



Freestanding Building

1617 Clays Mill Road
Lexington, Kentucky 40503

Property Highlights

- +/-2,231 SF with drive-thru situated on 0.613 AC
- Situated at Harrodsburg and Clays Mill Roads just 2 miles from downtown Lexington and ½ mile from the University of Kentucky
- The University of Kentucky has over 30,000 students and over 12,000 employees
- Adjacent to Bluegrass Orthopedics and Southside Technical Center
- Close proximity to schools, hospitals, downtown Lexington and University of Kentucky
- Area retailers include Home Depot, Walgreens, CVS, City BBQ, Feeders Pet Supply, Verizon, Chick-Fil-A, McDonald's, Raising Canes, Taco Bell, Longhorn Steakhouse, Burger King, Moe's, Staples and more
- Average daily traffic counts in excess of +/-41,492 VPD: +/-31,889 VPD on Harrodsburg Road and +/-9,603 VPD on Clays Mill Road
- Rental Rate: \$100,000 per year NNN

Demographics 1 Mile 2 Miles 3 Miles

Total Households	6,834	23,485	44,719
Total Population	14,438	58,214	106,562
Average HH Income	\$58,696	\$58,263	\$75,072

For More Information

Chad Voelkert

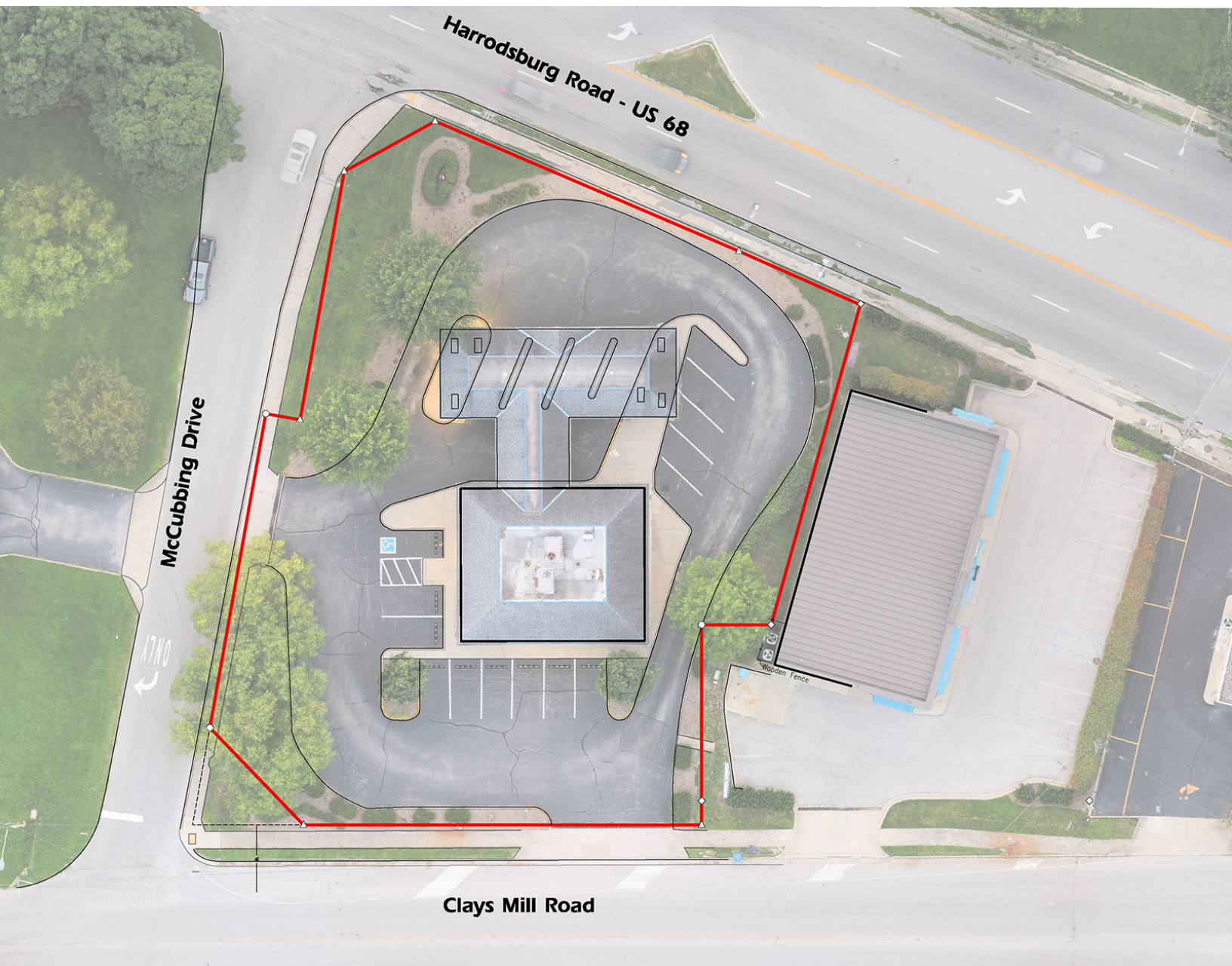
Vice President

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For Lease

0.613 AC | \$100,000.00 per year

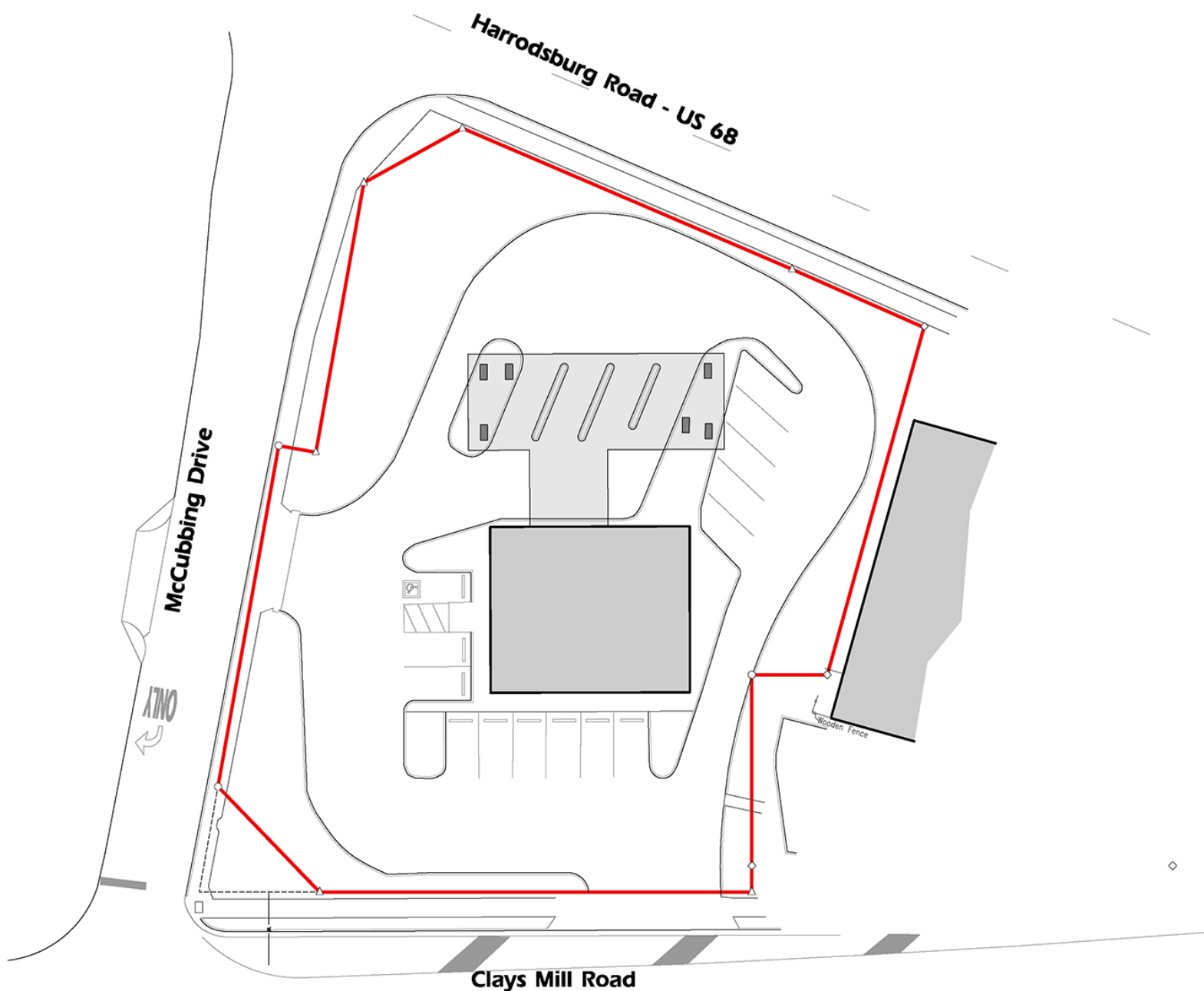


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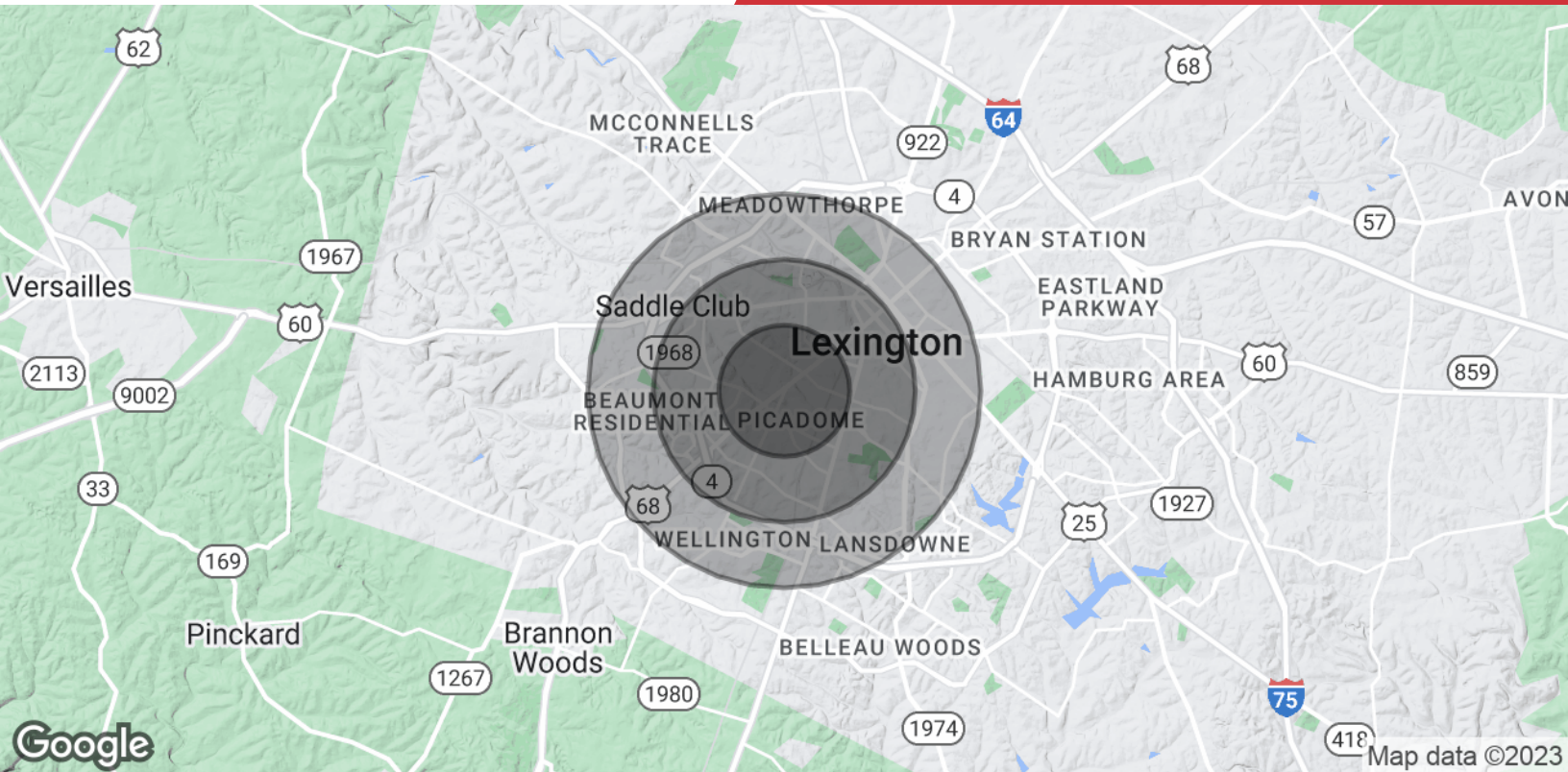
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For Lease

0.613 AC | \$100,000.00 per year







Population

	1 Mile	2 Miles	3 Miles
Total Population	14,438	58,214	106,562
Average Age	34.0	33.1	34.7
Average Age (Male)	31.4	31.5	33.5
Average Age (Female)	36.3	34.5	36.0

Households & Income

	1 Mile	2 Miles	3 Miles
Total Households	6,834	23,485	44,719
# of Persons per HH	2.2	2.4	2.3
Average HH Income	\$58,696	\$58,263	\$75,072
Average House Value	\$169,162	\$190,635	\$232,749

* Demographic data derived from 2021 STDB