



## First Floor Office Condo

99 Wind Haven Drive  
Nicholasville, Kentucky 40356

### Property Highlights

- Suite 100-200: +/-2,000 SF first floor office condo for lease
- Includes reception area and private offices
- Well-located office building with easy access to Harrodsburg Road/US 68 across from Bellerive Kroger Shopping Center at the Fayette/Jessamine County line, only 7 miles from downtown Lexington
- Rental Rate: \$2,250 per month modified gross

### Offering Summary

#### Suite 100-200

	Demographics	1 Mile	5 Miles	10 Miles
Total Households		2,114	39,588	150,353
Total Population		6,068	95,086	367,359
Average HH Income		\$147,526	\$99,656	\$81,277

### For More Information



**J.L. Cannady, CCIM**

Vice President

O: 859 422 4410 | C: 270 945 2029

jlcanady@naiisaac.com | KY #218275



**For Sale****2,000 SF | Negotiable****First Floor Office Condo**

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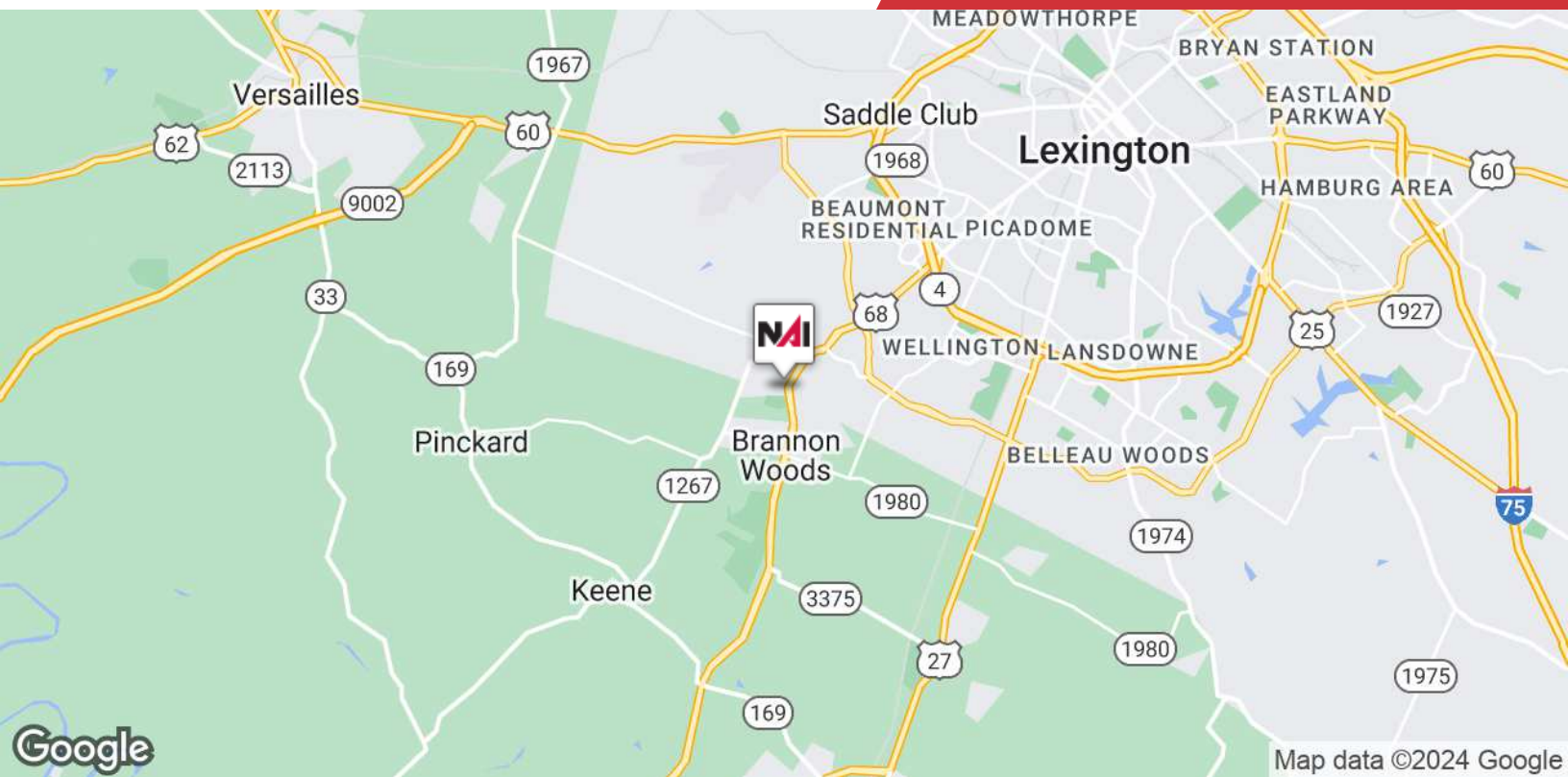
771 Corporate Drive, Suite 500  
Lexington, KY 40503  
859 224 2000 tel  
[naiisaac.com](http://naiisaac.com)



## For Sale

2,000 SF | Negotiable

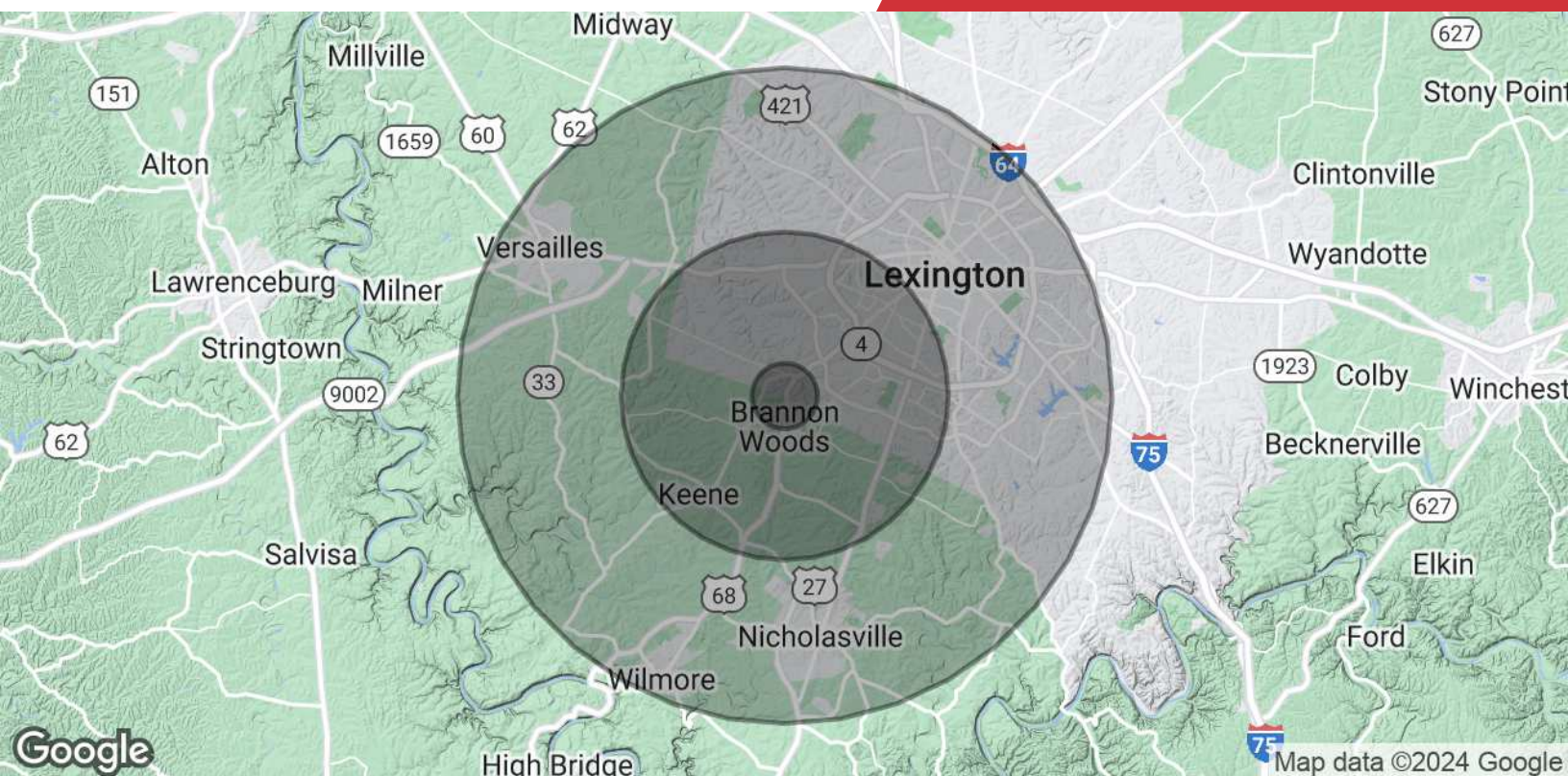
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Population	1 Mile	5 Miles	10 Miles
Total Population	6,068	95,086	367,359
Average age	43.0	40.4	35.3
Average age (Male)	39.5	38.8	34.2
Average age (Female)	44.8	41.7	36.5
Households & Income	1 Mile	5 Miles	10 Miles
Total households	2,114	39,588	150,353
# of persons per HH	2.8	2.5	2.4
Average HH income	\$147,526	\$99,656	\$81,277
Average house value	\$228,770	\$253,059	\$237,015

\* Demographic data derived from 2020 ACS - US Census