

CURŌ•BRKG

802 E BRANNON RD
NICHOLASVILLE, KY 40356

NEW
CONSTRUCTION
FOR LEASE



TWO SUITES REMAIN
(1) - 2,750 SF (1) - 3,000 SF

CURŌ•BRKG

ROB BLUNDRED | ROB@CUROBRKG.COM | 513.236.0245 | CUROBRKG.COM
JOSH NIEDERHELMAN | JOSH@CUROBRKG.COM | 513.200.9462

©2026 CURO BRKG. All rights reserved. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CURO BRKG and the CURO BRKG logo are service marks of CURO BRKG. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

ABOUT THE PROPERTY

	3 MILES	5 MILES	7 MILES
Population	61,139	138,649	261,966
Households	26,548	59,220	109,186
HH Median Income	\$68,355	\$73,903	\$69,937
Total Businesses	916	3,668	10,202
Total Employees	6,085	28,723	111,634

Information provided by STI Popstats 2024

- » Two suites remain:
 - » 3,000 SF & 2,750 SF
- » Middle Suite in Building 1: 1,200 SF (Leased)
- » 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 ADT; E Brannon Rd - 12,727 ADT(2024)
- » Surrounded by 221 residential lot neighborhood and 215 luxury apartments



CURO · BRKG

ROB BLUNDRED | ROB@CUROBRKG.COM | 513.236.0245 | CUROBRKG.COM
 JOSH NIEDERHELMAN | JOSH@CUROBRKG.COM | 513.200.9462

©2026 CURO BRKG. All rights reserved. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CURO BRKG and the CURO BRKG logo are service marks of CURO BRKG. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

PROPERTY RENDERINGS

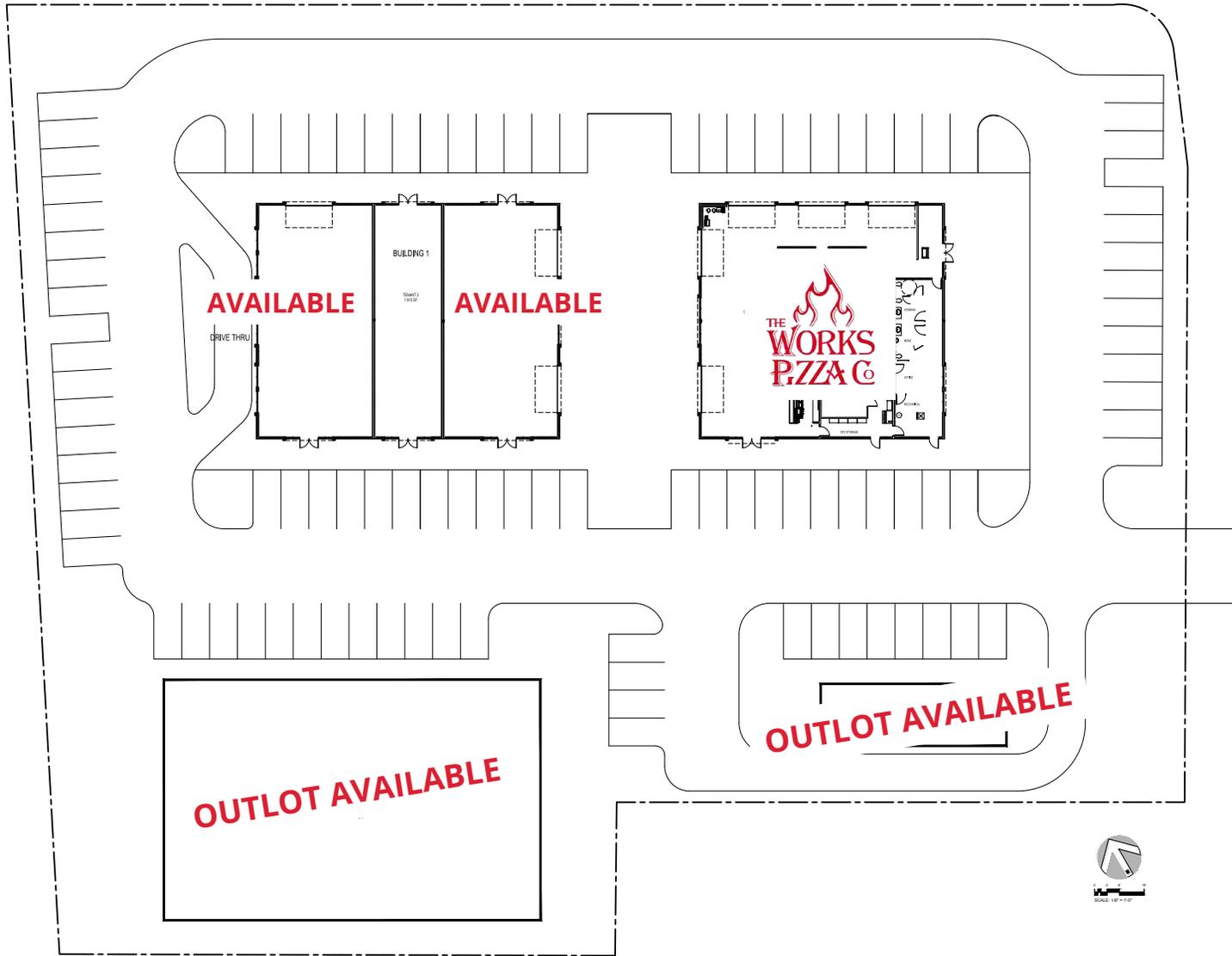


CURO.BRKG

ROB BLUNDRED | ROB@CUROBRKG.COM | 513.236.0245 | CUROBRKG.COM
JOSH NIEDERHELMAN | JOSH@CUROBRKG.COM | 513.200.9462

©2026 CURO BRKG. All rights reserved. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CURO BRKG and the CURO BRKG logo are service marks of CURO BRKG. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

E BRANNON RD - 12,727 ADT



AERIAL VIEW



39 PLANNED LOTS

157 PLANNED LOTS



LEXINGTON RD

E BRANNON RD



312 APARTMENTS
88 SINGLE FAMILY HOMES

221 LOTS

CURO.BRKG

ROB BLUNDRED | ROB@CUROBRKG.COM | 513.236.0245 | CUROBRKG.COM
JOSH NIEDERHELMAN | JOSH@CUROBRKG.COM | 513.200.9462

©2026 CURO BRKG. All rights reserved. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CURO BRKG and the CURO BRKG logo are service marks of CURO BRKG. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.