

FOR LEASE

Stand-Alone Medical Office Opportunity FOR LEASE

1360 WEST FIFTH STREET

London, KY 40471



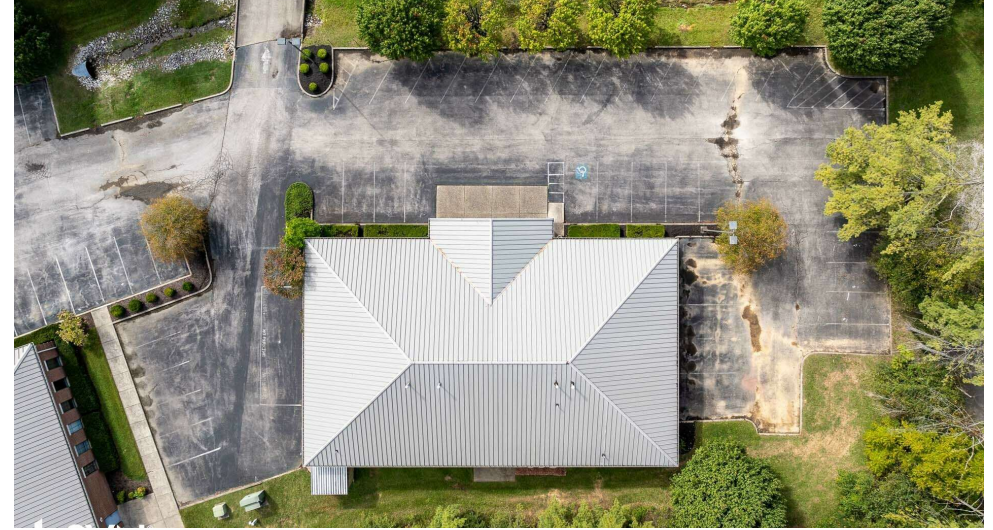
PRESENTED BY:

WADE HAGA, CCIM

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PROPERTY SUMMARY



360° VIRTUAL TOUR

OFFERING SUMMARY

LEASE RATE:	\$16.50 SF/yr (NNN)
AVAILABLE SF:	6,000 SF
PARKING	6 Spaces per 1,000 SF
ZONING	C-2
YEAR BUILT	1993

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PROPERTY DESCRIPTION

SVN Stone Commercial Real Estate is pleased to present a stand-alone medical office opportunity located 0.5 miles from I-75 in London, KY. This property features plenty of parking (6.0 spaces per 1,000 sf) and building signage availability. The building contains a large waiting room, six restrooms, two nurses stations, and plumbed exam rooms, making it a highly suitable option for any healthcare service looking to establish or expand their presence in the area.

For more information please contact Wade Haga, CCIM at wade.haga@svn.com

PROPERTY HIGHLIGHTS

- Floor plan and virtual walk-through available
- Stand-alone medical office opportunity
- 36 parking spaces / 6.0 spaces per 1,000 sf
- Signage availability
- Easy access to New Circle Rd, I-75

PROPERTY AERIAL



Stand-Alone Medical Office Opportunity FOR LEASE

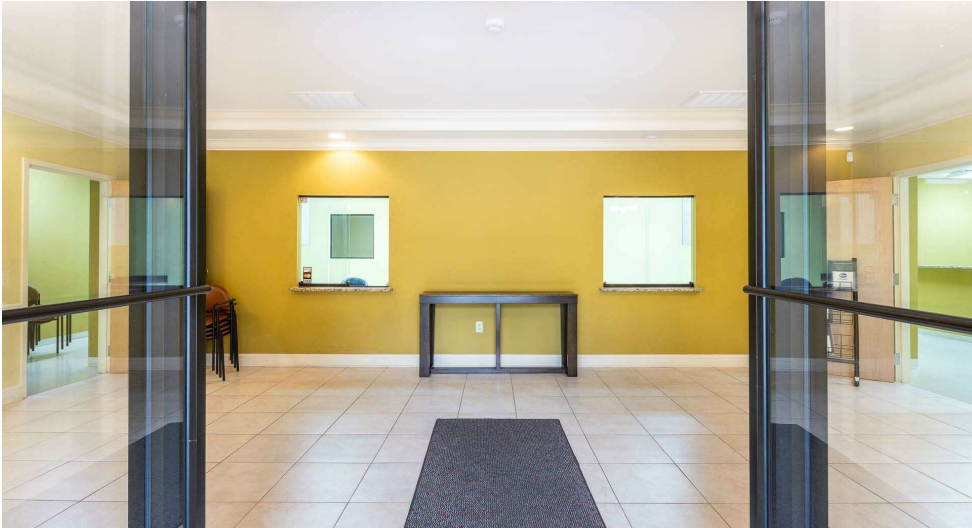
1360 West Fifth Street
London, KY 40741

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INTERIOR PHOTOS



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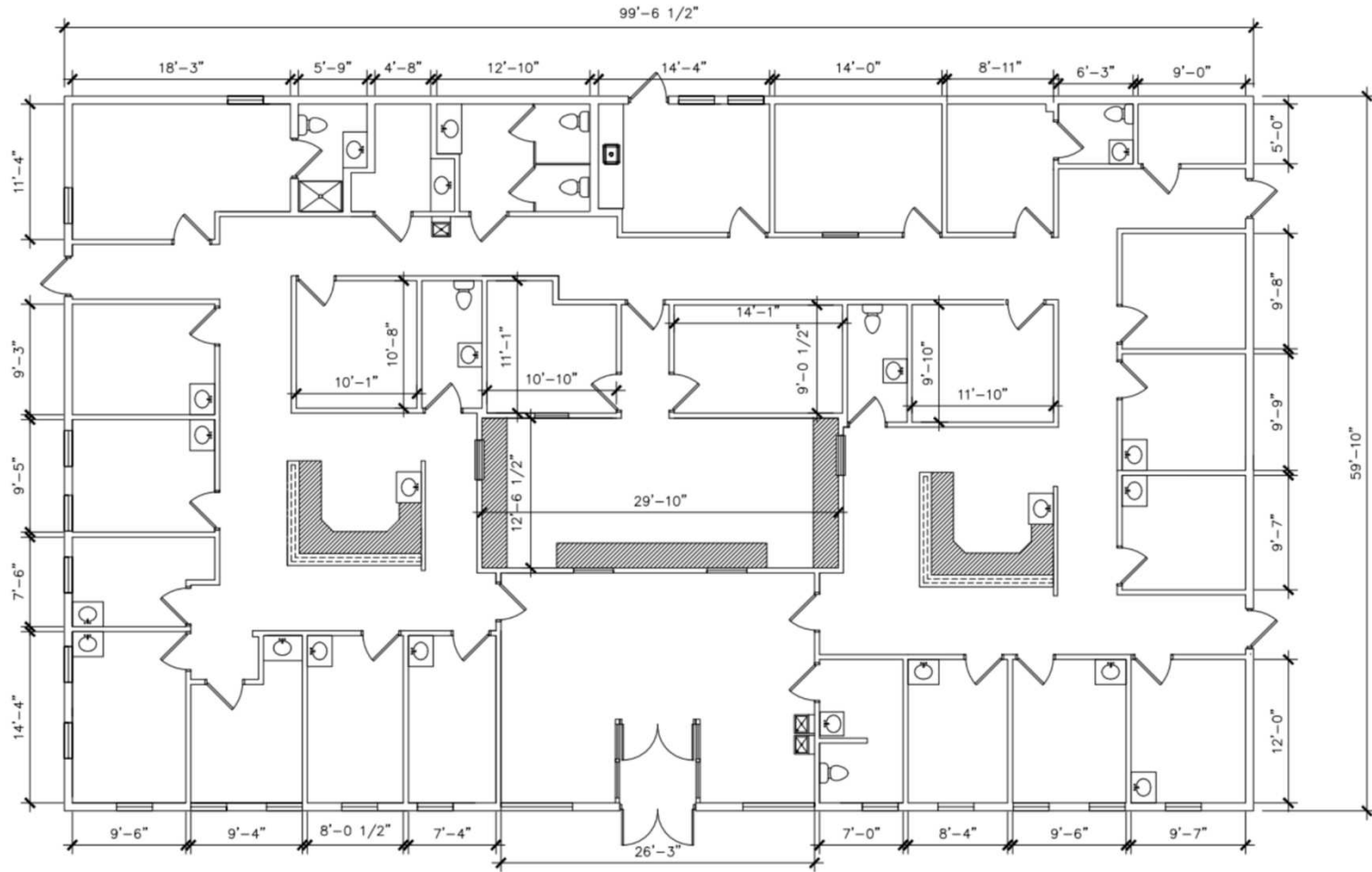


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FLOOR PLAN



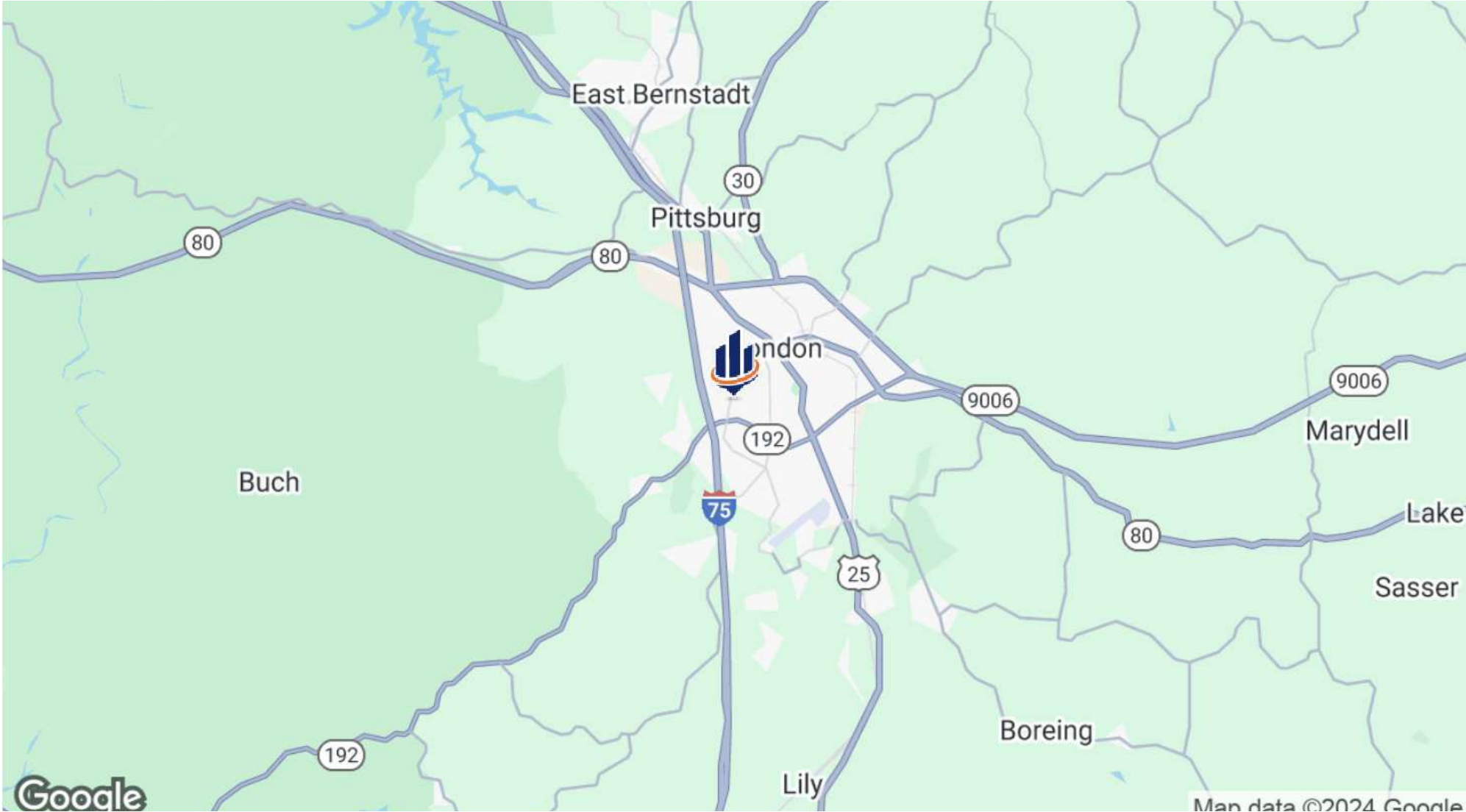
1360 W 5th St London, KY 40741
DATE 09.17.24

FLOOR PLAN
SCALE: 1/8"=1'-0"

BR DESIGN CO.
INTERIOR DESIGN

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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

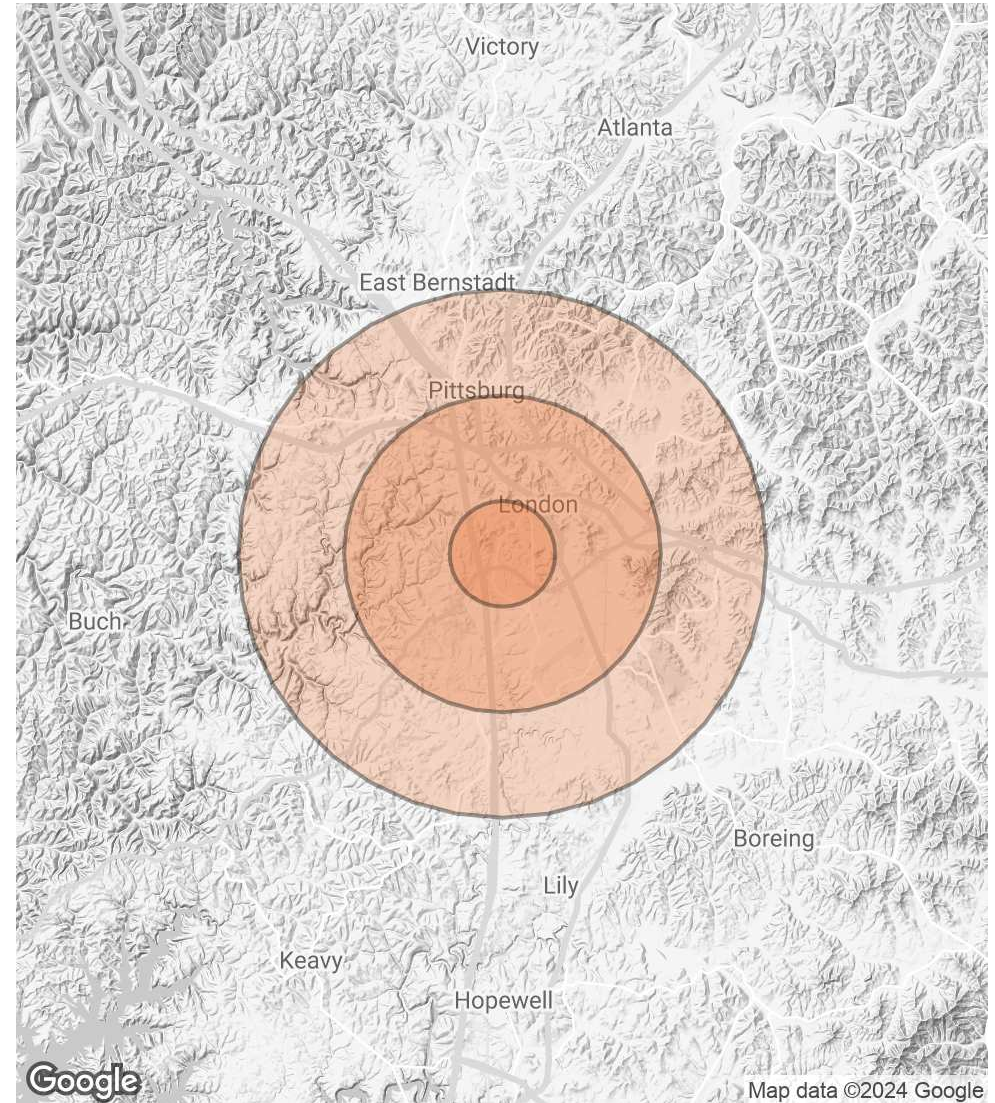
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,917	15,900	28,103
AVERAGE AGE	43	42	41
AVERAGE AGE (MALE)	40	40	40
AVERAGE AGE (FEMALE)	45	43	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,210	6,524	11,022
# OF PERSONS PER HH	2.4	2.4	2.5
AVERAGE HH INCOME	\$71,898	\$75,787	\$75,364
AVERAGE HOUSE VALUE	\$216,969	\$221,895	\$208,328

Demographics data derived from AlphaMap



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