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FOR LEASE

# Southland Drive Retail Opportunity

364 SOUTHLAND DRIVE | LEXINGTON, KY 40503



# PROPERTY SUMMARY



## PROPERTY HIGHLIGHTS

- 1800 square foot vacancy, only vacancy in center
- Surrounded by several retailers including restaurant, coffee, soft goods, and service based
- Located in "Lexington's first shopping center" of Southland Drive
- Potential of Retail or Professional Office Space

## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$18.00 SF/yr (NNN)
<b>AVAILABLE SF:</b>	1,800 SF

## PROPERTY DESCRIPTION

SVN Stone Commercial Real Estate is pleased to announce the upcoming vacancy of 1,800 square feet on Southland Drive

Southland Drive is known as "Lexington's first shopping center" and has continued to blossom in recent years with it's strategic positioning between a plethora of schools, residential, grocery stores, and locally and nationally owned businesses. This space is located between several restaurants, a coffee shop, soft goods, and serviced based retailers and anchored by Winchells Restaurant, driving a steady flow of traffic from morning to evening.

For more information please contact Weston Lockhart at [weston.lockhart@svn.com](mailto:weston.lockhart@svn.com) // 859.317.3538. or Nathan Dilly at [nathan.dilly@svn.com](mailto:nathan.dilly@svn.com) // 859.420.5492.

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For marketing purposes only,  
exact locations not warranted

**Southland Drive  
Retail Space Available  
FOR LEASE**

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**364 Southland Drive,  
Lexington, KY 40503  
1,800 SF Available**

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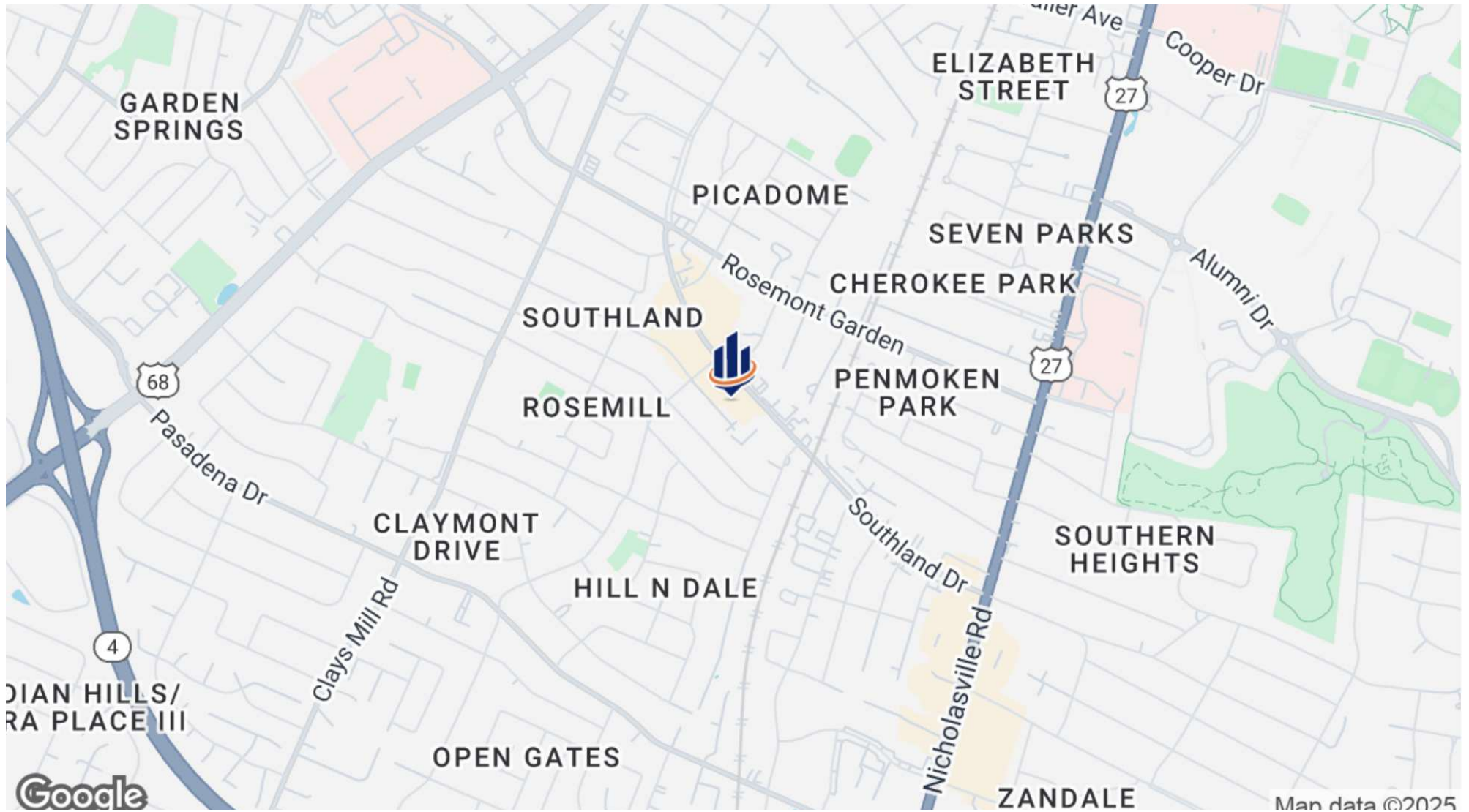
**ADDITIONAL PHOTOS**



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# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.3 MILES 0.5 MILES 1 MILE

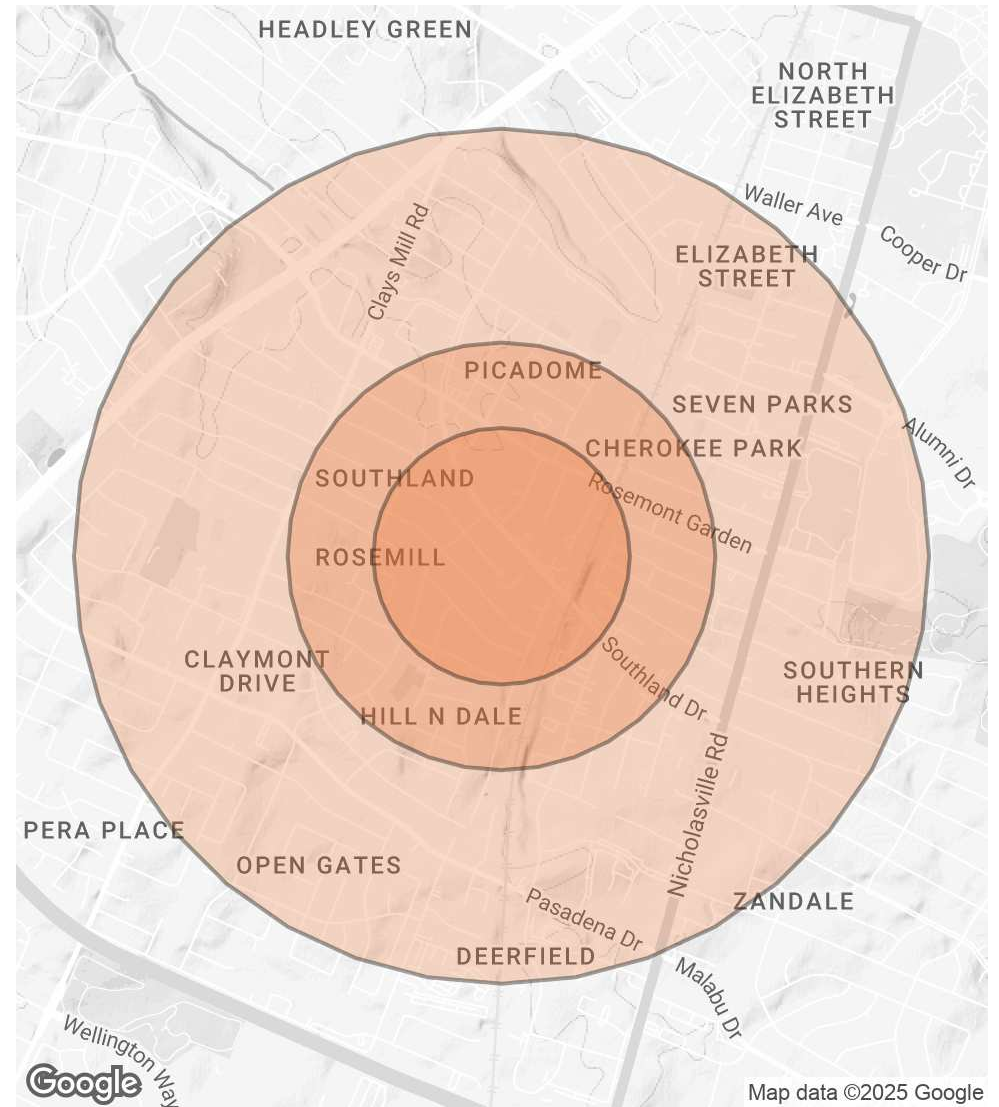
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	624	3,079	11,013
AVERAGE AGE	42	41	41
AVERAGE AGE (MALE)	40	39	39
AVERAGE AGE (FEMALE)	43	42	42

## HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	277	1,388	5,038
# OF PERSONS PER HH	2.3	2.2	2.2
AVERAGE HH INCOME	\$101,038	\$98,043	\$93,287
AVERAGE HOUSE VALUE	\$273,018	\$284,993	\$308,821

Demographics data derived from AlphaMap



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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