

LEASING OPPORTUNITY

540 MCKINNEY AVENUE

540 McKinney Avenue, Midway, KY 40347



OPPORTUNITIES

- * New Flex Units and Warehouses Available.
- * 1,500 - 15,000 SF Units Available.
- * Lease single or multiple spaces up to an entire warehouse.
- * Easy access to I-64.
- * Located about halfway between Lexington and Frankfort.

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.



**Equity
Management
Group, Inc.**

Agent: **Jason Taylor**

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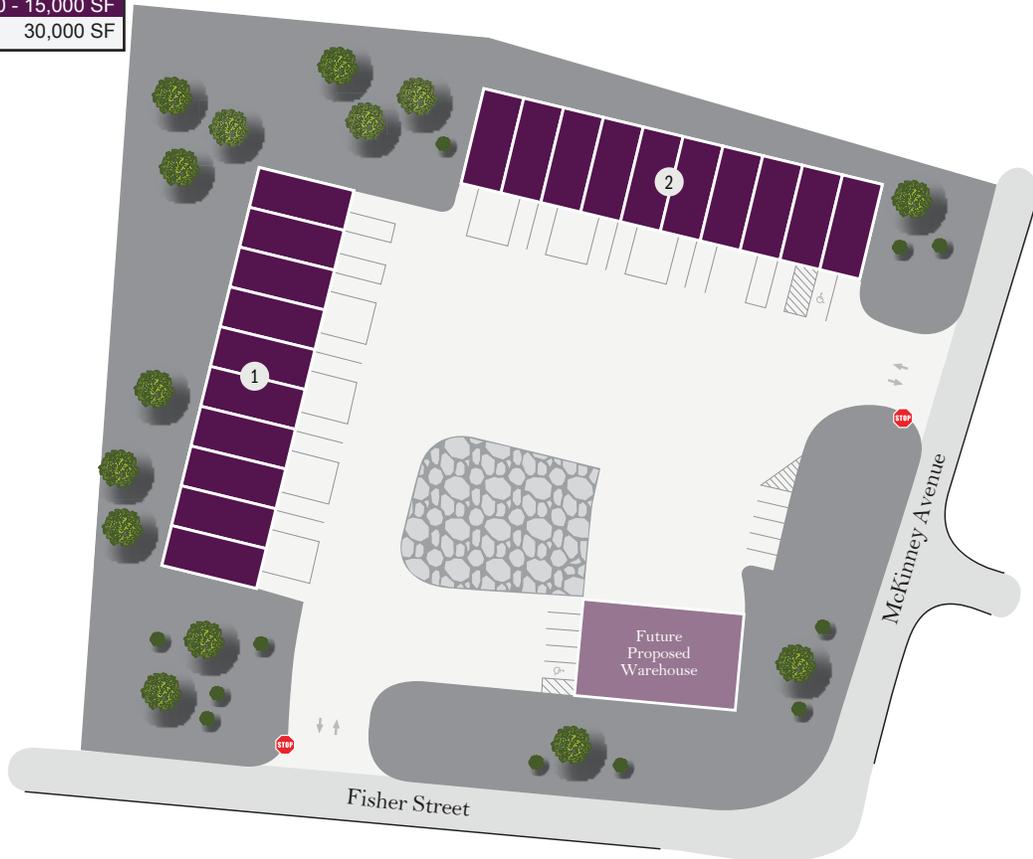
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Equity Management Group * 840 East High Street * Lexington, KY 40502

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1 Warehouse 1	1,500 - 15,000 SF
2 Warehouse 2	1,500 - 15,000 SF
Total GLA:	30,000 SF



PROPERTY SPECIFICS

Anchor Tenant(s):	TBD
Total Land Area:	4.59 Acres
Zoned:	I-1
Traffic Count:	40,551 1-64 at Georgetown Rd.

PROPERTY ADVANTAGES

New development of flex units and warehouse is being developed. Located just a quarter mile from I-64 and conveniently located about halfway between Lexington, Georgetown and Frankfort.

LOCATION

Located at: Ideally located in beautiful Woodford County right off the Georgetown Road exit along I-64, which sees traffic of over 40,551 vehicles per day.

Strong and Growing Demographics:

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population Estimates:	581	3,387	7,254
Average Household Income:	\$98,524	\$128,106	\$132,037
Estimated Number of Households:	212	1,224	2,569

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**SITE:
FLEX UNITS &
WAREHOUSES**



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