

## LEASING OPPORTUNITY

# 2040 REGENCY ROAD

Lexington, Kentucky



## OPPORTUNITIES

- \* 4 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**

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Equity Management Group \* 840 East High Street \* Lexington, KY 40502

# LEASING OPPORTUNITY

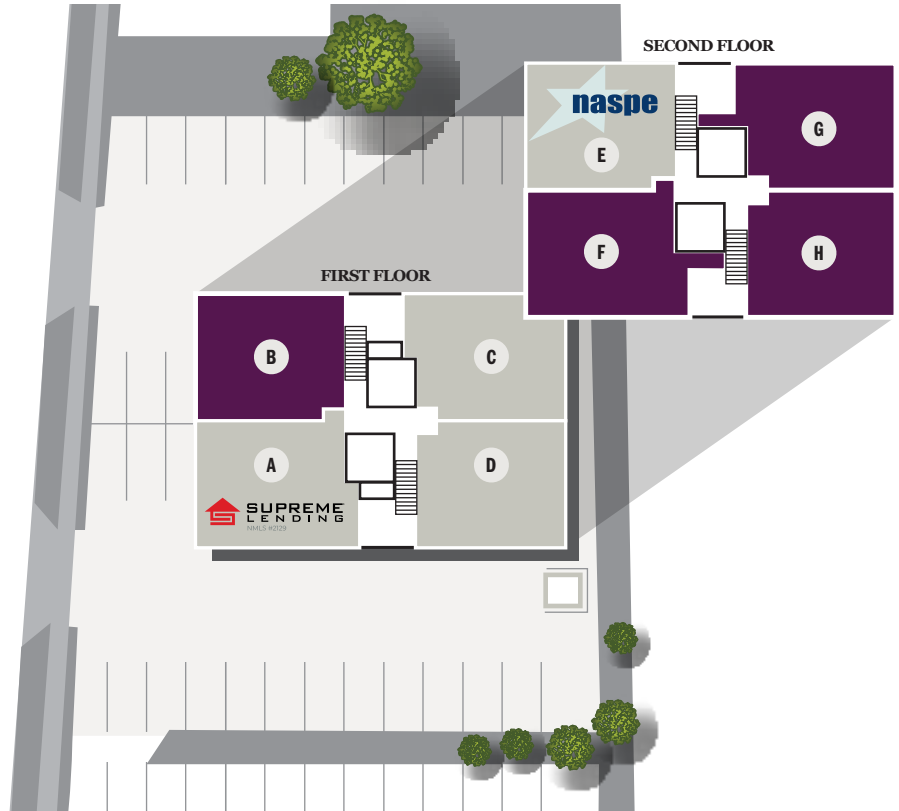
## 2040 REGENCY ROAD

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|            |                                                    |          |
|------------|----------------------------------------------------|----------|
| A          | Supreme Lending, LLC.                              |          |
| B          | Available                                          |          |
| C          | Wexford Property Group                             |          |
| D          | Wexford Property Group                             |          |
| E          | National Association of State Personnel Executives |          |
| F          | Available                                          | 756 SF   |
| G          | Available                                          | 700 SG   |
| H          | Available                                          | 700 SF   |
| Total GLA: |                                                    | 6,580 SF |

Regency Road

Regency Circle



### PROPERTY SPECIFICS

|                         |               |
|-------------------------|---------------|
| <b>Total Land Area:</b> | 0.38 Acres    |
| <b>Zoning:</b>          | P-1           |
| <b>Total Retail:</b>    | 6,580 Sq. Ft. |
| <b>Traffic Counts:</b>  | 12,250        |
| <b>Parking Spaces:</b>  | 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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