

LEASING OPPORTUNITY

2040 REGENCY ROAD

Lexington, Kentucky



OPPORTUNITIES

- * 3 Office Suites available.
- * Located just off of Nicholasville Road in the Southland corridor.



**Equity
Management
Group, Inc.**

All information furnished is from sources deemed reliable. No warranty or representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes of availability, price, rental or other conditions.

Leasing Representative: Jason Taylor

jtaylor@equity-management.com

Phone: (859) 266-1414 * Cell: (502) 472-7546 * Fax: (859) 266-6612
Equity Management Group * 840 East High Street * Lexington, KY 40502

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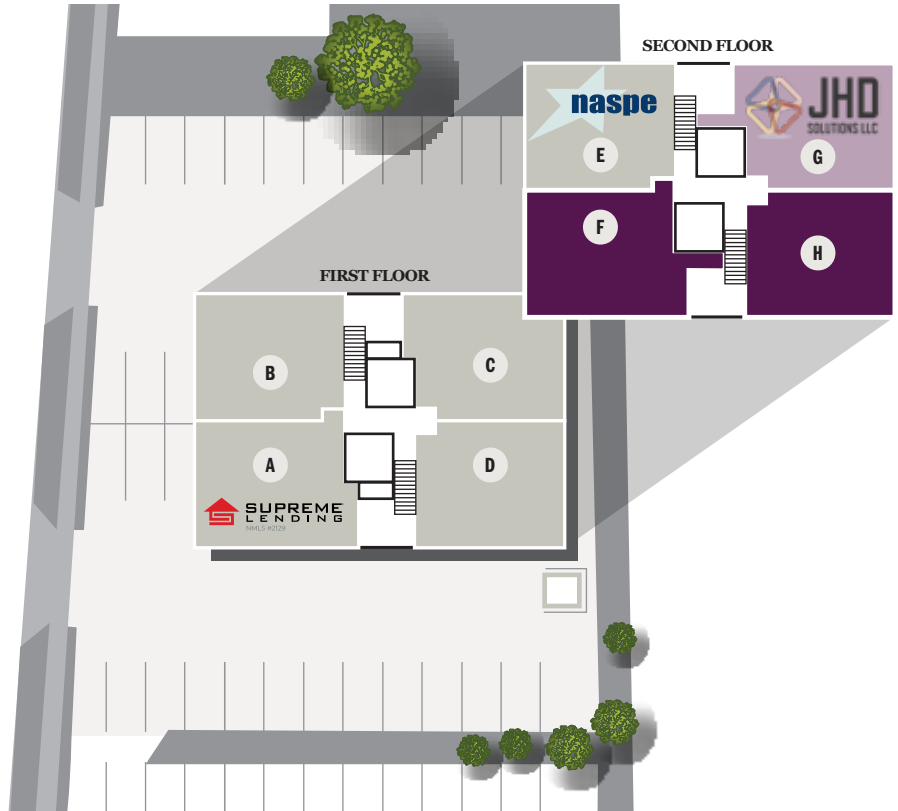
Lexington, Kentucky

A Supreme Lending, LLC.
B Elite Insurance Solutions
C Wexford Property Group
D Wexford Property Group
E National Association of
State Personnel Executives

F Available 756 SF
G JHD Solutions, LLC 700 SG
H Available 700 SF
Total GLA: 6,580 SF

Regency Road

Regency Circle



PROPERTY SPECIFICS

Total Land Area: 0.38 Acres
Zoning: P-1
Total Retail: 6,580 Sq. Ft.
Traffic Counts: 12,250
Parking Spaces: 32

PROPERTY ADVANTAGES

- * Building has secure access with 24 hr entry.
- * Landlord provides all utilities except internet and phone.

LOCATION

- * Conveniently located on Regency Road near the high traffic corner of Southland Drive and Nicholasville Road.

Strong and Growing Demographics:

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population Estimates:	10,356	125,206	248,063
Average Household Income:	\$77,123	\$72,829	\$73,079
Average Household Value:	\$227,415	\$254,012	\$231,991

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