



THE GIBSON COMPANY

COMMERCIAL REAL ESTATE SERVICES

921 WINCHESTER RD
707 LANE ALLEN RD
3018 LEXINGTON RD

POWERS
TRANSMISSIONS

“REAL ESTATE FOR SALE & INVESTMENT
OPPORTUNITY IN CENTRAL KENTUCKY”

3.74 ACRES +/-
LEASE BACK TERMS TO
BE NEGOTIATED

“3 GREAT LOCATIONS IN CENTRAL KENTUCKY
OVER 46 YEARS OF SERVICE”

POWERS
TRANSMISSIONS

WE DOWNSIZE TO BLOOMFIELD AUTOMOTIVE SERVICES

WE CAN BE ANYWHERE

• PRICE • REBUILDS • RECONDITION • AT • REBUILT • ELECTRICAL

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Christa Collins – CCIM

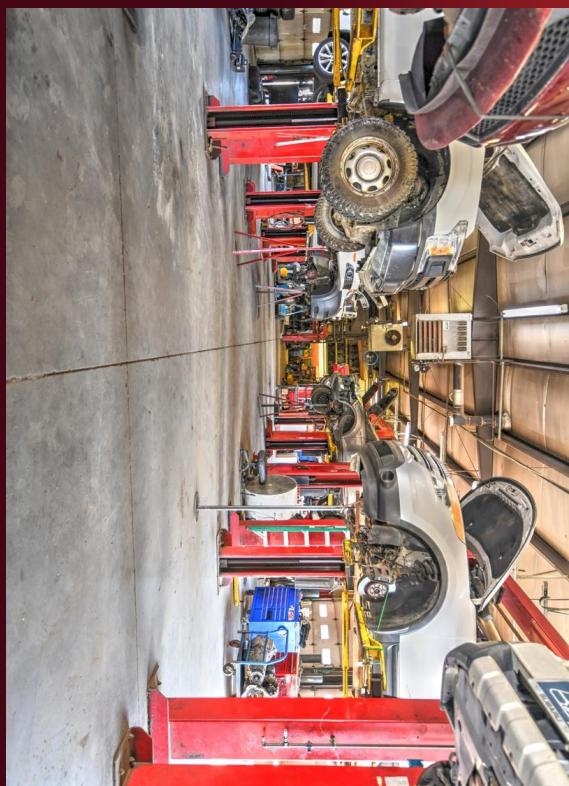
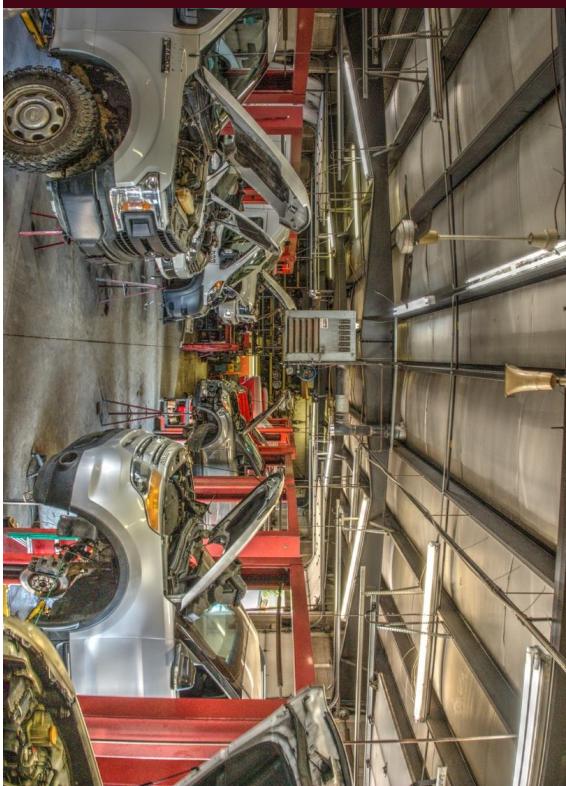
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Employment Overview
707 Lane Allen Rd, Lexington, Kentucky, 40504 (3 miles)
707 Lane Allen Rd, Lexington, Kentucky, 40504
Ring of 3 miles

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

Prepared by Esri
Latitude: 38.02770
Longitude: -84.53526

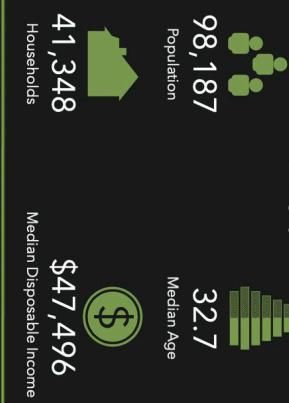
Employment Overview

707 Lane Allen Rd, Lexington, Kentucky, 40504

Ring of 3 miles



KEY FACTS



EMPLOYMENT



Source: This infographic contains data provided by Esri (2024, 2029), Esri Data Axle (2024), Esri-MRI Summons (2024), ACS (2018-2022).

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esri
THE SCIENCE OF WHERE®

921 & 927 WINCHESTER RD, LEXINGTON KY 40505

2.8 MILES FROM I-75

1.5 MILES FROM DOWNTOWN LEXINGTON
1.8 MILES FROM UNIVERSITY OF KENTUCKY

Lexington Discount
Used Tires
Tire shop

POWERS
TRANSMISSIONS

Powers Transmissions
Complete Car & Auto...



Charlie's Seafood &
Carry-Out Restaurant
Seafood

Big Kahuna's
Hawaiian BBQ

Squeegee 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

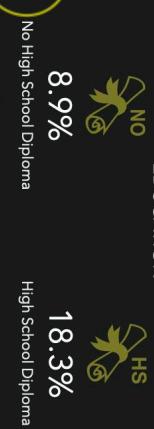
Employment Overview

921 Winchester Rd, Lexington, Kentucky, 40505

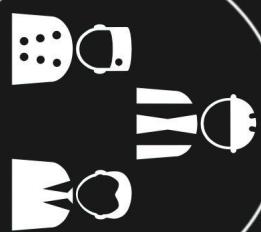
INCOME



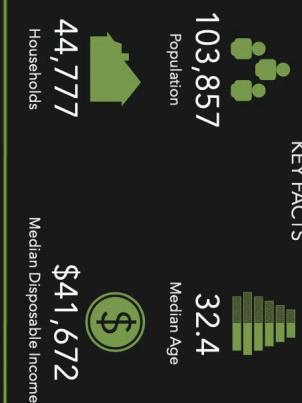
EDUCATION



BUSINESS



EMPLOYMENT



COMMUTERS



Source: This infographic contains data provided by Esri (2024, 2029), Esri Data Adode (2024), Esri-Nielsen Simmons (2024), ACS (2018-2022), and Esri (2024).

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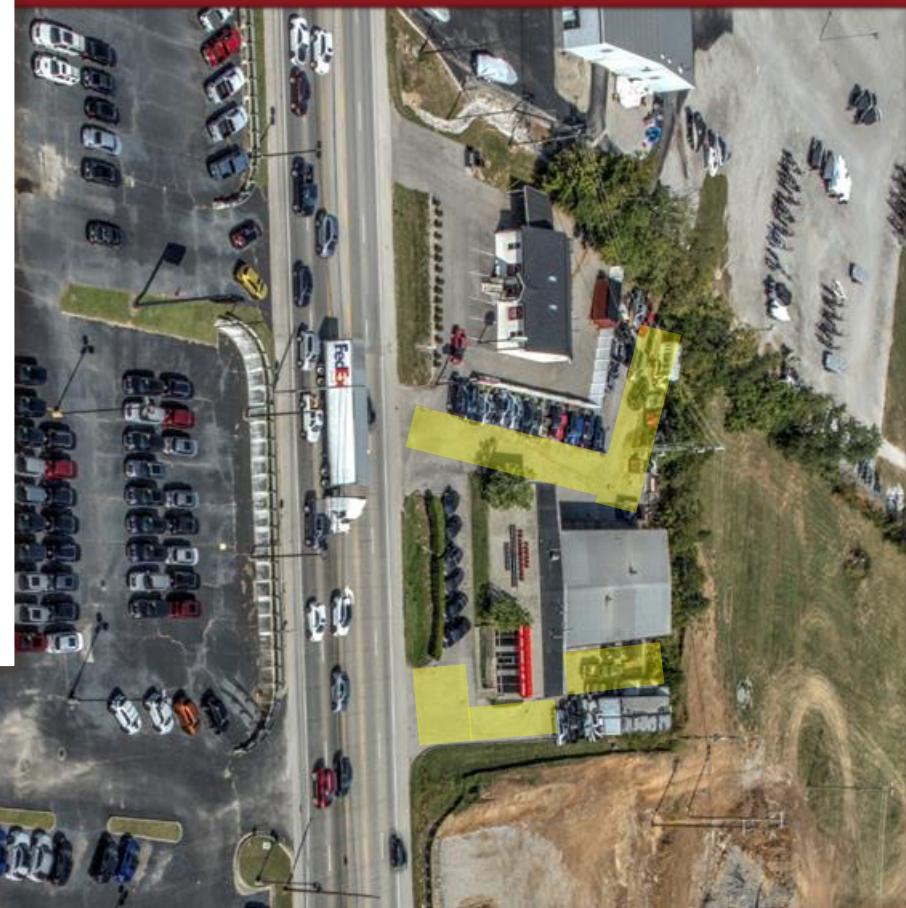
THE SCIENCE OF WHERE™

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 +/-**

3018 LEXINGTON RD, NICHOLASVILLE KY 40356 DEMOGRAPHICS & TRAFFIC INFORMATION

Prepared by Esri
Latitude: 37.93034
Longitude: -84.54888

Employment Overview

3018 Lexington Rd, Nicholasville, Kentucky, 40356

EDUCATION

NO HS

7.9% No High School Diploma

HS

18.4% High School Diploma

42.1% Bachelor's/Grad/Prof Degree

28.1% Some College/Associate's Degree

INCOME

 \$85,070 Median Household Income

 \$44,200 Per Capita Income

 \$299,613 Median Net Worth

BUSINESS

 868 Total Businesses

 8,206 Total Employees

KEY FACTS

 19,422 Population

 38.4 Median Age

 7,303 Households

 \$68,234 Median Disposable Income

EMPLOYMENT

 17.9% Blue Collar

 67.5% White Collar

 14.6% Services

 3.6% Unemployment Rate



14.2%
Spend 7+ hours
commuting to and from
work per week



76.7%
Drive Alone to Work

Source: This infographic contains data provided by Esri (2024, 2029), Esri Data Axle (2024), Esri MarketSim (2024), ACS (2018-2022), and Esri (2024)



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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*

