

For Ground Lease

South Broadway Corner Lot

0.75 Acres | Negotiable



South Broadway Corner Lot

1200 South Broadway & 355 American Avenue
Lexington, Kentucky 40504

Property Highlights

- +/- .22 acre zoned B-1 and .5349 acre zoned R-1D for ground lease
- Located on the corner of South Broadway Avenue across from Lexington Clinic's main campus near CHI Saint Joseph Health Hospital and University of Kentucky
- Ideal for restaurant, retail, medical or service users
- Secondary access from American Avenue
- +/- 34,186 VPD on South Broadway in front of site
- Nearby restaurants include Wendy's, First Watch Cafe, Buffalo Wild Wings, Zaxby's, Sonic & Jalapeno's
- Starting Rent: \$79,500 per year NNN
- Existing two-story 11,000 SF building can be utilized by Tenant if needed

OFFERING SUMMARY

Lease Rate	Negotiable
Lot Size	0.75 Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	19,923	\$40,790
2 Miles	63,291	\$60,441
3 Miles	112,560	\$71,446

For more information

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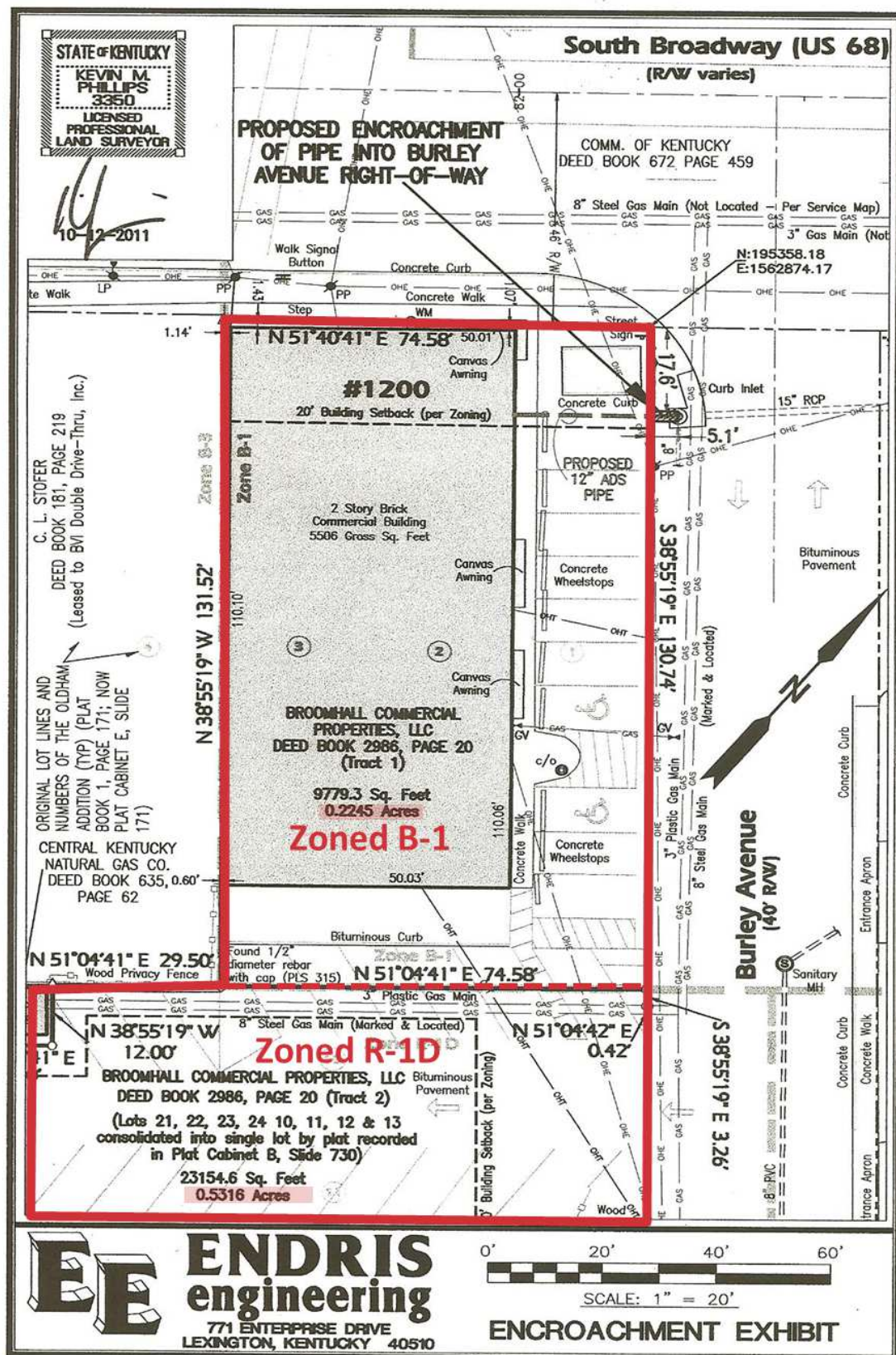
Commercial Real Estate Services, Worldwide.

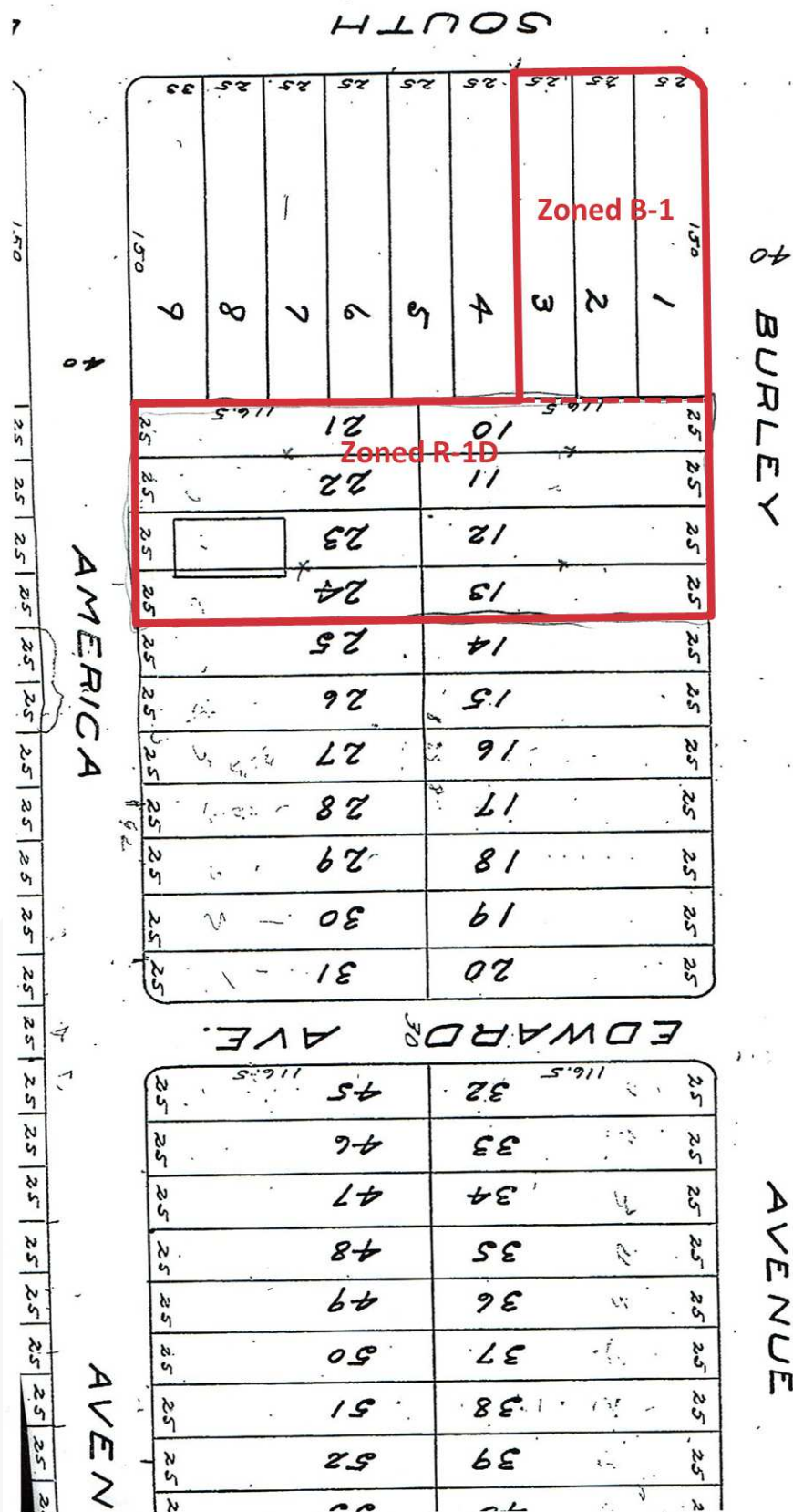
771 Corporate Drive, Suite 500

859 224 2000 tel

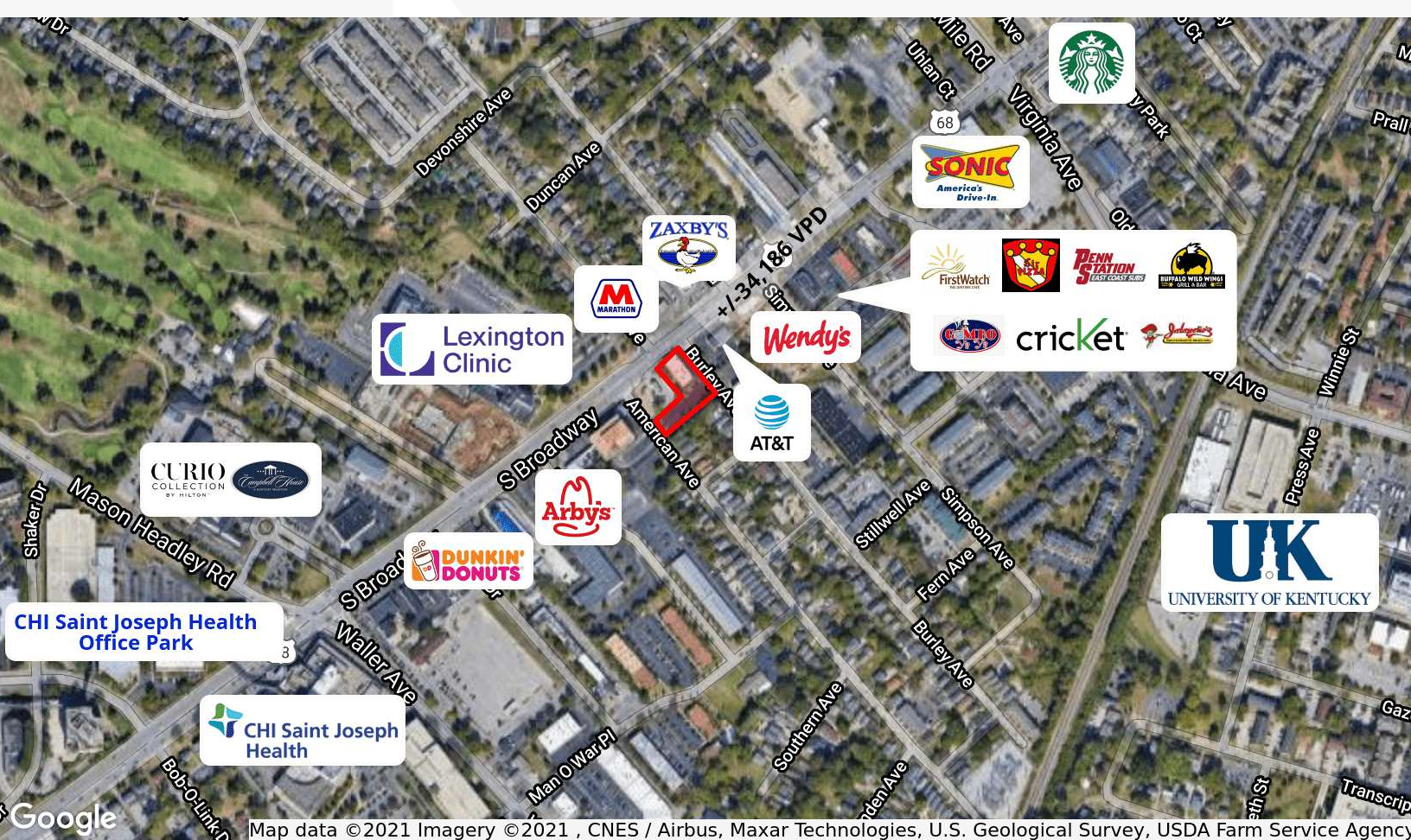
naiisaac.com



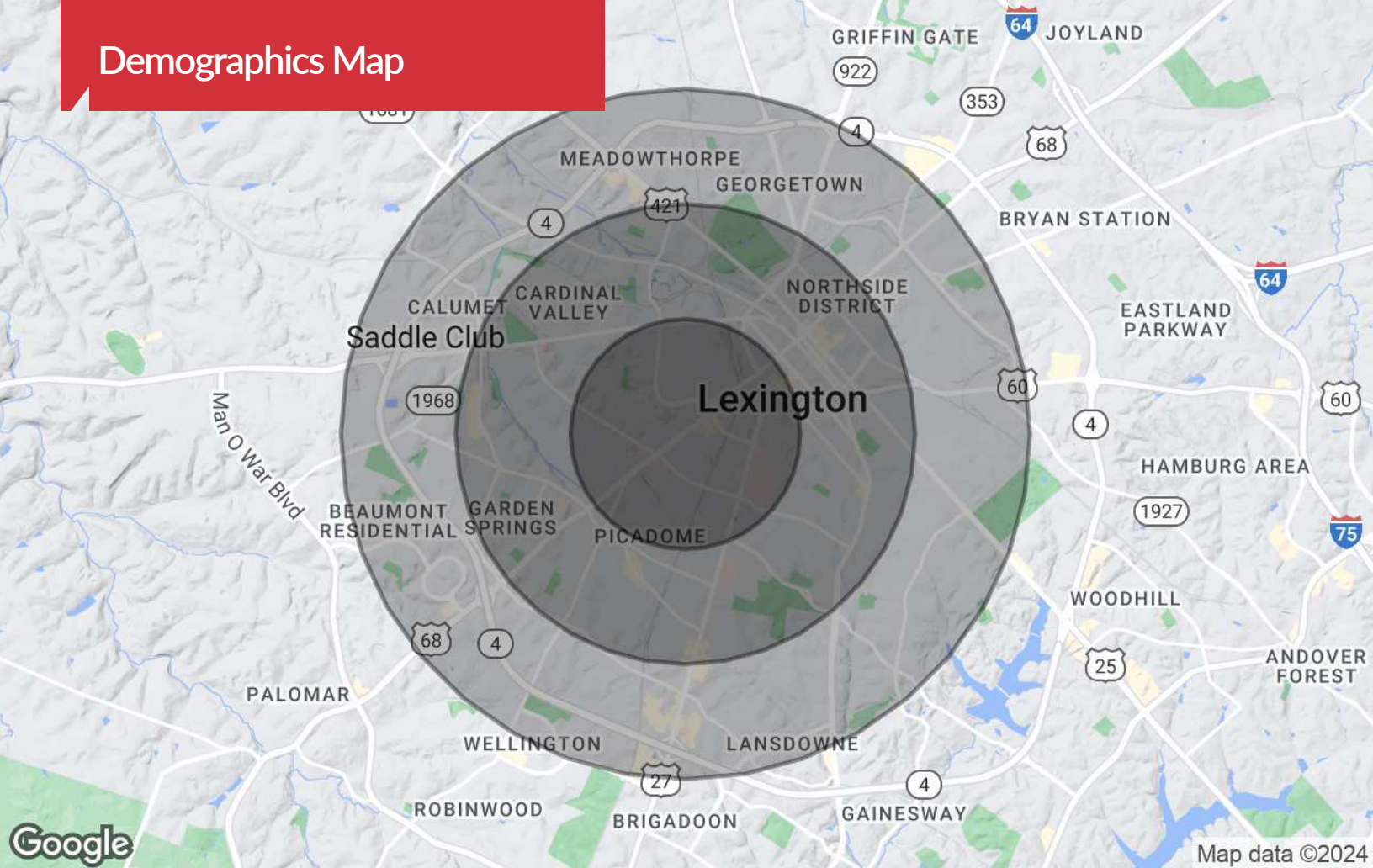




Location Maps



Demographics Map



Population

	1 Mile	2 Miles	3 Miles
TOTAL POPULATION	19,923	63,291	112,560
MEDIAN AGE	25.9	34.4	35.0
MEDIAN AGE (MALE)	25.4	33.3	33.8
MEDIAN AGE (FEMALE)	26.6	35.5	36.3

Households & Income

	1 Mile	2 Miles	3 Miles
TOTAL HOUSEHOLDS	7,827	26,349	46,493
# OF PERSONS PER HH	2.5	2.3	2.3
AVERAGE HH INCOME	\$40,790	\$60,441	\$71,446
AVERAGE HOUSE VALUE	\$184,297	\$233,111	\$227,709

Race

	1 Mile	2 Miles	3 Miles
% WHITE	77.5%	76.6%	77.2%
% BLACK	12.5%	14.8%	15.8%
% ASIAN	7.7%	3.5%	3.0%
% HAWAIIAN	0.2%	0.2%	0.1%
% INDIAN	0.4%	0.2%	0.2%
% OTHER	2.0%	4.9%	3.7%

Ethnicity

	1 Mile	2 Miles	3 Miles
% HISPANIC	3.3%	13.8%	16.0%

* Demographic data derived from 2020 ACS - US Census