



## Net Leased Investment

2257 Harrodsburg Road  
Lexington, Kentucky 40504

### Property Highlights

- 3,500 SF bank branch situated on 0.5729 AC
- Existing lease expires 12/31/24
- Adjacent to Longhorn's Restaurant
- Conveniently located on Harrodsburg Road near Saint Joseph Hospital, Lexington Clinic, UK and downtown Lexington
- Excellent exposure with over 28,696 VPD in front of the site
- Zoned P-1, Professional Office
- Sale Price: \$1,390,000

### Offering Summary

Sale Price:	\$1,390,000
Building Size:	3,500 SF
Lot Size:	0.573 Acres

### For More Information

#### Chad Voelkert

Vice President

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For Sale

3,500 SF | \$1,390,000

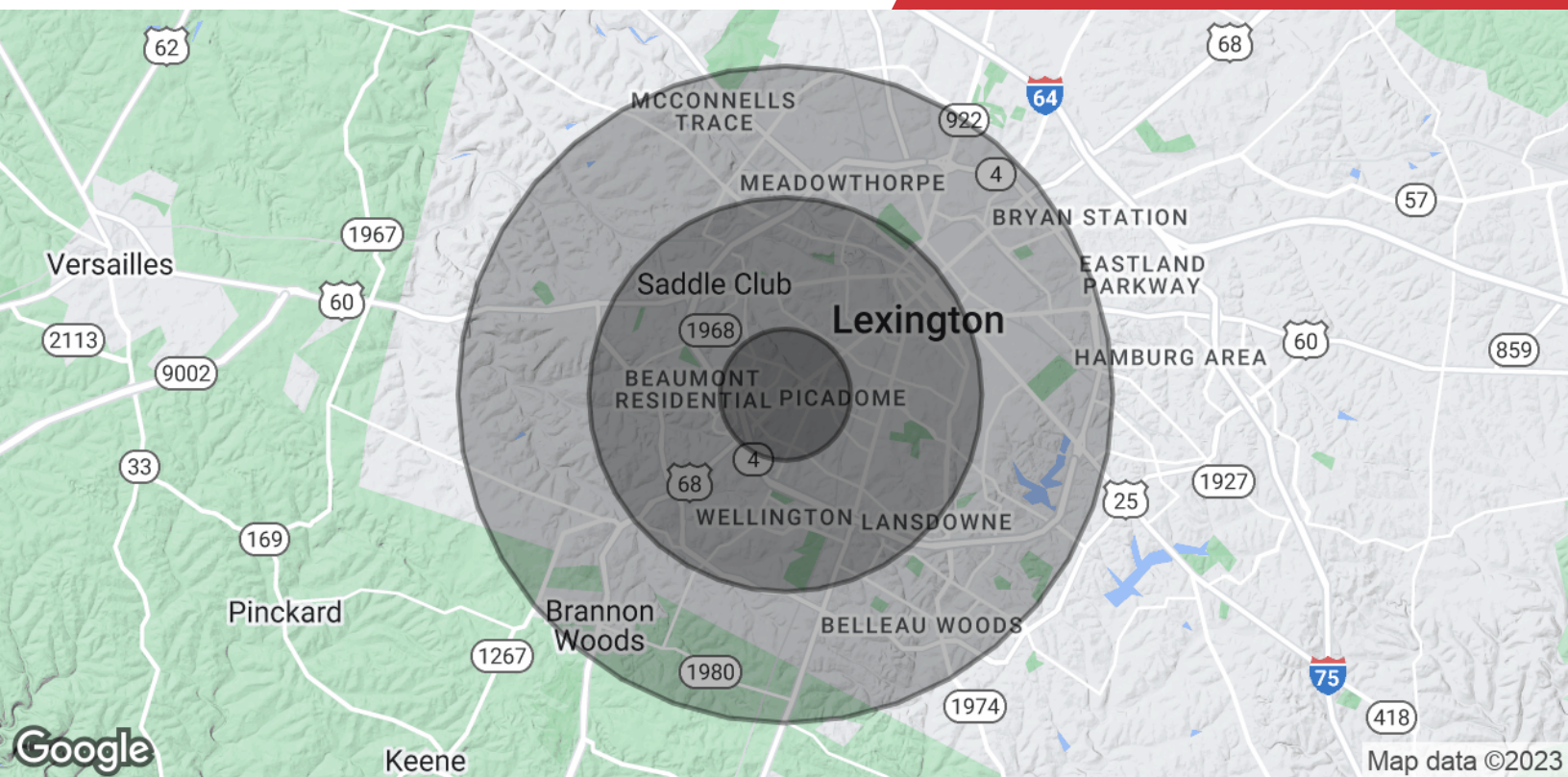
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### Population

	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	11,999	97,011	217,978
<b>Average Age</b>	42.0	35.4	35.2
<b>Average Age (Male)</b>	37.9	34.0	34.0
<b>Average Age (Female)</b>	45.1	36.7	36.4

### Households & Income

	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	5,789	40,093	92,168
<b># of Persons per HH</b>	2.2	2.5	2.4
<b>Average HH Income</b>	\$66,090	\$76,166	\$79,494
<b>Average House Value</b>	\$181,057	\$231,924	\$239,551

\* Demographic data derived from 2021 STDB