

+/- .44 AC Signalized Intersection

1011 South Broadway
Lexington, Kentucky 40504

Property Highlights

- +/-3,202 SF freestanding building; can be reused or razed
- Situated on +/- .44 AC on a hard signalized intersection of South Broadway & Red Mile Road
- Includes reception area, conference room 2 offices, 3 large open work areas, breakroom, 2 ADA restrooms and +/-422 SF unfinished basement
- Pylon and building signage available
- +/-20 parking spaces
- Two access points on South Broadway
- Conveniently located near University of Kentucky, student housing complexes, Saint Joseph Hospital, Lexington Clinic and downtown

Offering Summary

Lease Rate:	Negotiable
Sale Price:	\$950,000
Size:	3,202 SF on 0.44 AC
Zoning:	B-1, Neighborhood Business

For More Information

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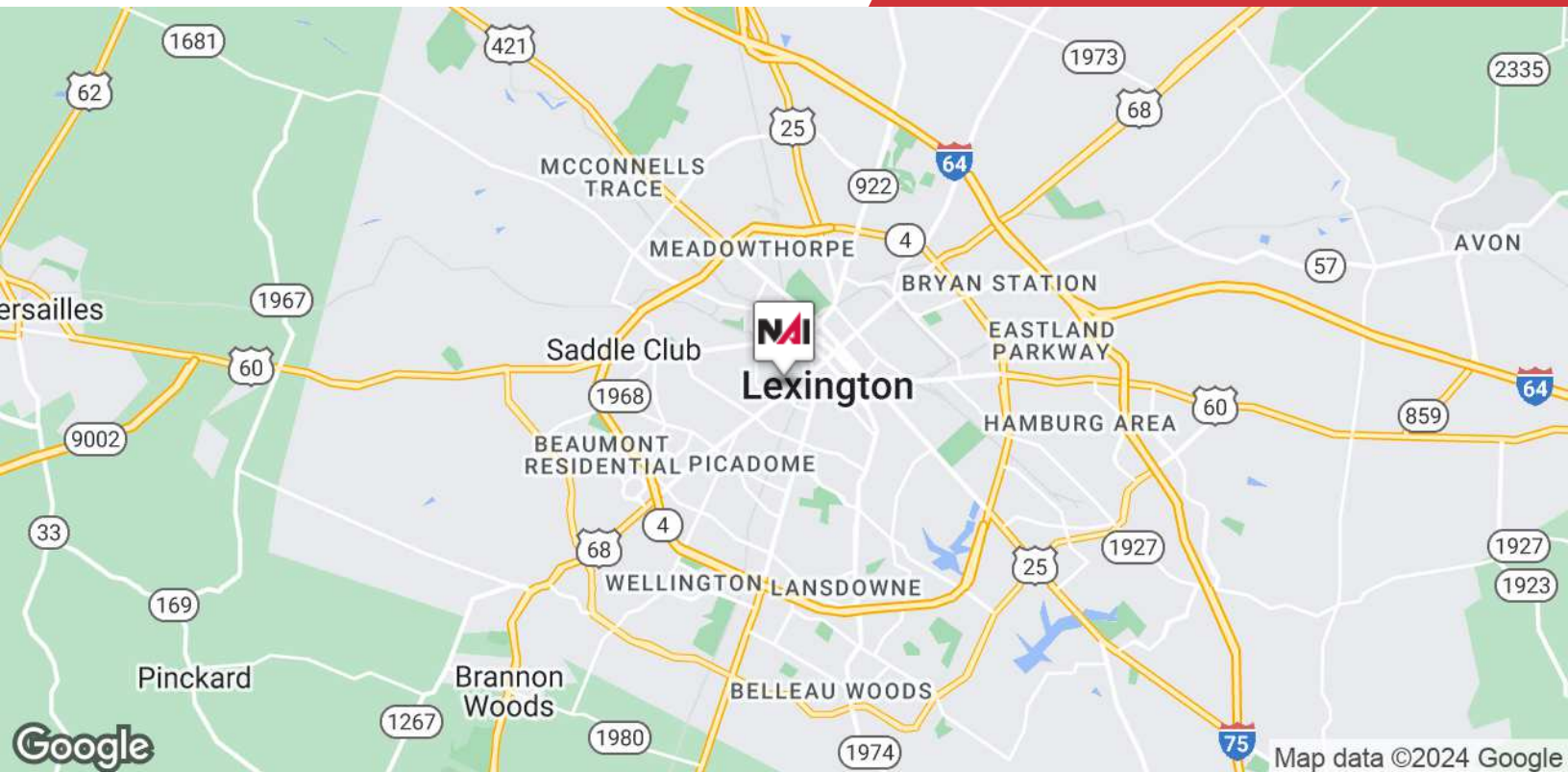
Zach Smith

Senior Associate

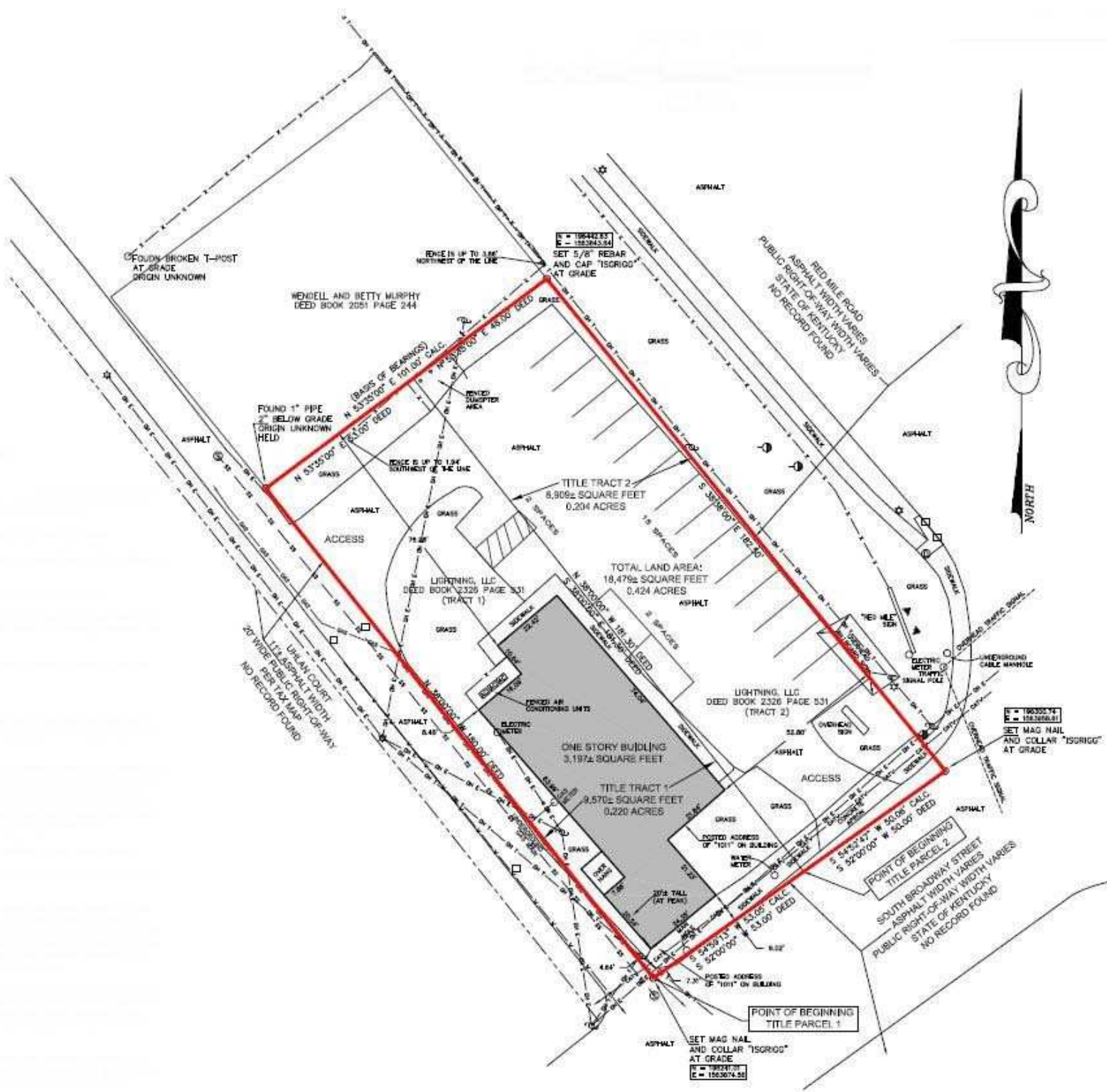
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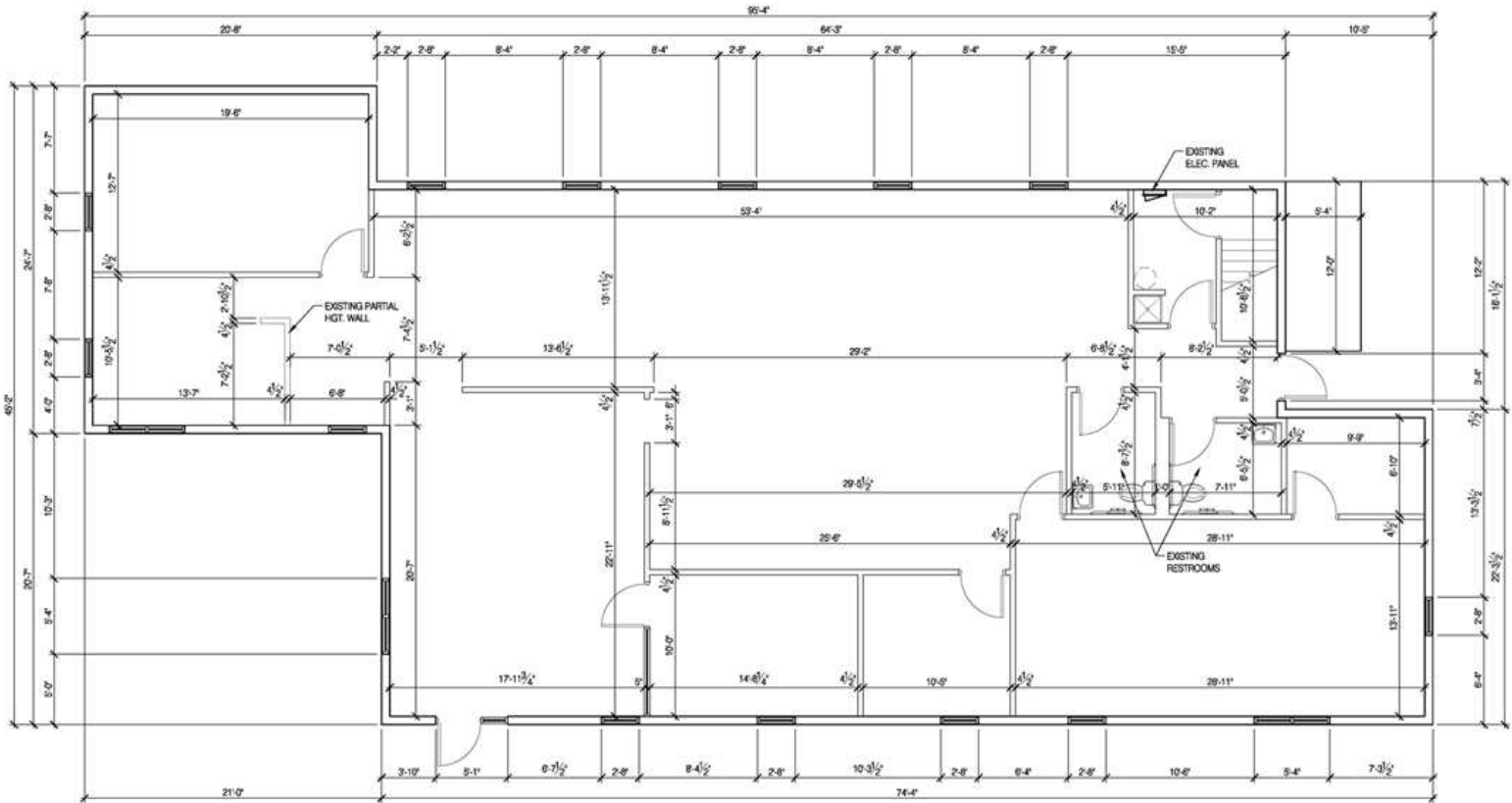
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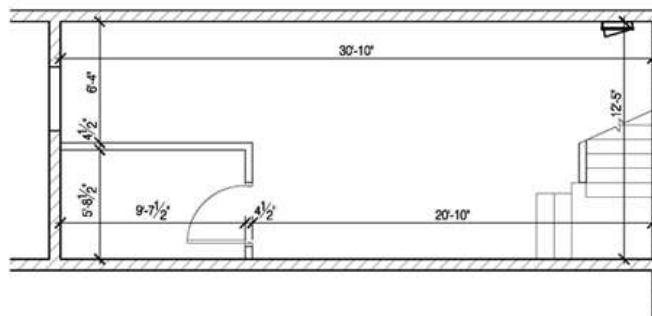






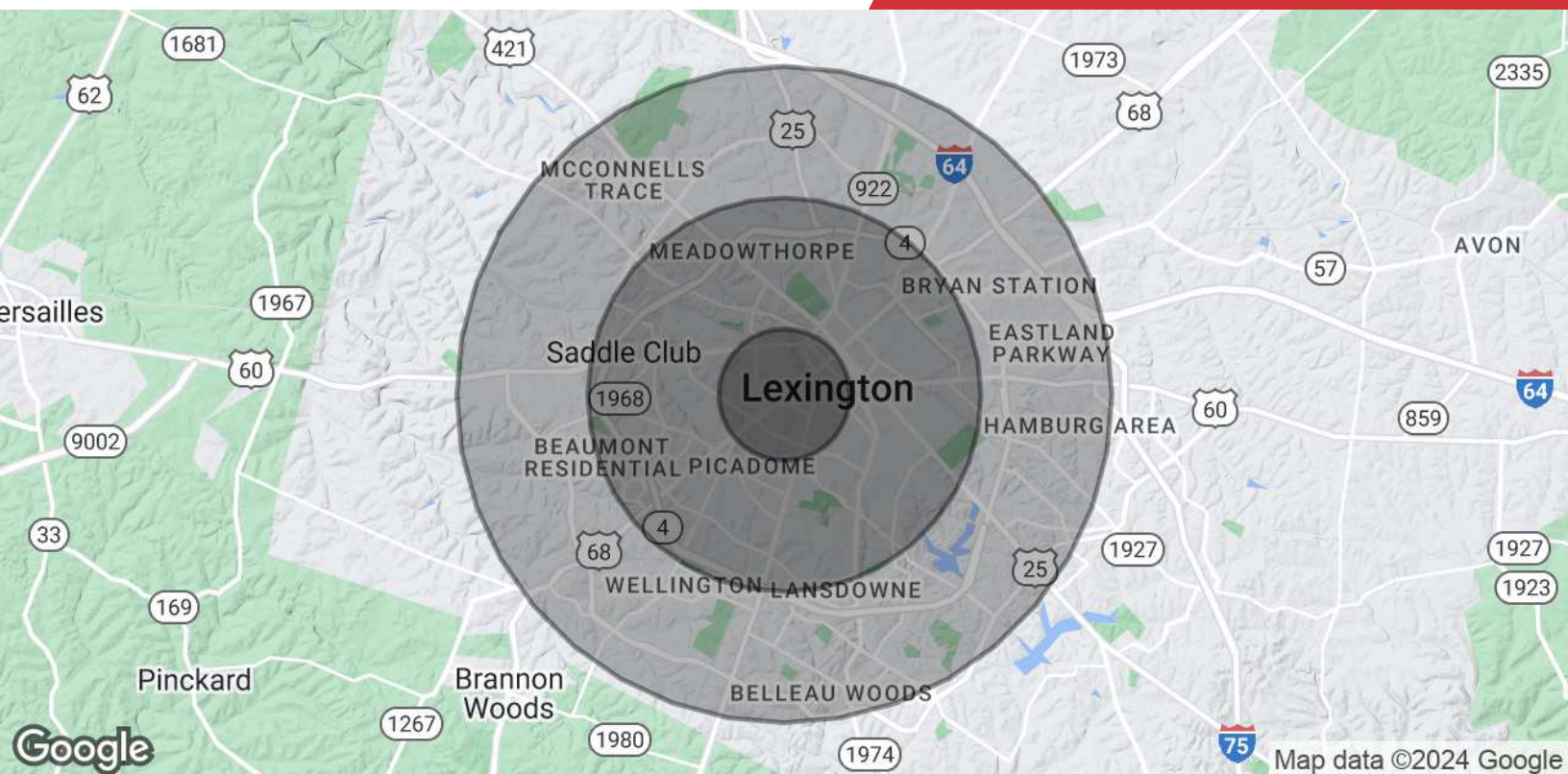
1 AS-BUILT FLOOR PLAN

AB1.1 3/16" = 1'-0"



2 AS-BUILT BASEMENT PLAN

AB1.1 3/16" = 1'-0"



Population

	1 Mile	3 Miles	5 Miles
Total Population	23,164	110,320	250,820
Average age	24.3	34.2	35.0
Average age (Male)	24.1	33.1	33.8
Average age (Female)	24.7	35.3	36.2

Households & Income

	1 Mile	3 Miles	5 Miles
Total households	7,816	46,204	106,379
# of persons per HH	2.7	2.3	2.3
Average HH income	\$41,133	\$69,624	\$75,185
Average house value	\$201,824	\$232,428	\$225,551

* Demographic data derived from 2020 ACS - US Census