



THE GIBSON COMPANY

COMMERCIAL REAL ESTATE SERVICES

**921 WINCHESTER RD
707 LANE ALLEN RD
3018 LEXINGTON RD**

**3.74 ACRES +/-
LEASE BACK TERMS TO
BE NEGOTIATED**

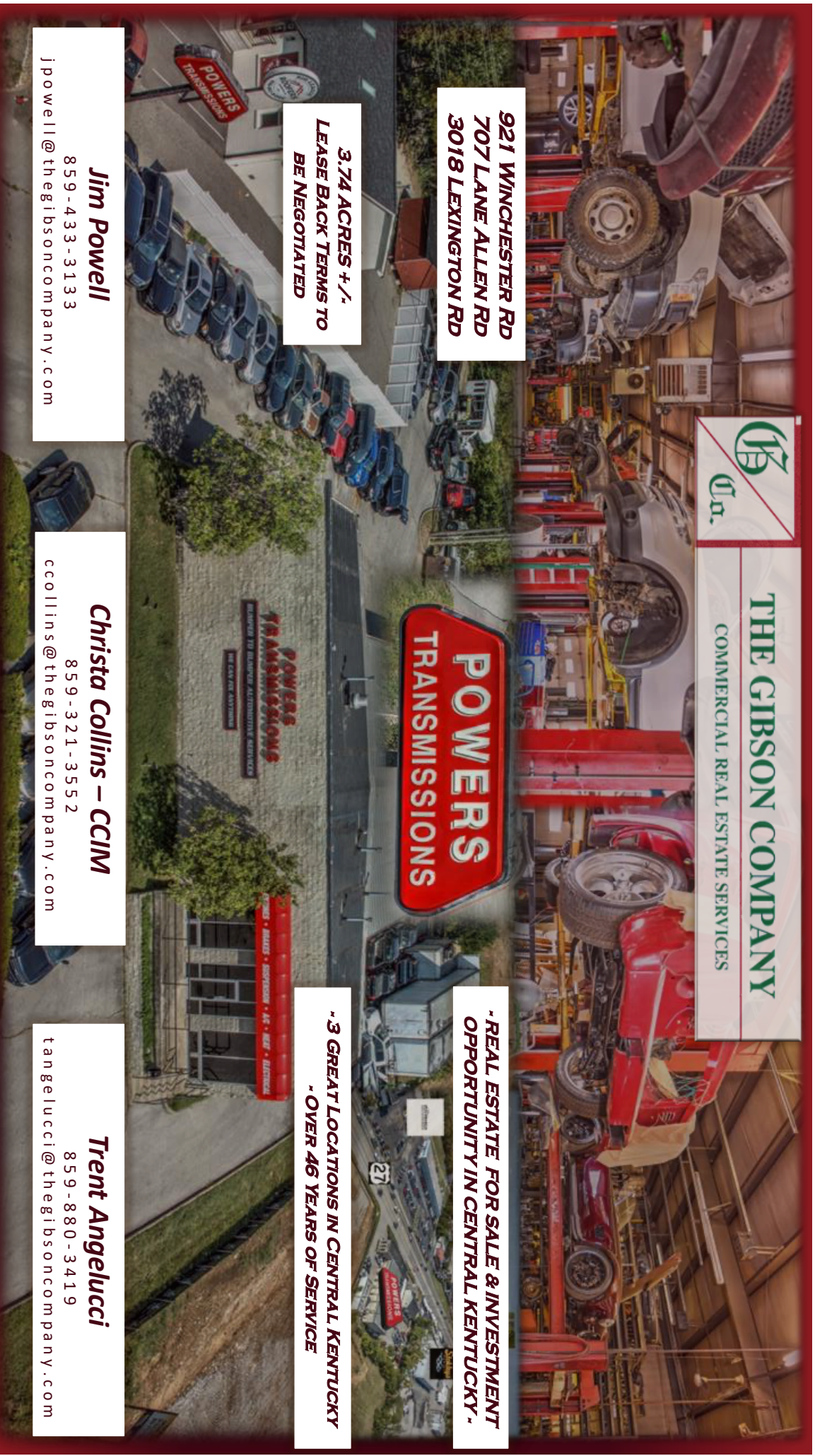
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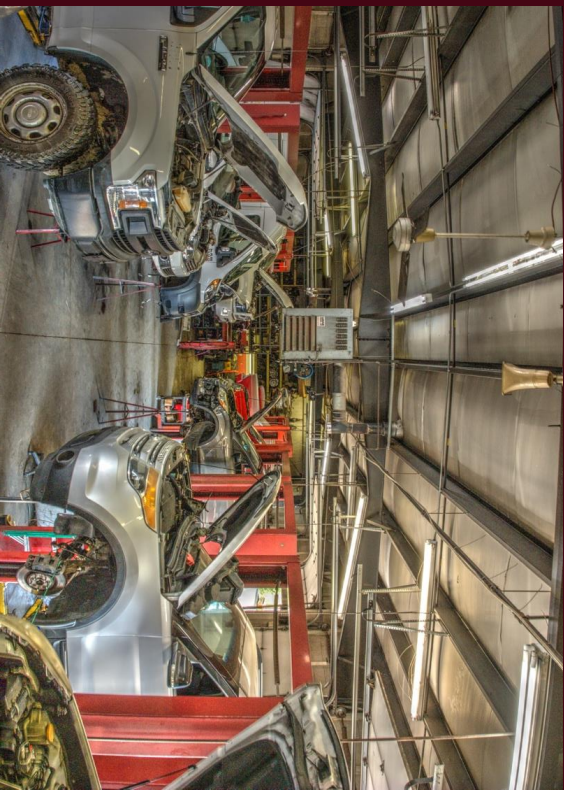
Christa Collins – CCIM
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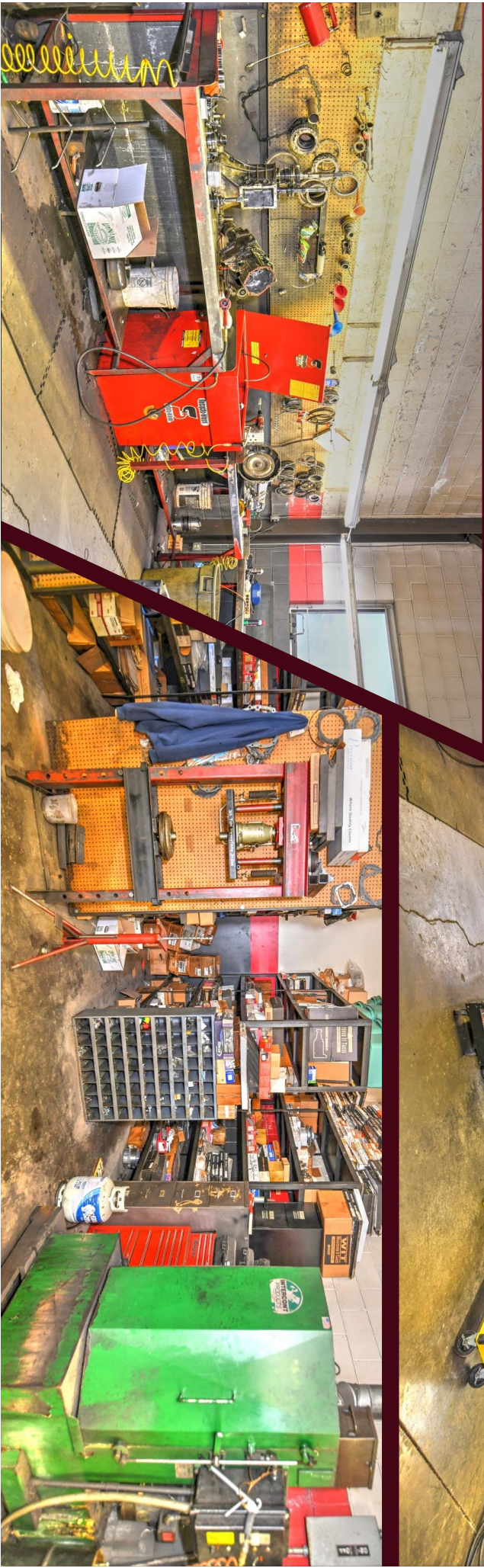
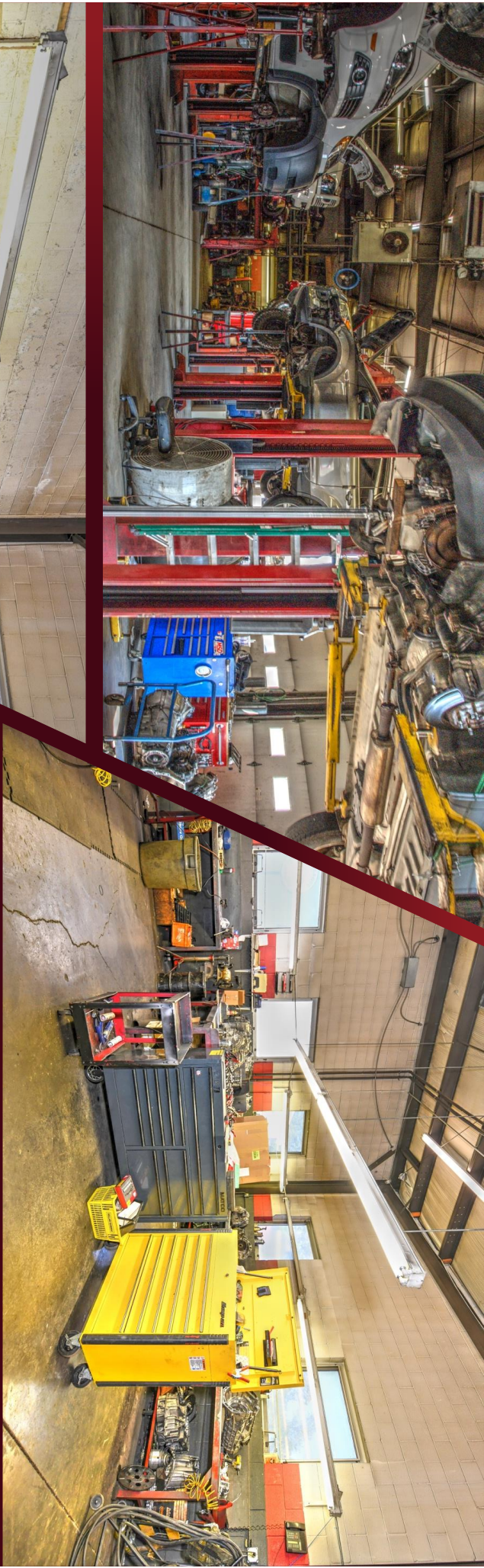
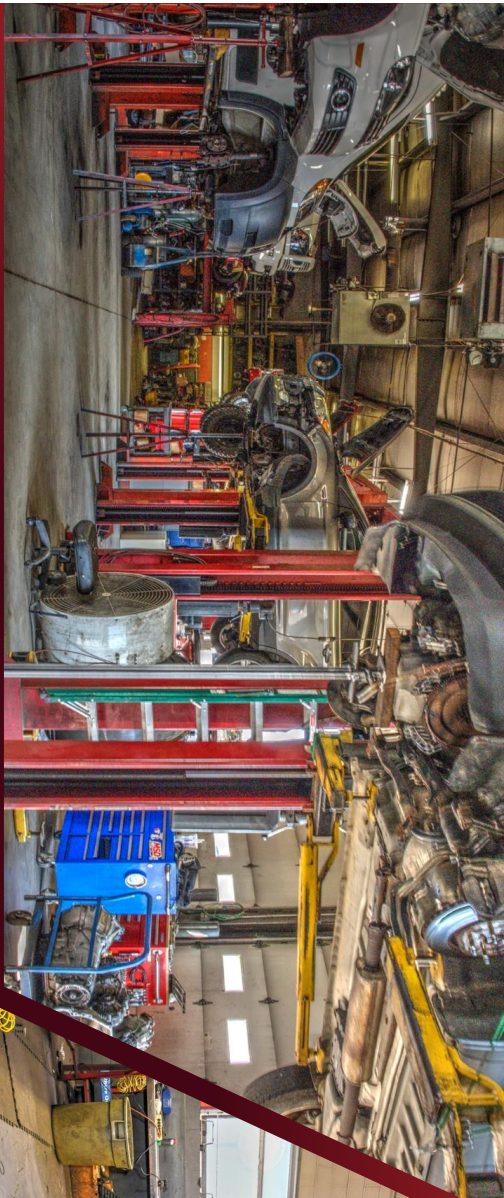
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***REAL ESTATE FOR SALE & INVESTMENT
OPPORTUNITY IN CENTRAL KENTUCKY.***

***3 GREAT LOCATIONS IN CENTRAL KENTUCKY
* OVER 46 YEARS OF SERVICE**







707 & 719 LANE ALLEN RD, LEXINGTON KY 40504

- 8 MINUTES FROM BLUEGRASS AIRPORT
- 2 MILES FROM HOSPITAL CORRIDOR
- 3 MILES FROM UNIVERSITY OF KENTUCKY



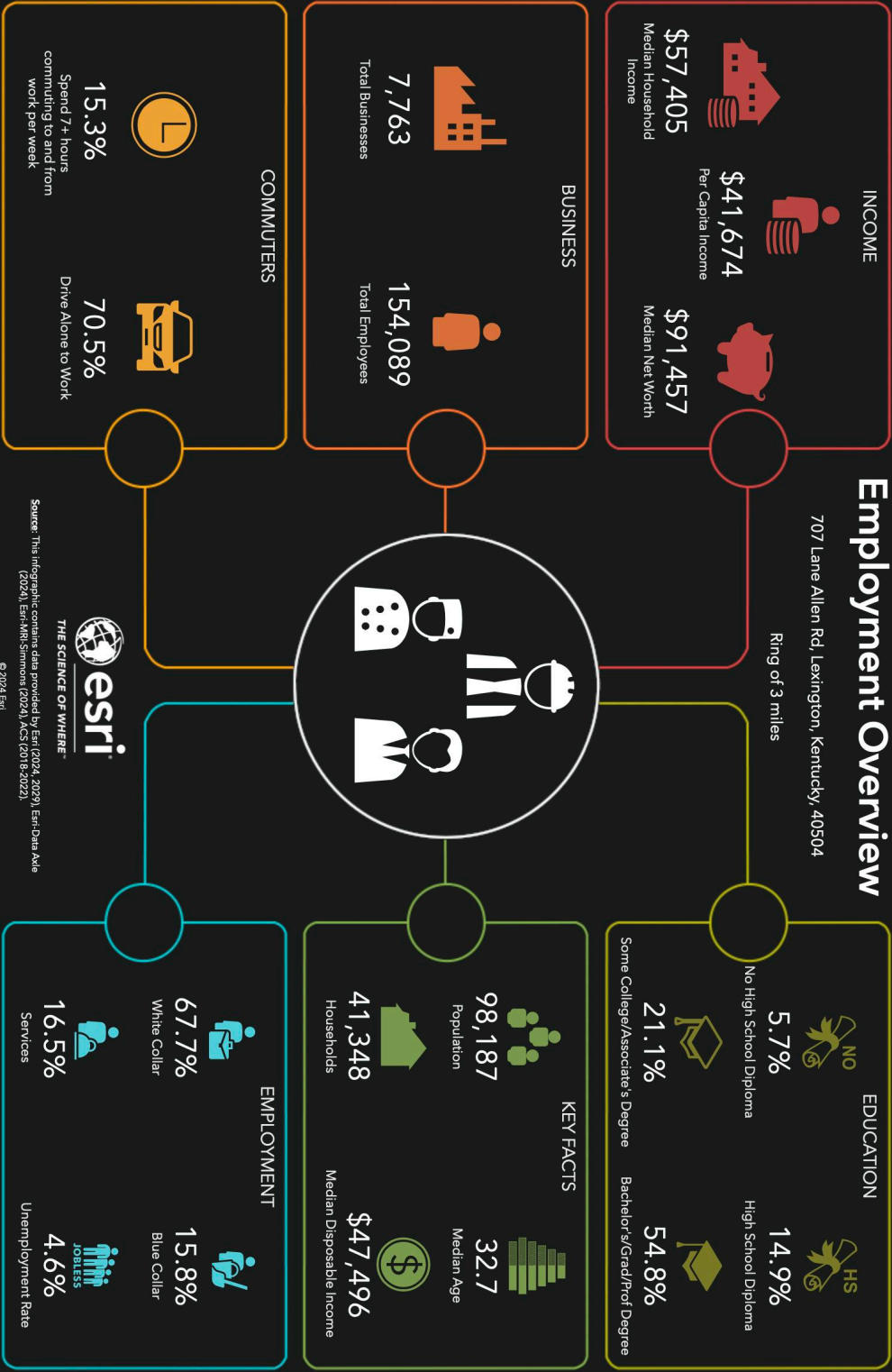
- 707 & 719 COMBINED ACRES - 2.24 +/-
ZONING - B1

SQUARE FOOTAGE = 7,334 +/-
TRAFFIC COUNT = 36,490 +/-

Employment Overview
707 Lane Allen Rd, Lexington, Kentucky, 40504 (3 miles)
707 Lane Allen Rd, Lexington, Kentucky, 40504
Ring of 3 miles

707 LANE ALLEN RD, LEXINGTON KY 40504
DEMOGRAPHICS & TRAFFIC INFORMATION

Prepared by Eri
Latitude: 38.02730
Longitude: -84.53526



921 & 927 WINCHESTER RD, LEXINGTON KY 40505

Lexington Discount
Used Tires

Tire shop

Powers Transmissions
Complete Car & Auto...

POWERS
TRANSMISSIONS

~ 2.8 MILES FROM I-75

- 1.5 MILES FROM DOWNTOWN LEXINGTON
- 1.8 MILES FROM UNIVERSITY OF KENTUCKY

Charlie's Seafood &
Carry-Out Restaurant

Seafood

Big Kahuna
Hawaiian BBQ

Squeegie Squad
Central Kentucky

Welch Automotive
Performance

- 921 & 927 COMBINED ACRES ~
0.82 +/-
- ZONING = B3
- SQUARE FOOTAGE = 7,413 +/-
- TRAFFIC COUNT = 31,966 +/-

Employment Overview

921 Winchester Rd, Lexington, Kentucky, 40505 (3 miles)
921 Winchester Rd, Lexington, Kentucky, 40505
Ring of 3 miles

921 WINCHESTER RD, LEXINGTON KY 40505
DEMOGRAPHICS & TRAFFIC INFORMATION

Prepared by Esri
Latitude: 38.04205
Longitude: -84.47021

Employment Overview

921 Winchester Rd, Lexington, Kentucky, 40505

Ring of 3 miles

EDUCATION



8.9%

No High School Diploma



18.3%

High School Diploma

23.7%

Some College/Associate's Degree

45.1%

Bachelor's/Grad/Prof Degree

KEY FACTS



103,857

Population



32.4

Median Age

44,777

Households



\$41,672

Median Disposable Income

BUSINESS



6,856

Total Businesses



144,696

Total Employees

INCOME



\$37,126

Per Capita Income



\$50,491

Median Net Worth

\$50,989

Median Household Income

COMPUTERS



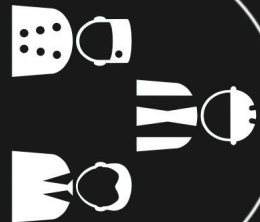
15.6%

Spend 7+ hours commuting to and from work per week



70.3%

Drive Alone to Work



Source: This infographic contains data provided by Esri (2024, 2020) Esri Data Analyst (2024), Esri-MRS-Simmons (2024), ACS (2018-2022).

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3018 LEXINGTON RD, NICHOLASVILLE KY 40356

- LESS THAN A MILE FROM 3 CAR DEALERSHIPS
- 2.4 MILES FROM FAYETTE COUNTY LINE

Wawa

COMING SOON

- 0.68 ACRES +/-
- ZONING - B2

SQUARE FOOTAGE - 8,040 +/-
TRAFFIC COUNT = 35,153 +/-

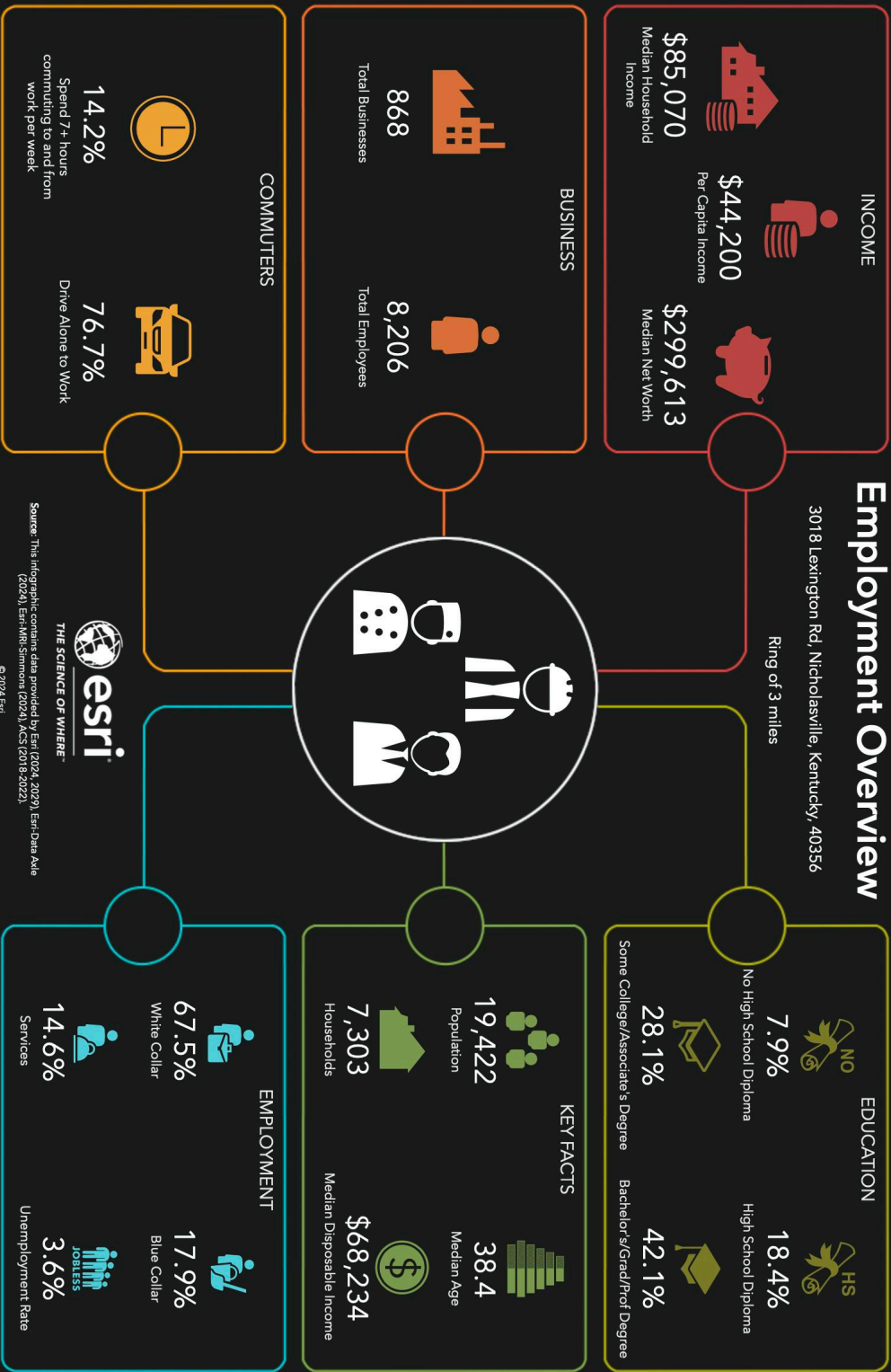


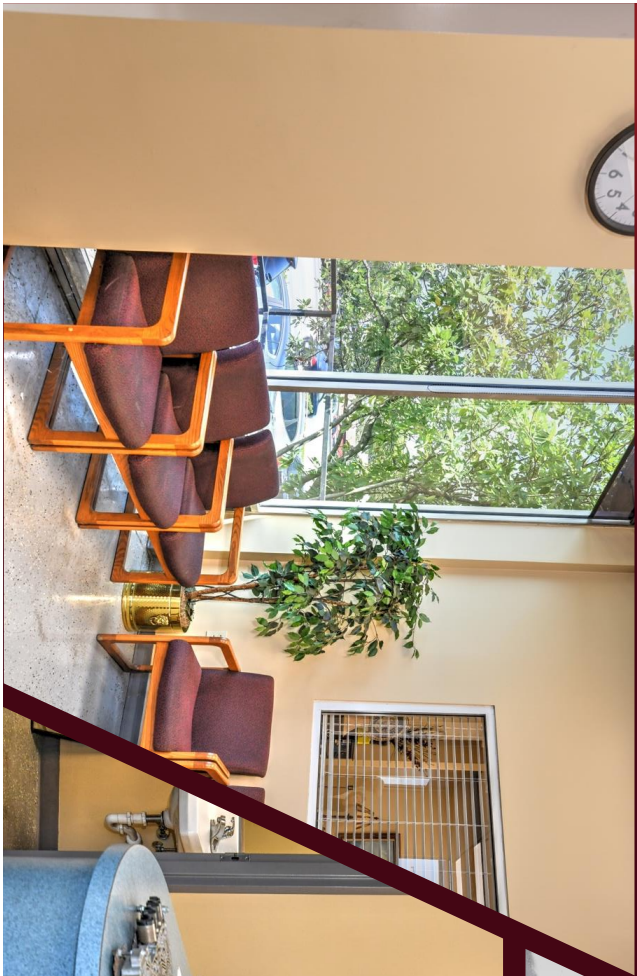
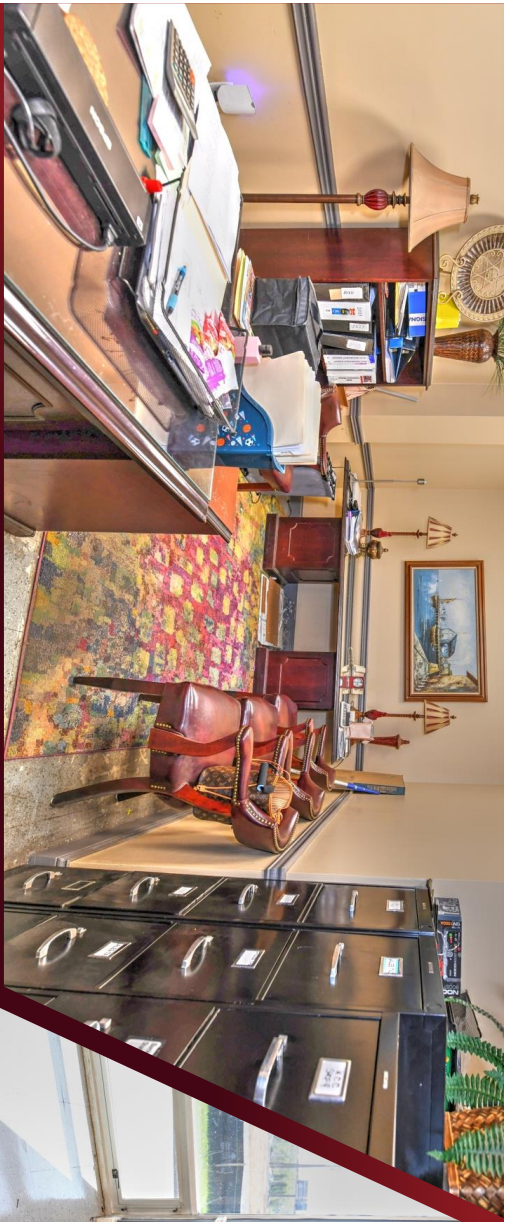
Employment Overview

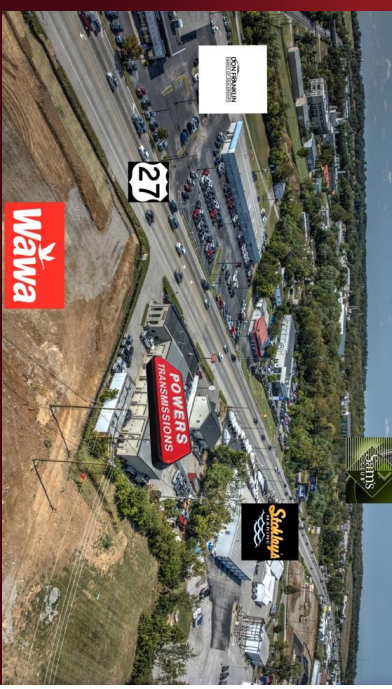
3018 Lexington Rd, Nicholasville, Kentucky, 40356 (3 miles)
3018 Lexington Rd, Nicholasville, Kentucky, 40356
Ring of 3 miles

3018 LEXINGTON RD, NICHOLASVILLE KY 40356
DEMOGRAPHICS & TRAFFIC INFORMATION

Prepared by Eri
Latitude: 37.92034
Longitude: -84.54888









POWERS TRANSMISSIONS COMPLETE CAR CARE CENTERS BUMPER TO BUMPER AUTOMOTIVE SERVICES

POWERS TRANSMISSIONS & COMPLETE CAR CARE CENTERS ARE LOCALLY OWNED AND OPERATED. THIS CLASS A FAMILY-OWNED BUSINESS HAS BEEN SERVICING THE LEXINGTON AREA AND SURROUNDING COMMUNITIES SINCE 1977. THEY HAVE THREE AREA LOCATIONS, AND EACH LOCATION IS DEDICATED TO DIAGNOSING AND RESOLVING YOUR AUTOMOTIVE NEEDS, WITH PROMPTNESS AND ACCURACY.

MORE THAN JUST TRANSMISSIONS, POWERS TRANSMISSION & COMPLETE CAR CARE CENTER IS CENTRAL KENTUCKY'S PREMIER AUTO REPAIR FACILITY. THEY CAN TAKE CARE OF ALL THE ISSUES UNDER ONE ROOF. FROM GENERAL MAINTENANCE LIKE BRAKES, OIL CHANGES AND SUSPENSION SERVICE TO TRANSMISSION REBUILDING, ENGINE REBUILDING EVEN RESTORATION PROJECTS AND HIGH-PERFORMANCE APPLICATIONS THE *ONE STOP AUTO SHOP*. NO JOB TOO BIG OR SMALL.

**OVER 46 YEARS OF SUCCESSFULLY
SERVICING CENTRAL KENTUCKY.
*CONTACT TODAY FOR A GREAT
INVESTMENT OPPORTUNITY***