

CURÖ • BRKG

802 EAST BRANNON RD, NICHOLASVILLE, KY 40356

NEW
CONSTRUCTION
FOR LEASE




THREE SUITES AVAILABLE + OUTLOT
(2) - 2,122 SF (1) - 3,220 SF (BTS)

CURÖ • BRKG

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ABOUT THE PROPERTY

 INFORMATION PROVIDED BY US CENSUS 2023	1 MILE	3 MILES	5 MILES
POPULATION	2,322	62,893	143,089
HOUSEHOLDS	890	26,974	61,664
HOUSEHOLD MEDIAN INCOME	\$127,098	\$88,067	\$84,985
TOTAL BUSINESSES	20	1,284	4,194

- » THREE SUITES AVAILABLE (2) 2,122 SF & (1) - 3,220 SF (BUILD TO SUIT) + OUTLOTS
- » FUTURE ROAD EXPANSION ON W BRANNON TO INCREASE GROWTH & DEMAND FOR AREA
- » LOCATED JUST OUTSIDE LEXINGTON
- » 6 MILES FROM THE UNIVERSITY OF KENTUCKY (29,800 ENROLLED)
- » NEAR MAJOR REGIONAL TRAFFIC CORRIDOR (US-27) WITH A COMBINED 54,007 VPD
- » SURROUNDED BY 221 RESIDENTIAL LOT NEIGHBORHOOD AND 215 LUXURY APARTMENTS



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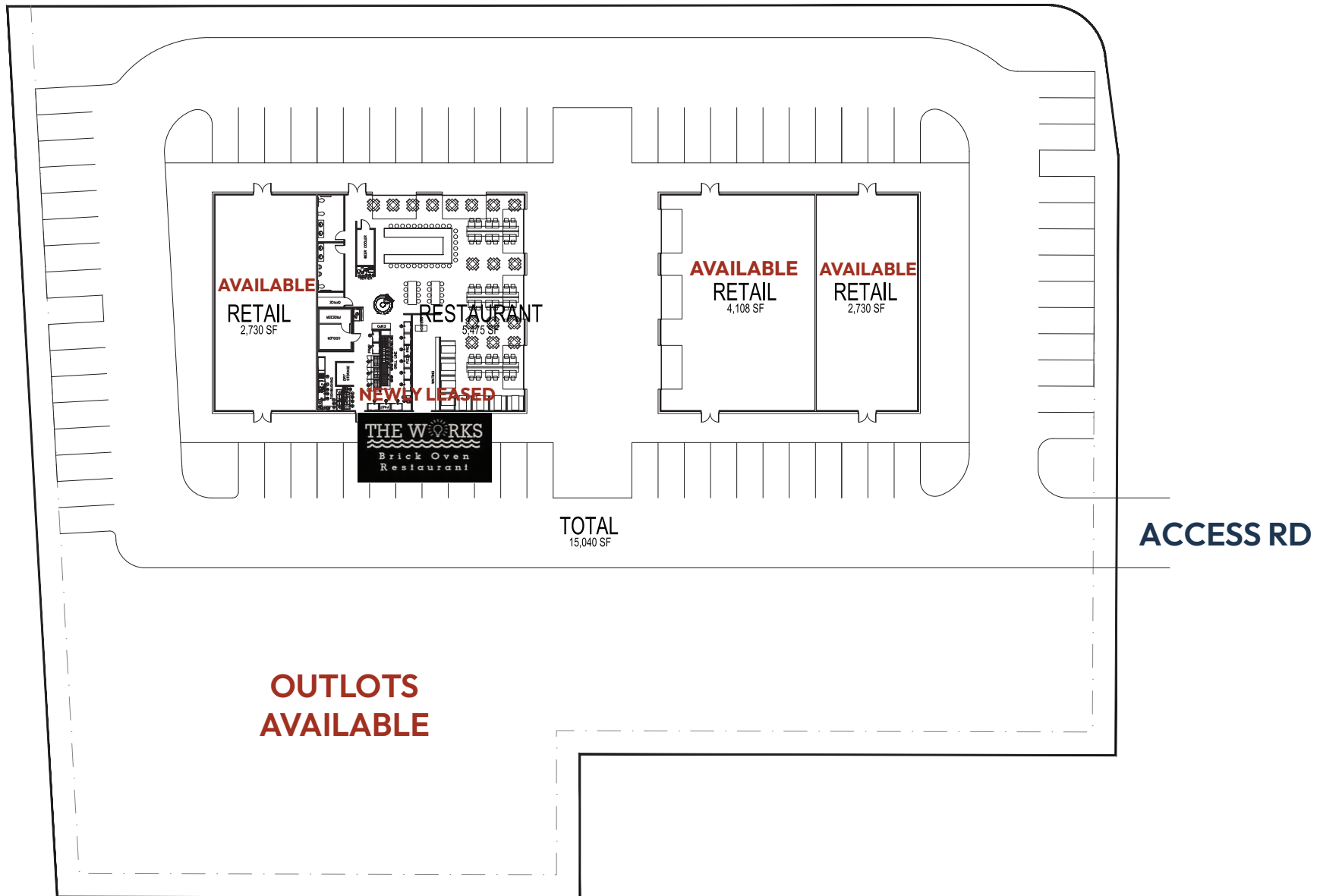
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SITE PLAN

E BRANNON RD



5,000 ADT



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MARKET AERIAL



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