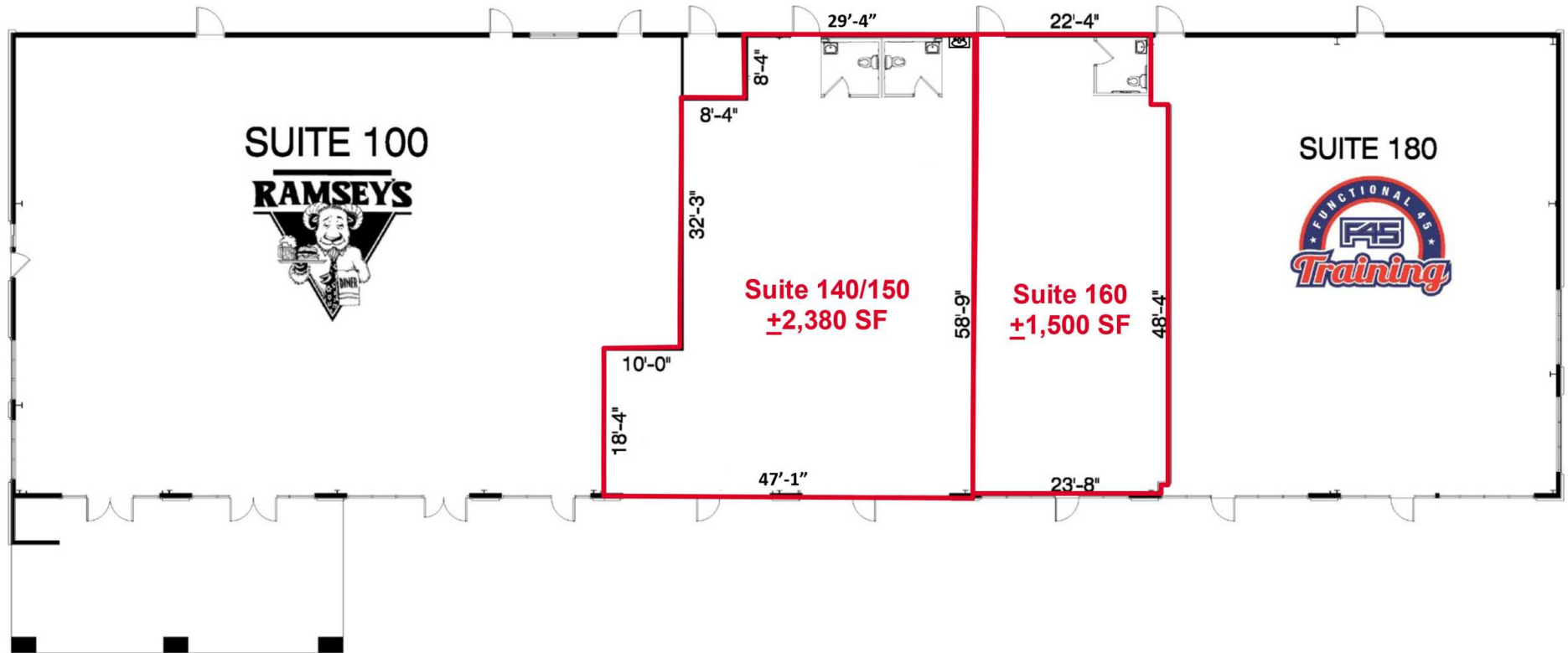
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## Floor Plans



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## Demographics Map

Population	1 Mile	2 Miles	3 Miles
TOTAL POPULATION	10,930	48,805	55,212
MEDIAN AGE	40.2	34.7	34.2
MEDIAN AGE (MALE)	38.8	33.1	32.9
MEDIAN AGE (FEMALE)	41.1	35.9	35.4

Households & Income	1 Mile	2 Miles	3 Miles
TOTAL HOUSEHOLDS	5,146	21,788	55,212
# OF PERSONS PER HH	2.1	2.3	2.3
AVERAGE HH INCOME	\$87,810	\$76,804	\$78,729
AVERAGE HOUSE VALUE	\$193,748	\$212,121	\$241,420

