



Freestanding Building

1101 Winchester Road

Lexington, Kentucky 40505

Space

Building

Lease Rate

\$12.00 SF/yr

Size

12,249 SF

Property Highlights

- +/-12,249 SF freestanding two-story medical/office building for sublease
- High profile location on Winchester Road and Loudon Avenue
- Sublease expires 5/31/24; Additional term may be available from property owner
- Layout includes private offices, open areas, 7 exam rooms, 7 restrooms and one overhead door
- Second floor serviced by elevator
- 33 parking spaces
- 3-phase electric
- Quick access to New Circle Road, downtown and I-75/64
- Zoned B-3, Highway Business
- Rental Rate: \$12.00 PSF NNN

For More Information

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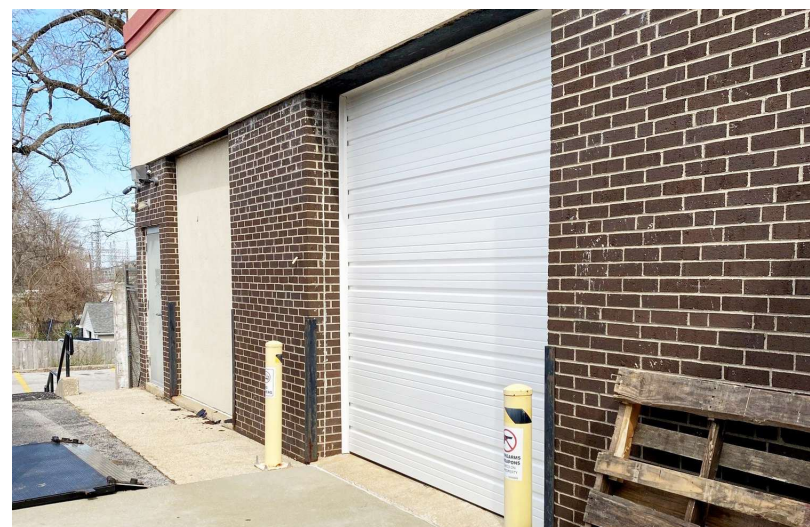
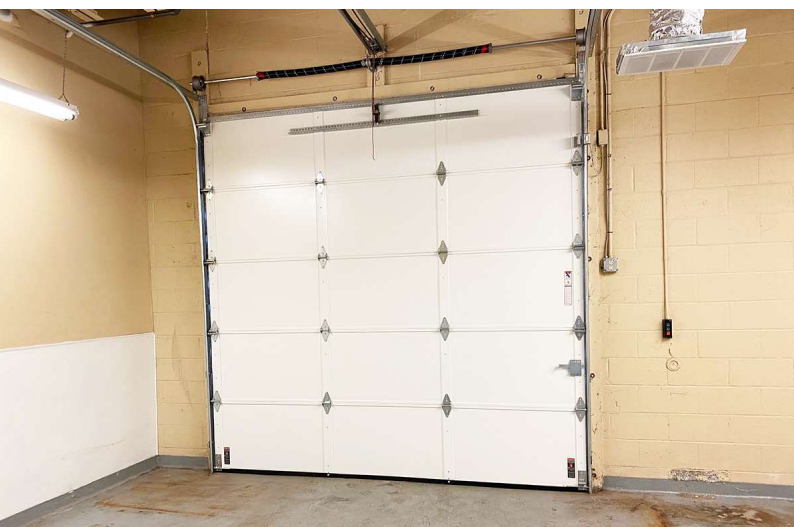


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For Sublease

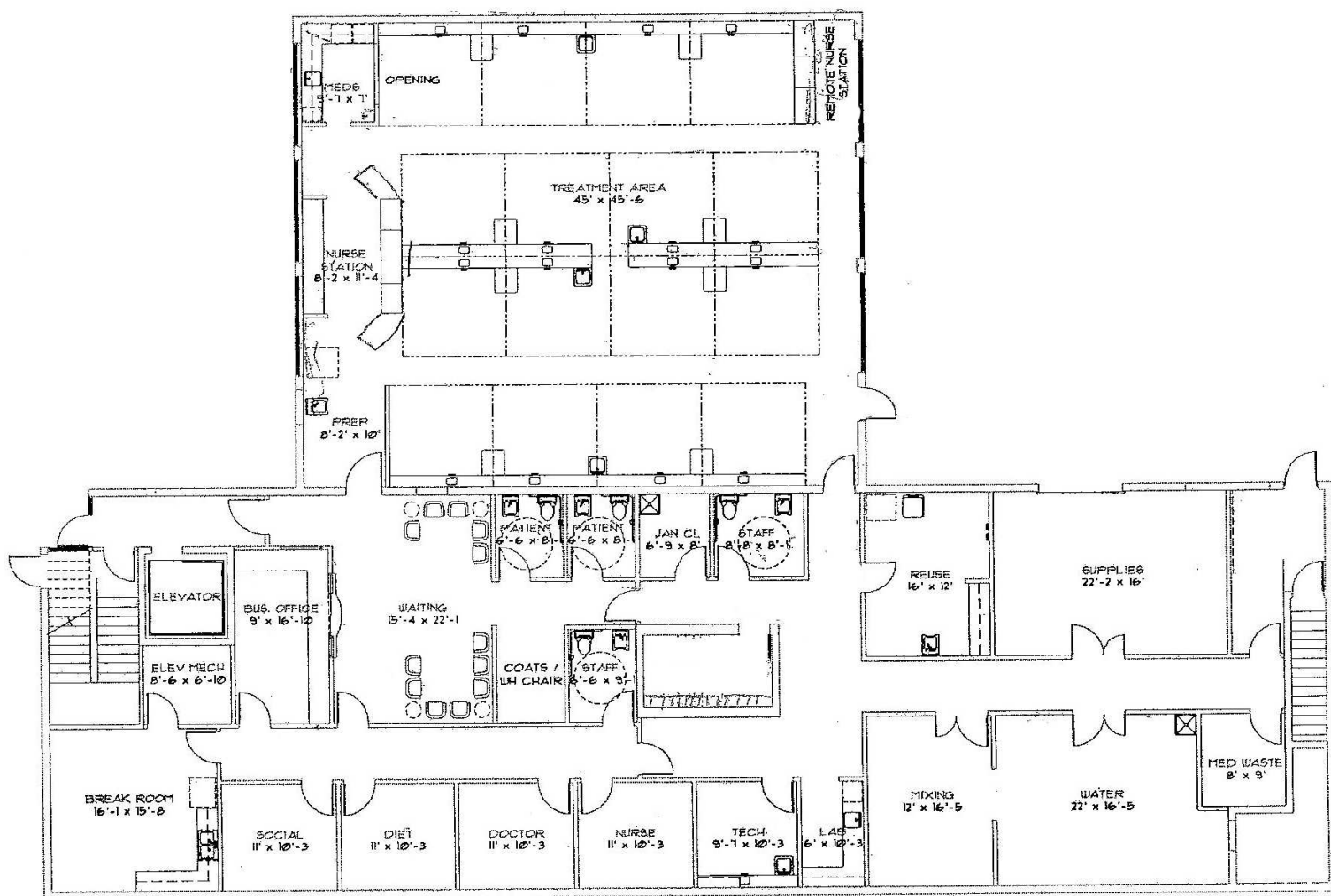
12,249 SF | \$12.00 SF/yr

Medical/Office Building



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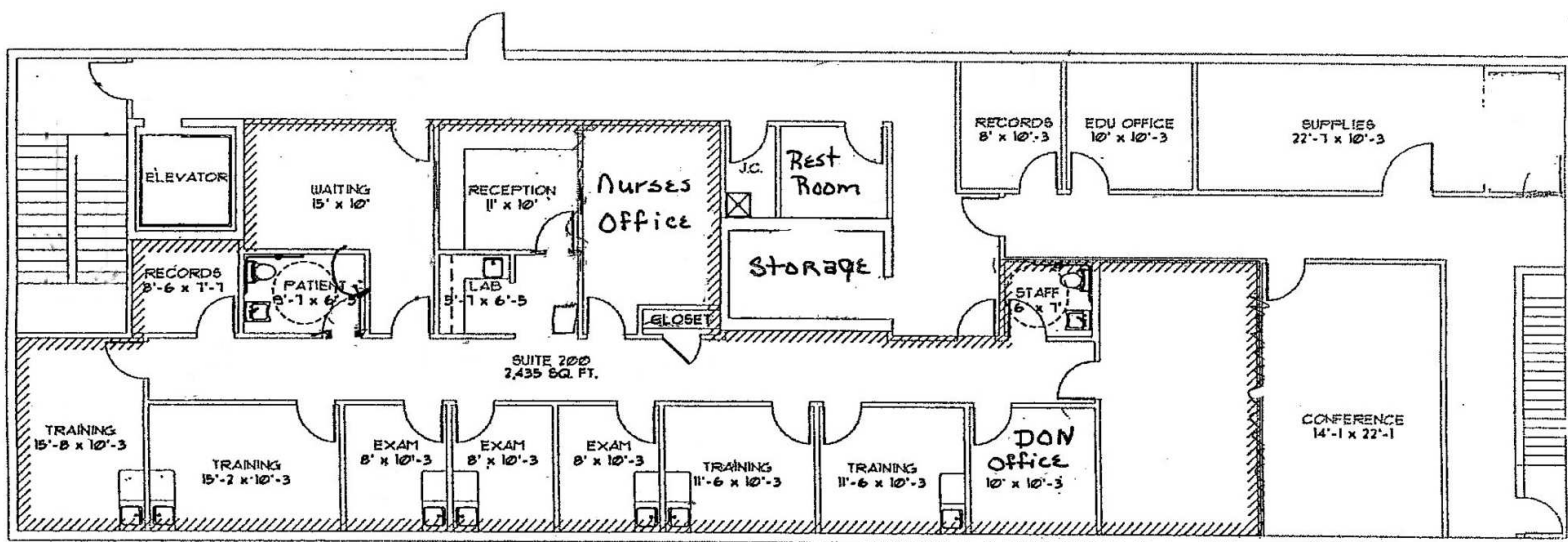
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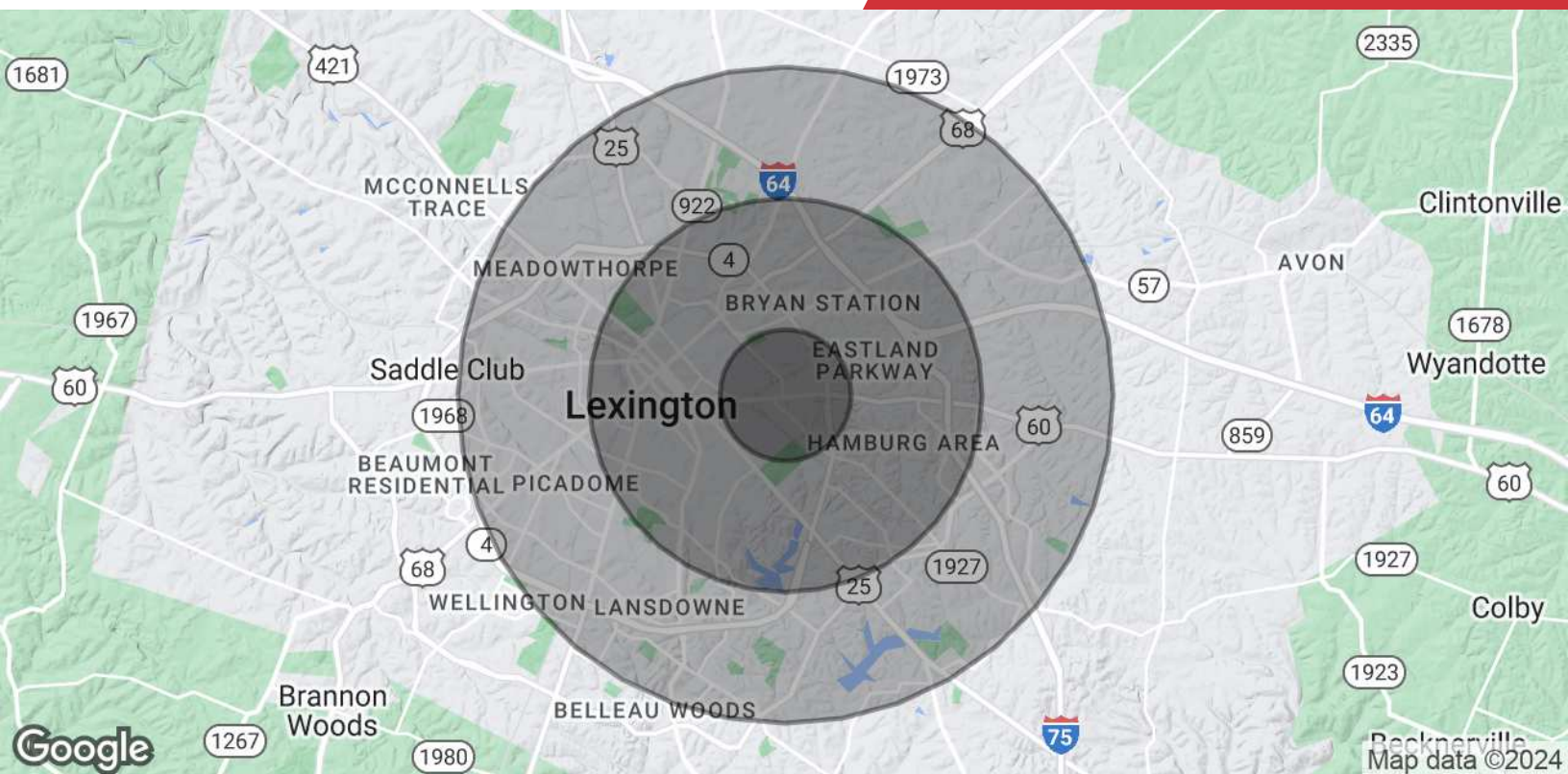


For Sublease

12,249 SF | \$12.00 SF/yr

Medical/Office Building - 2nd Floor





| Population | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population | 11,976 | 99,096 | 221,746 |
| Average Age | 38.2 | 35.4 | 35.4 |
| Average Age (Male) | 34.8 | 33.8 | 34.1 |
| Average Age (Female) | 41.4 | 37.3 | 37.2 |

| Households & Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|-----------|-----------|-----------|
| Total Households | 5,680 | 45,911 | 101,402 |
| # of Persons per HH | 2.1 | 2.2 | 2.2 |
| Average HH Income | \$59,287 | \$64,103 | \$67,876 |
| Average House Value | \$166,372 | \$188,353 | \$184,567 |

* Demographic data derived from 2022