

**For Lease****3,462 SF | \$3,300 per month****Office Building**

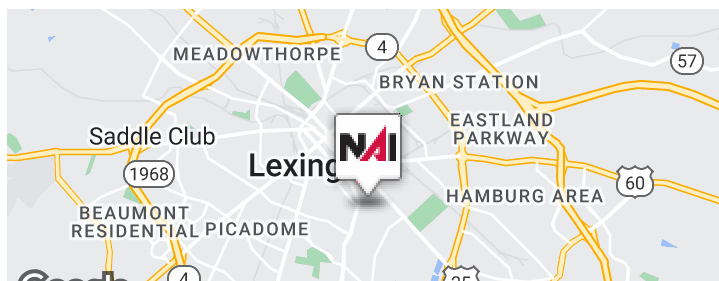
## Vintage Office Building

125 Clay Avenue

Lexington, Kentucky 40502

### Property Highlights

- +/-3,462 SF two-story, 1930 vintage office building
- First floor includes front entry room, reception with staircase, 4 offices (one with 1/2 bath and one with 2 storage rooms) and storage at back door
- Second floor includes open floor plan with half bath and storage room
- 10 ft ceilings on both floors
- Additional paved parking in backyard
- Zoned B-1, Neighborhood Business
- REDUCED Rental Rate: \$3,300 per month modified gross
- Tenant responsible for utilities and interior/exterior maintenance



### For More Information

**Jim Holbrook**

Assistant Vice President

O: 859 422 4415

jholbrook@naisaac.com | KY #211630



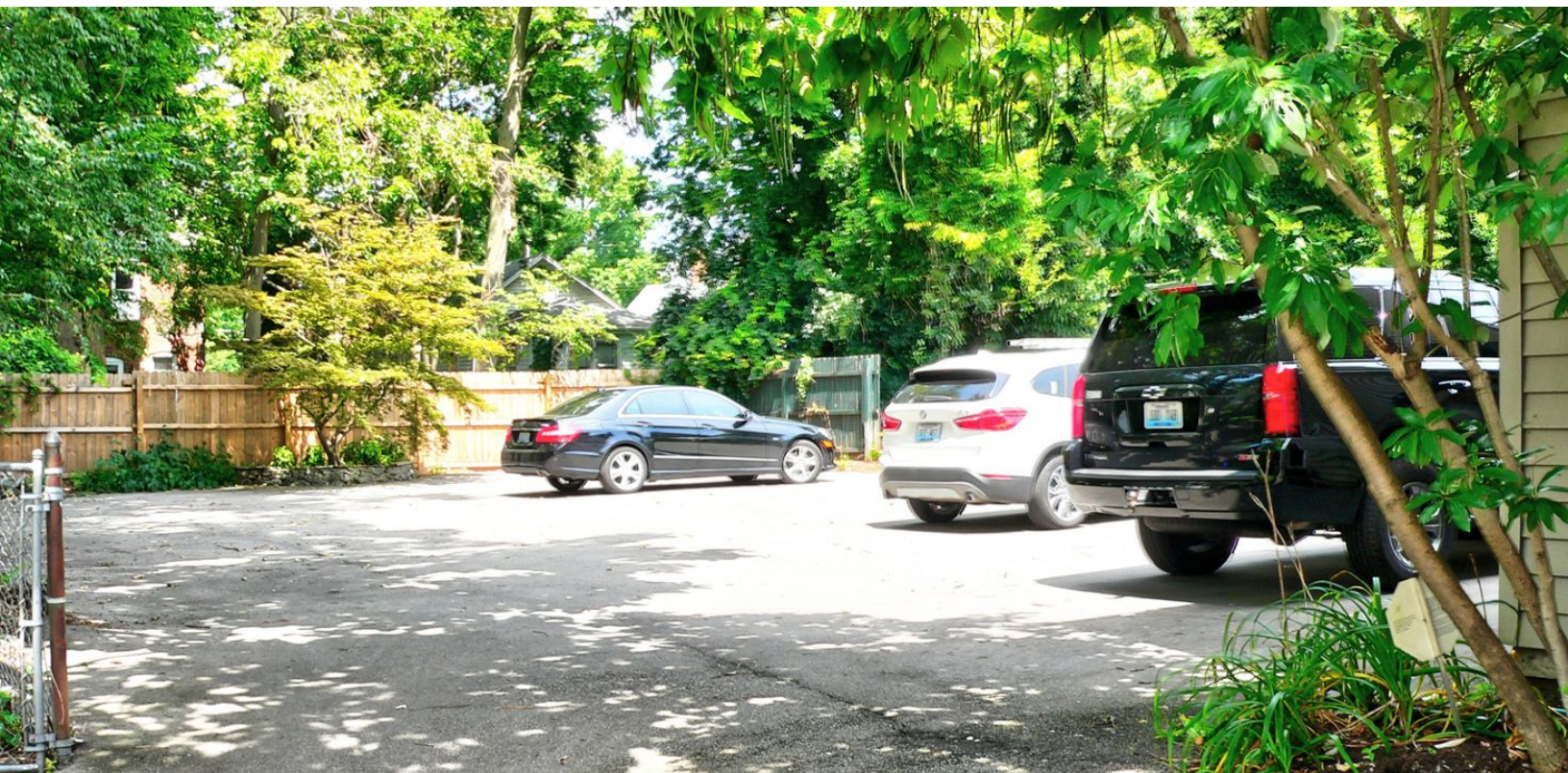


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Lexington, KY 40503  
859 224 2000 tel  
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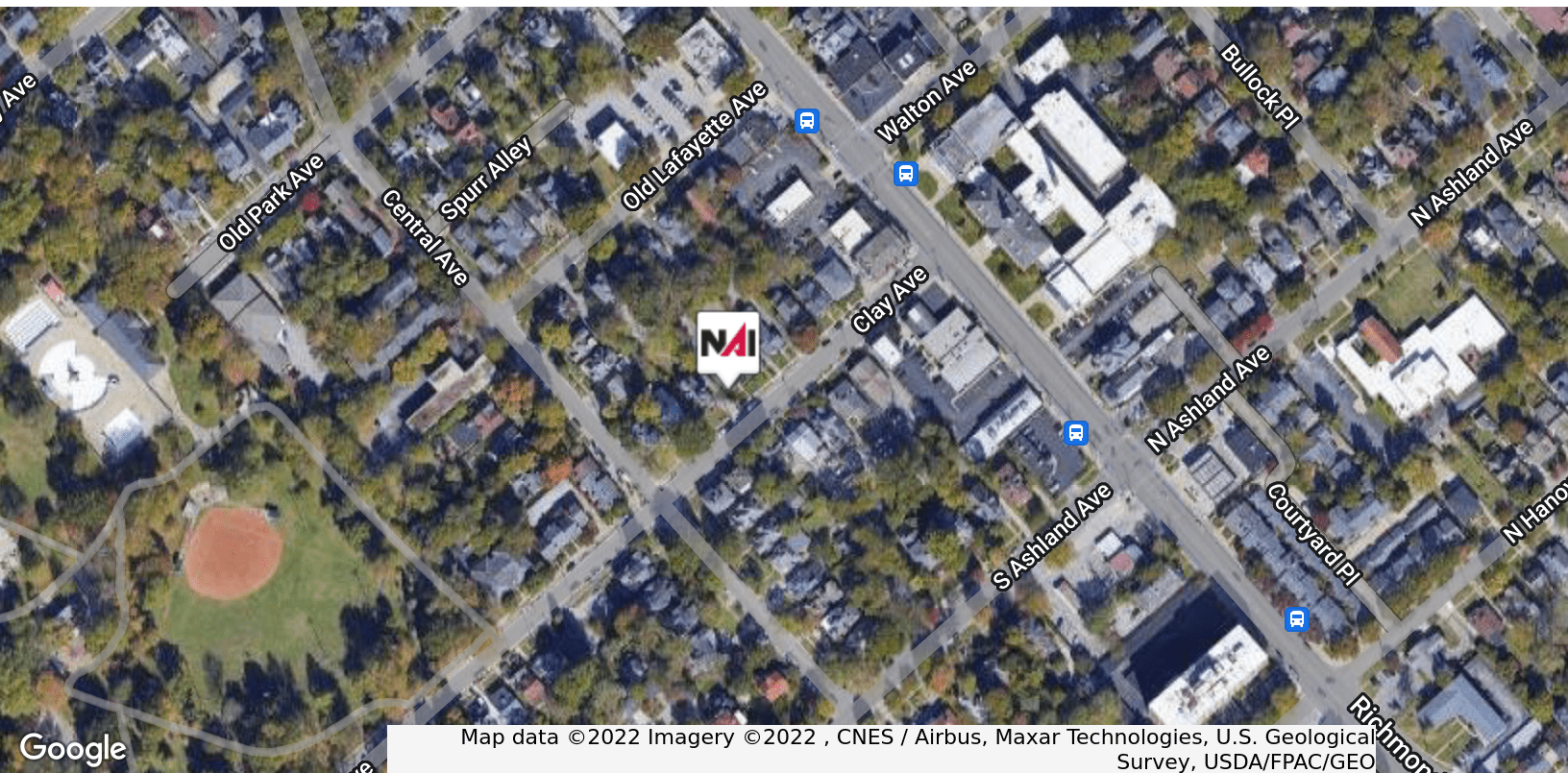


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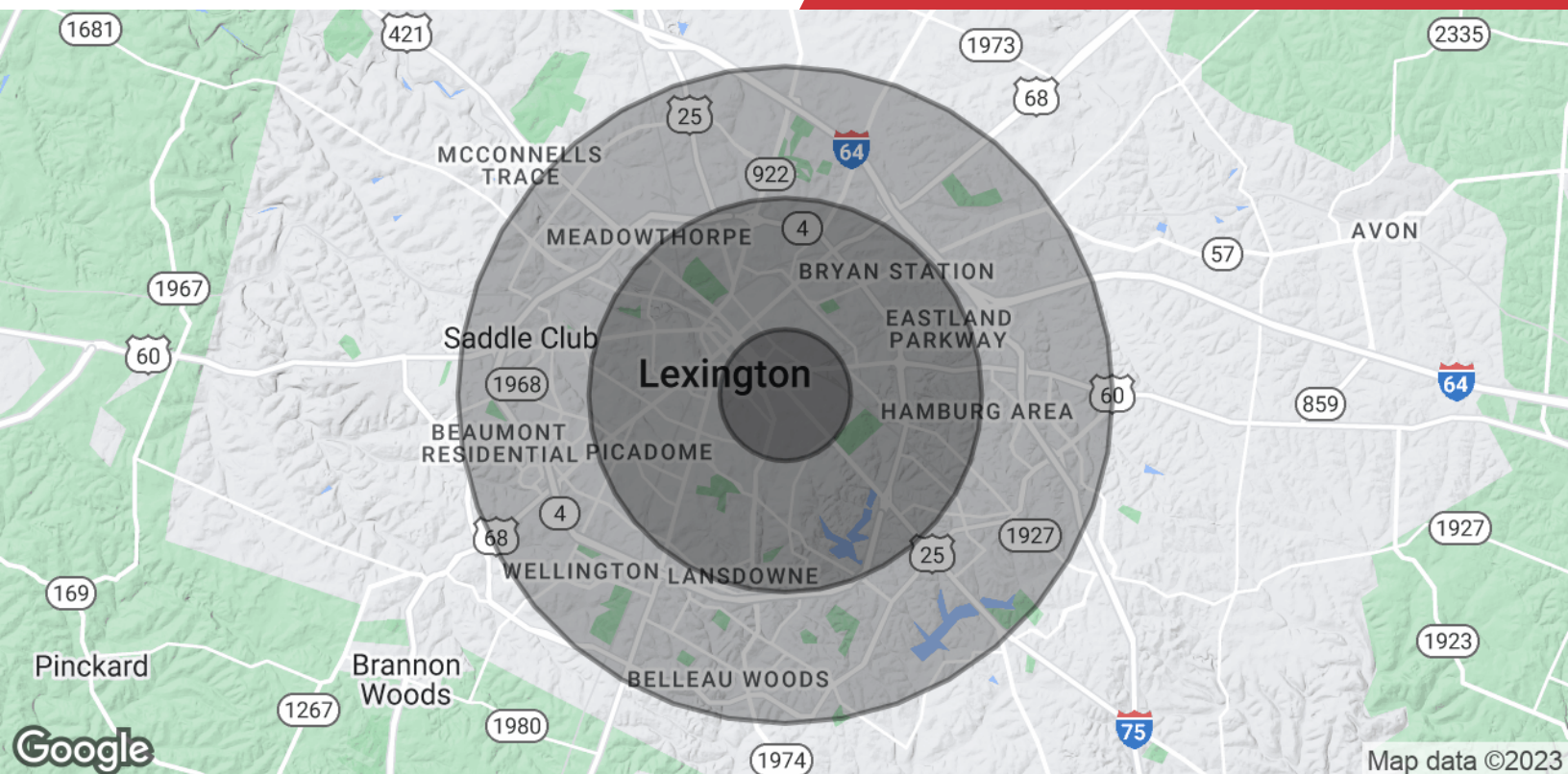
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### Population

	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	21,378	116,010	250,351
<b>Average Age</b>	31.9	34.8	35.9
<b>Average Age (Male)</b>	30.6	33.3	34.6
<b>Average Age (Female)</b>	33.0	36.8	37.7

### Households & Income

	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	9,603	54,447	115,034
<b># of Persons per HH</b>	2.2	2.1	2.2
<b>Average HH Income</b>	\$67,555	\$65,188	\$68,656
<b>Average House Value</b>	\$251,122	\$195,957	\$186,678

\* Demographic data derived from 2022 STDB