

Two-Story Office Building

3257 Loch Ness Drive

Lexington, Kentucky 40517

Property Highlights

- Perfect for owner/occupant; Available 7/1/23
- +/-7,280 SF freestanding, brick two-story office building
- Interior includes reception area, breakroom, private offices, conference rooms, open areas and four restrooms
- 12 separate HVAC units; Back-up generator
- Entry vestibule with key fob access/alarm
- Ample parking
- Located on Loch Ness Drive just off Reynolds Road adjacent to South Park Shopping Center
- Quick access to Nicholasville Road, New Circle Road and Man O' War Boulevard
- Close proximity to Fayette Mall, The Mall at Lexington Green, +/-160,000 SF of class A office space and The Summit at Fritz Farm
- Easy access to I-75/64, Blue Grass Airport and downtown Lexington

Offering Summary

Sale Price:	\$850,000
Building Size:	7,280 SF
Built:	+/-1980
Lot Size:	0.6 Acres
Zoning:	B-1, Neighborhood Business

For More Information

Bruce R. Isaac, SIOR, CCIM

Senior Vice President

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7,280 SF | \$850,000

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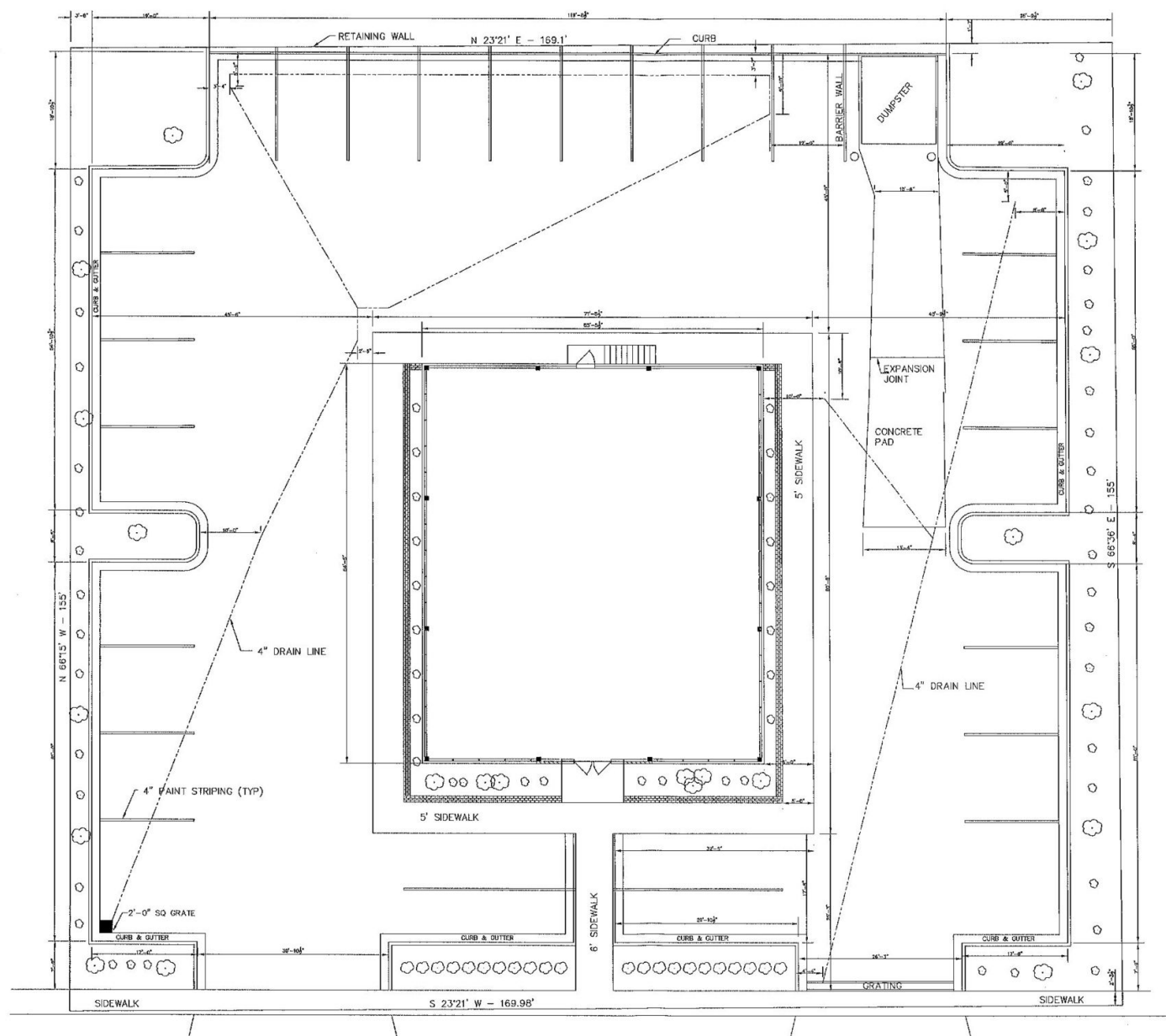
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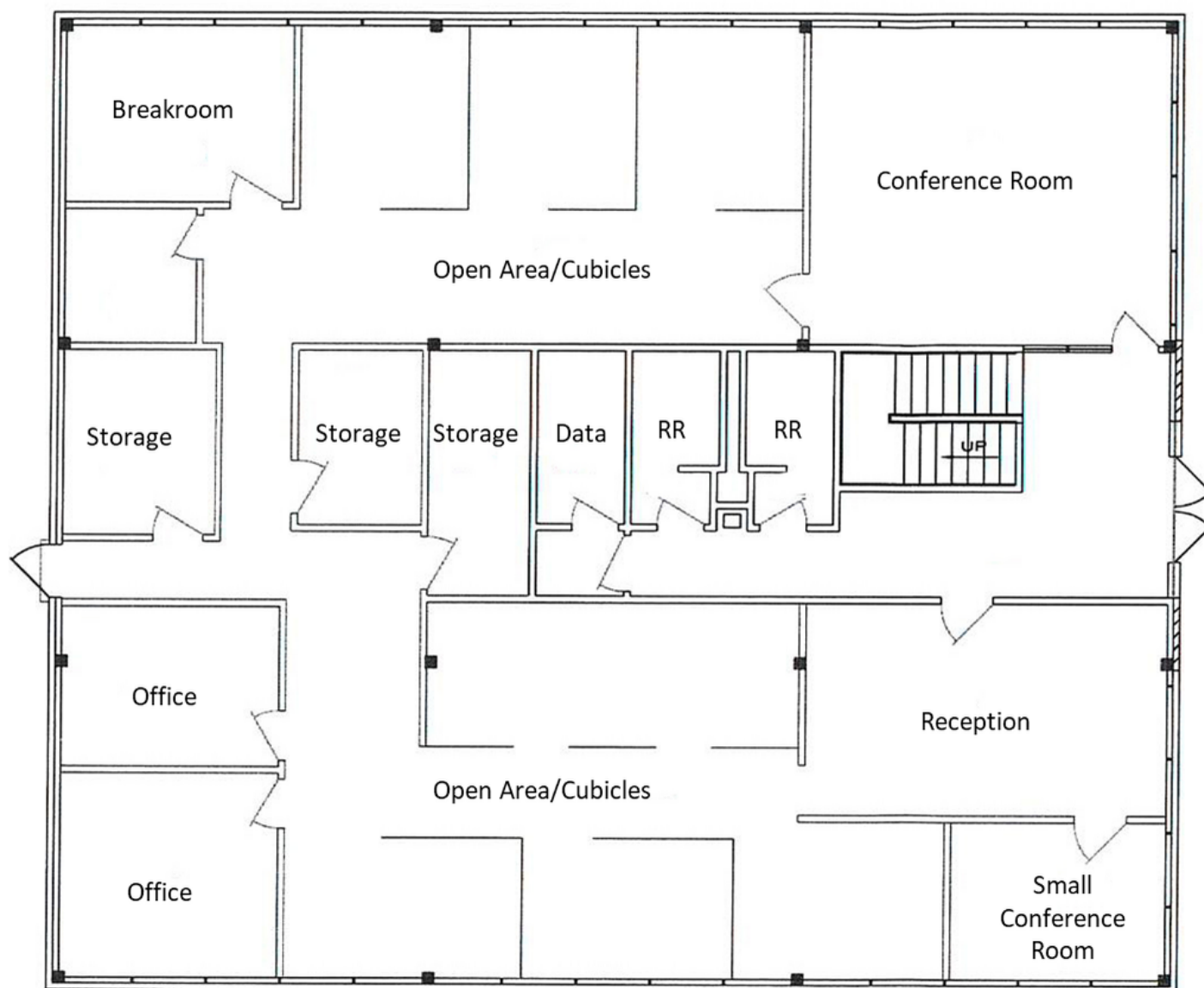
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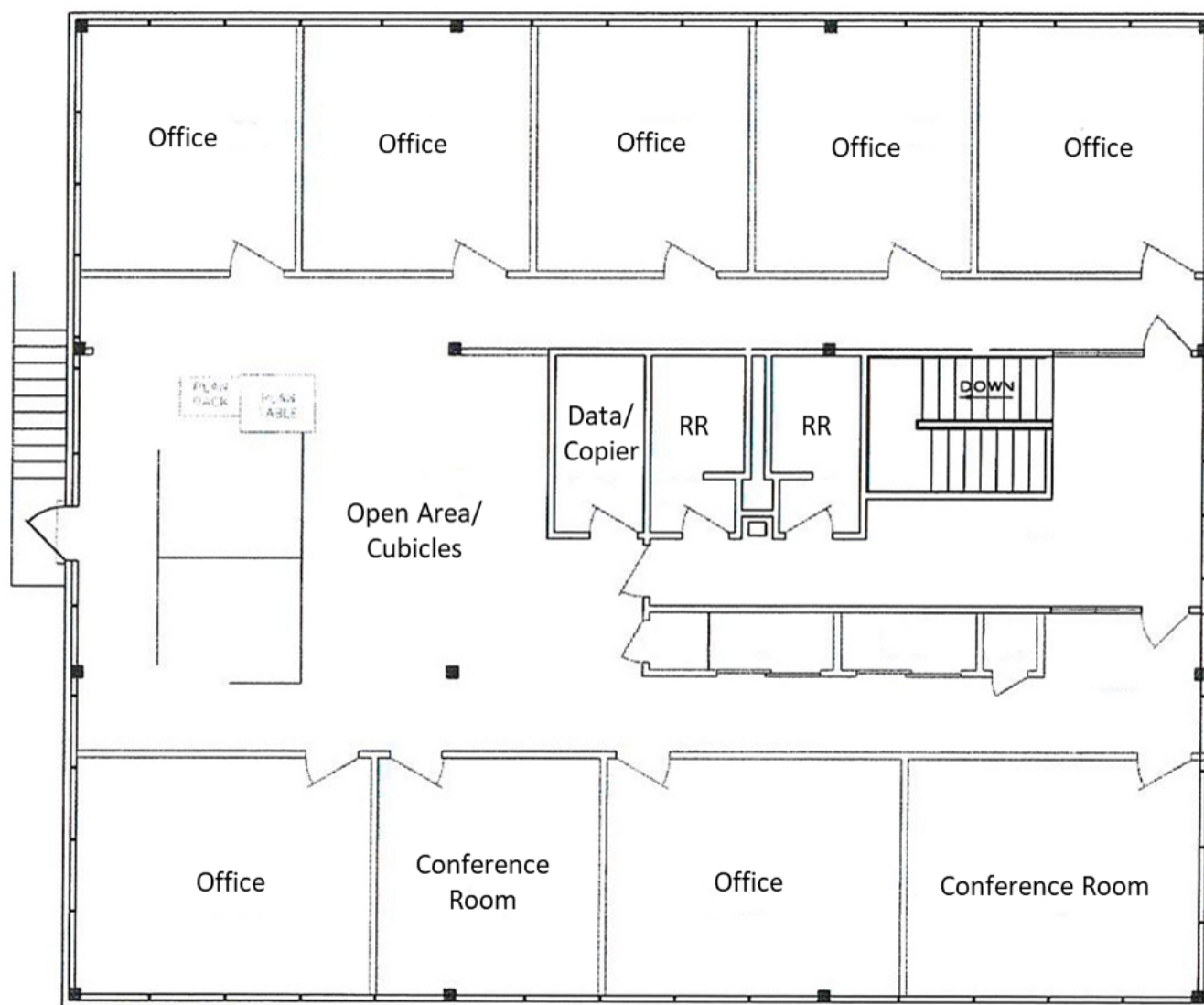
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FIRST FLOOR

SECOND FLOOR



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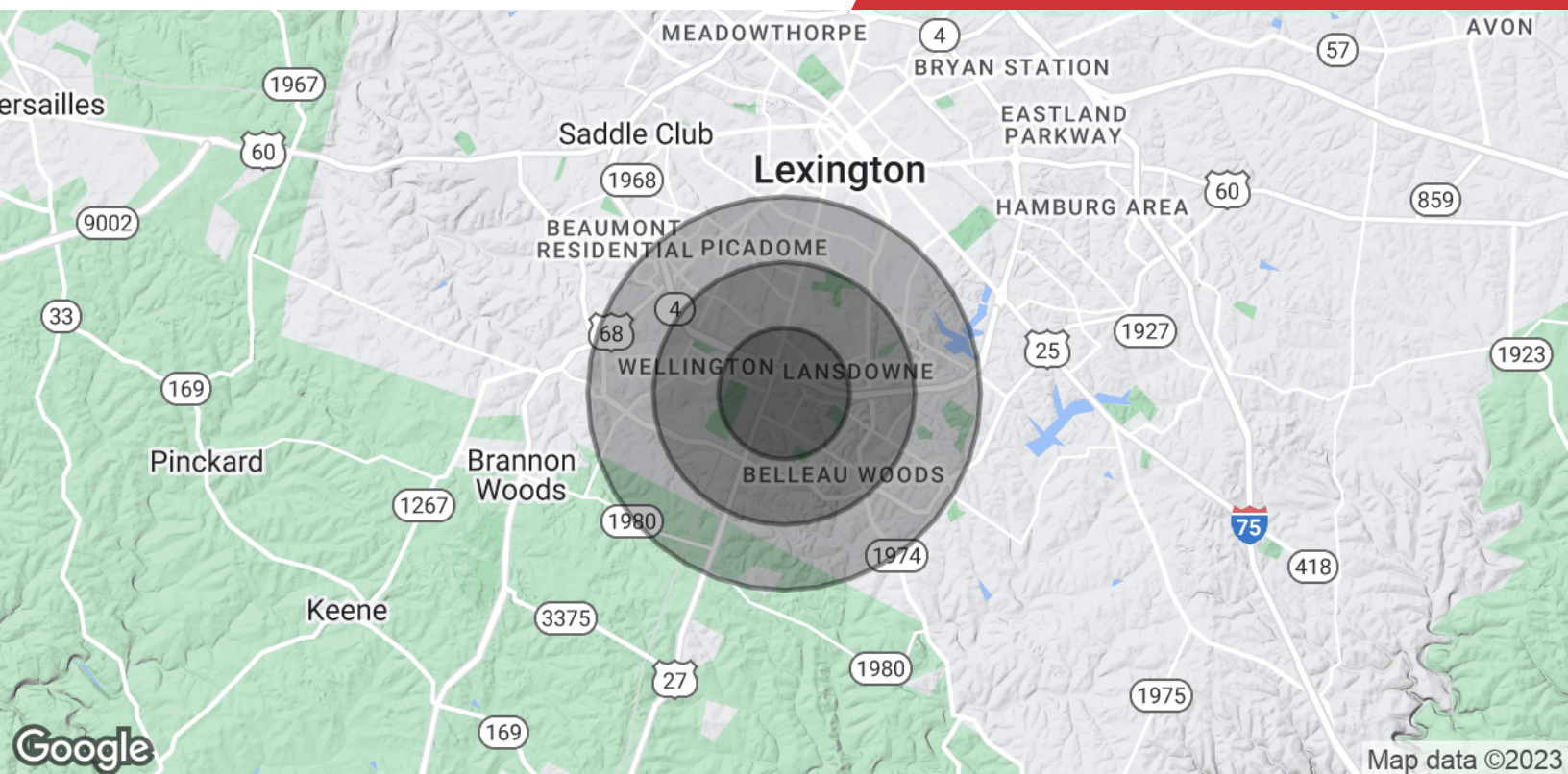
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Population	1 Mile	2 Miles	3 Miles
Total Population	12,740	54,604	115,006
Average Age	31.6	35.8	37.0
Average Age (Male)	30.0	34.4	35.6
Average Age (Female)	33.7	37.5	38.7
Households & Income	1 Mile	2 Miles	3 Miles
Total Households	6,507	26,028	52,034
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$57,117	\$74,389	\$81,954
Average House Value	\$184,429	\$203,998	\$228,141

* Demographic data derived from 2022