

For Sale

# Ruccio Pavilion



**220 Ruccio Way**  
Lexington, Fayette County, Kentucky, 40503

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**NAI Isaac**

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# Ruccio Pavilion

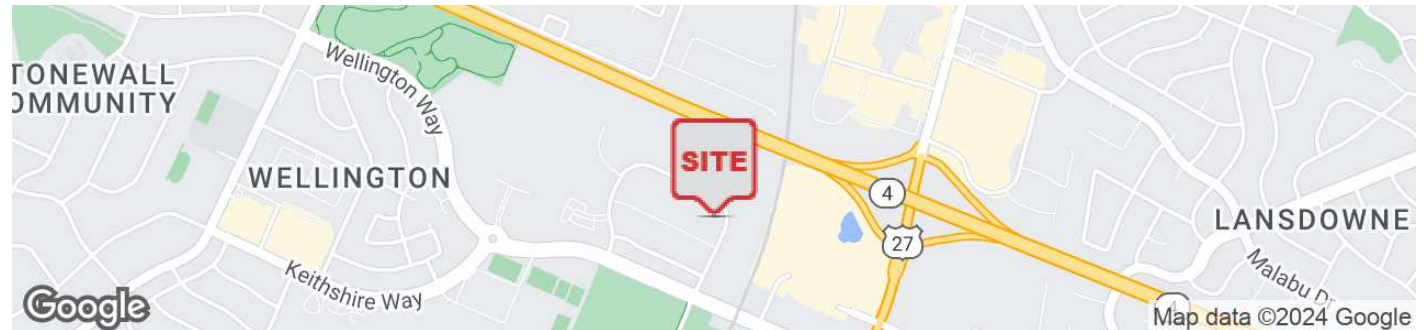
## Executive Summary



### Property Details

<b>Sale Price</b>	\$4,271,075
<b>NOI</b>	\$341,686
<b>Cap Rate</b>	8%
<b>Lot Size</b>	1.42 Acres
<b>Building Size</b>	17,649 SF
<b>Year Built</b>	2015
<b>Zoning</b>	B-6P
<b>Cross Streets</b>	Ruccio Way & Reynolds Road

### Location Map



### Demographics

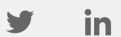
Total Households:  
Total Population:  
Average HH Income:  
Median HH Income:

	1 Mile	3 Miles	5 Miles
Total Households:	3,511	48,579	97,210
Total Population:	7,817	114,798	231,877
Average HH Income:	\$68,651	\$82,906	\$77,305
Median HH Income:	\$53,565	\$58,362	\$52,745



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## Complete Highlights

### PROPERTY HIGHLIGHTS

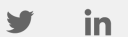
- Ruccio Pavilion is a +/-17,649 SF shadow retail center to Meijer on +/-1.42 AC
- Adjacent to Meijer on Ruccio Way
- +/-100% occupancy with all tenants OPEN and paying rent
- Ample parking: +/-71 spaces (4.02 spaces: 1,000 SF)
- Close proximity to Fayette Mall, the highest volume mall in the region, Target, The Mall at Lexington Green, a Class A office space complex of +/-160,000 SF and Embassy Suites Hotel
- Ruccio Pavilion is home to Mr. Brews Taphouse, Commonwealth Dentistry, Aqua-Tots Swim School, Thomas Sewing Center and Cuts & Paste Craft Studio
- Multiple access points on Ruccio Way
- Net Operating Income: \$341,686
- Sale Price: \$4,271,075
- Cap Rate: 8%



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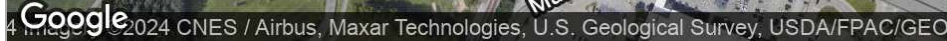
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# Ruccio Pavilion

# Location Maps



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# Aerial Photographs



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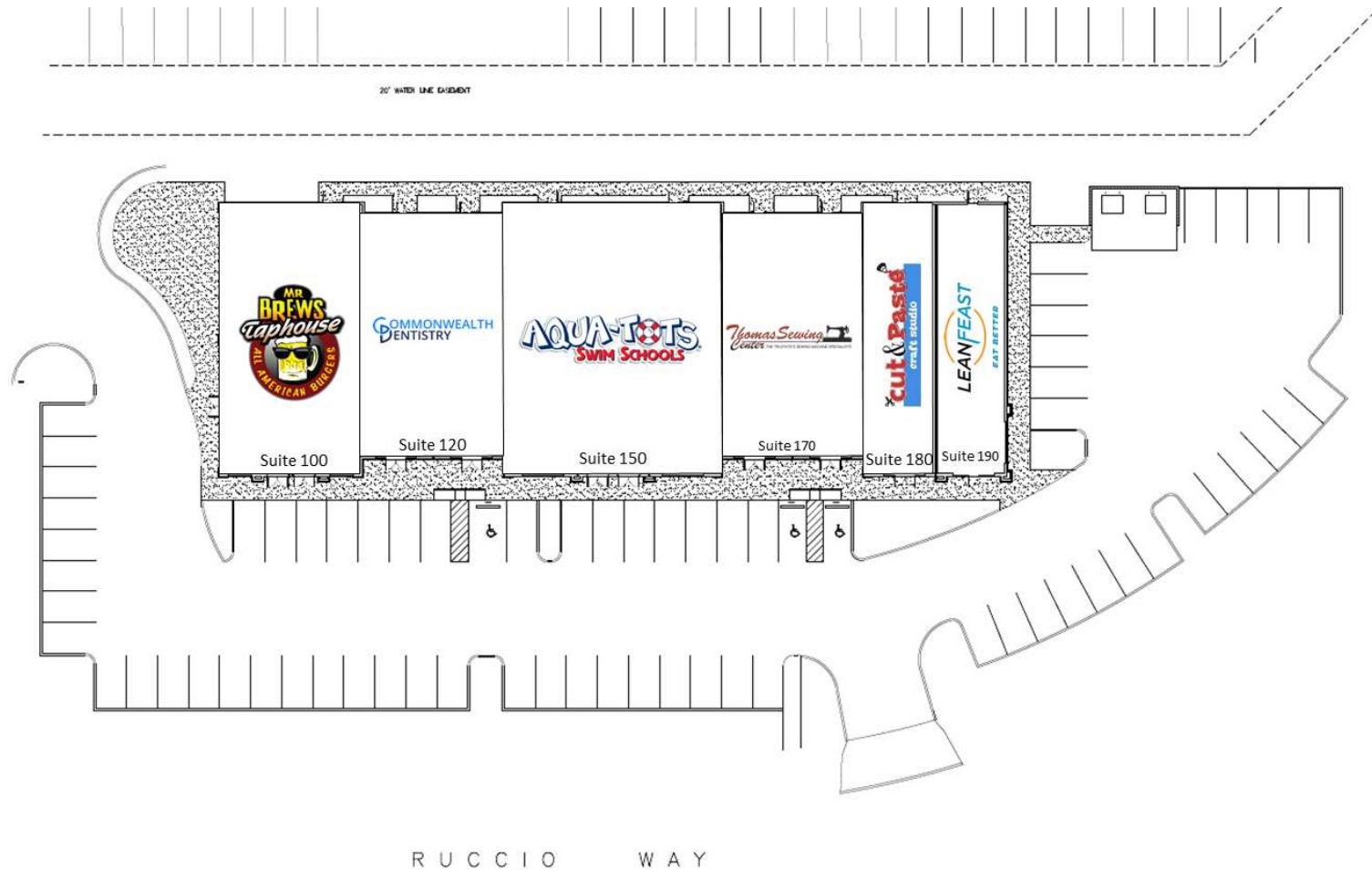




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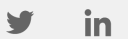
## Site Plan



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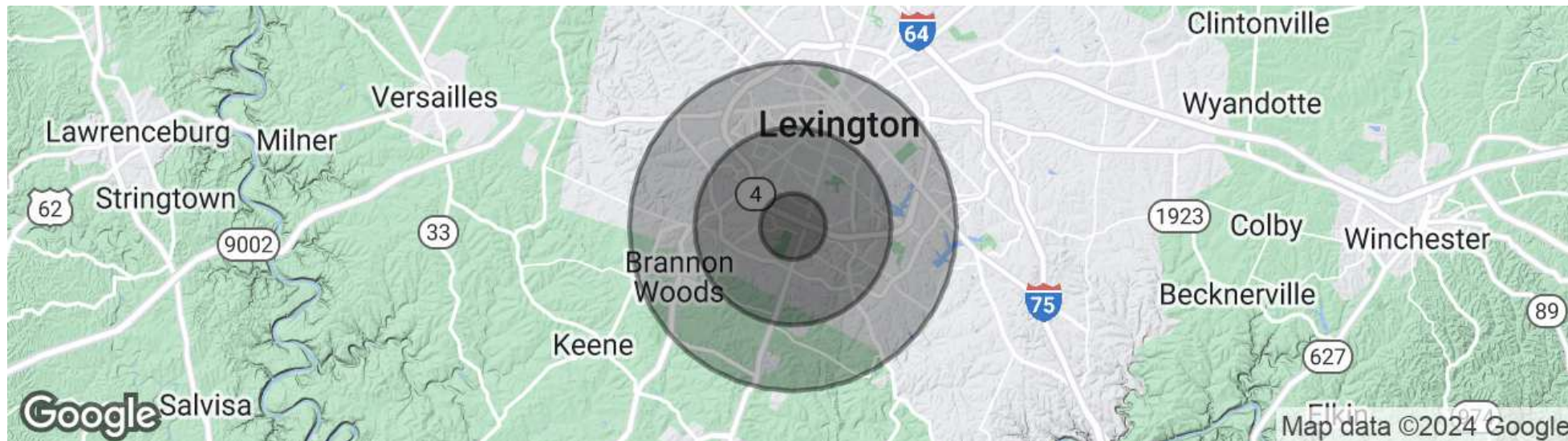
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## Demographics Map & Report



### POPULATION

	1 MILE	3 MILES	5 MILES
Total population	7,817	114,798	231,877
Median age	37.4	36.1	34.9
Median age (Male)	35.7	34.4	33.7
Median age (Female)	38.8	37.5	36.1

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,511	48,579	97,210
# of persons per HH	2.3	2.3	2.3
Average HH income	\$68,651	\$82,906	\$77,305
Average house value	\$142,146	\$222,833	\$250,755

\* Demographic data derived from 2020 ACS - US Census



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