



## Prosperous Place Offices

166 Prosperous Place  
Lexington, Kentucky 40509

### Property Highlights

- +/-6,600 SF office building
- +/-1,140 - 2,280 SF office space for lease on the second floor
- Each suite includes 3 offices, break area, large open area and restrooms
- Recently remodeled with LVT flooring, paint, LED lighting and new ceiling
- Ample parking
- Located in southeast Lexington off Man O' War Boulevard and Richmond Road corridor near Saint Joseph East Hospital and Lexington Clinic East
- Offers quick and convenient access to downtown, Hamburg and the major arteries and interstates serving the Lexington region
- Rental Rate: \$14 PSF modified gross

**Space****Rate****Size**

### For More Information

**Jim Holbrook**

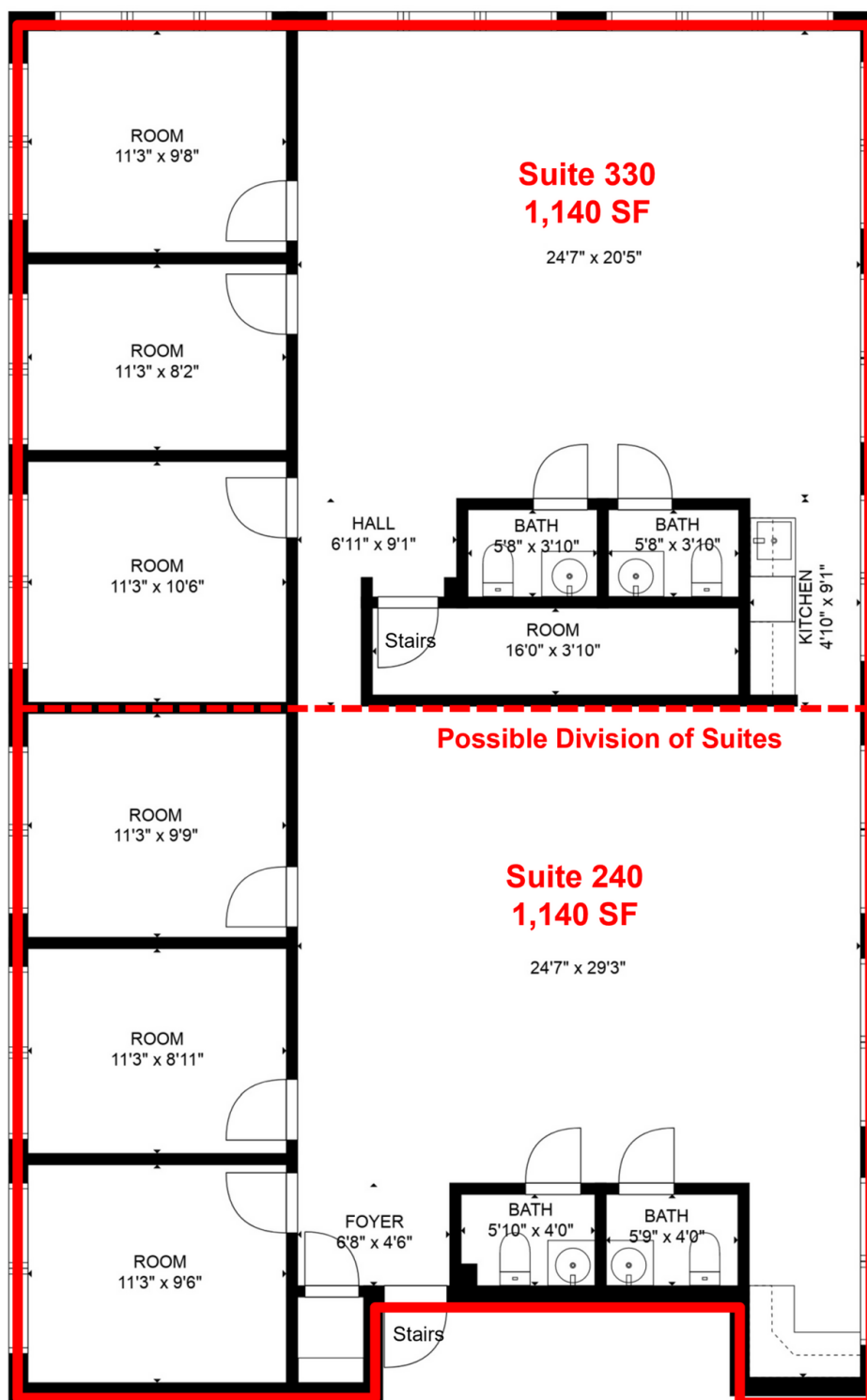
Assistant Vice President

O: 859 422 4415

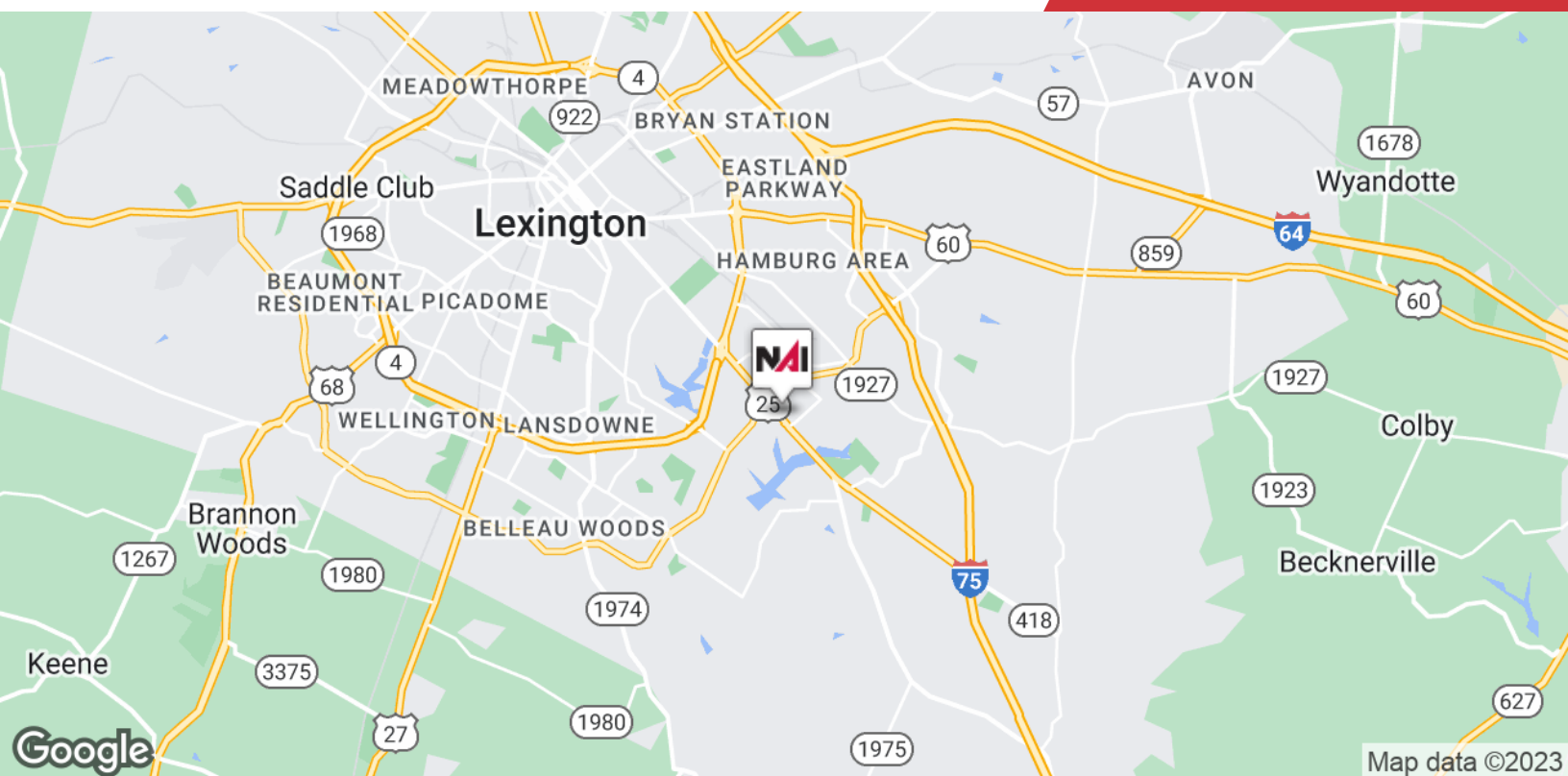
jholbrook@naiisaac.com | KY #211630



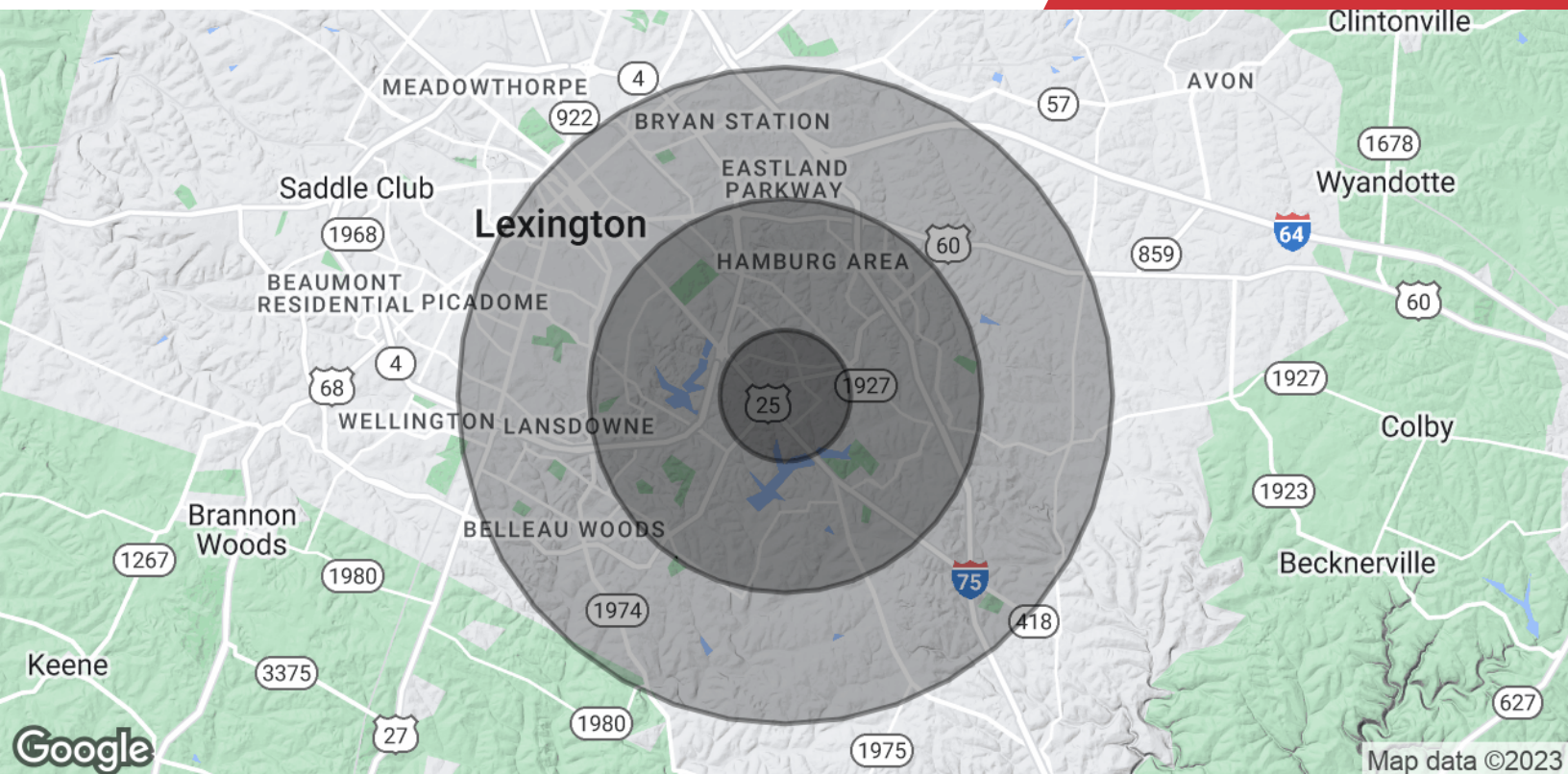












## Population

	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	13,602	87,820	198,412
<b>Average Age</b>	32.3	36.7	35.6
<b>Average Age (Male)</b>	32.1	35.5	34.5
<b>Average Age (Female)</b>	33.8	38.9	37.2

## Households & Income

	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	6,786	40,212	90,871
<b># of Persons per HH</b>	2.0	2.2	2.2
<b>Average HH Income</b>	\$55,848	\$87,694	\$77,126
<b>Average House Value</b>	\$127,357	\$223,993	\$207,735

\* Demographic data derived from 2022 STDB