

For Lease

Clays Mill Road Development Lot



3326 Clays Mill Road & 641 Delzan Place

Lexington, Fayette County, Kentucky, 40503

NAIisaac

For More Information:

Al Isaac, President

+1 859.422.4400 • alisaac@naiisaac.com

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+1 859 224 2000
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Executive Summary



Property Details

Lease Rate	+/- \$3,950/MTH
Lease Type	GROUND LEASE OR BUILD-TO-SUIT
Lot Size	+/-0.5 AC
Zoning	P-1, Professional Office

Location Map



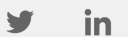
Demographics

	1 Mile	2 Miles	3 Miles
Total Households:	3,937	18,852	38,126
Total Population:	9,660	45,160	88,439
Average HH Income:	\$86,385	\$87,400	\$78,887
Median HH Income:	\$66,528	\$66,785	\$56,823



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Property Description

PROPERTY OVERVIEW

NAI Isaac is pleased to present +/-0.5 acre development lot with direct frontage on Clays Mill Road. Situated at the corner of Delzan Place and Clays Mill Road with close proximity to Nicholasville Road, Man O' War Boulevard and downtown. Traffic count of +/-12,953 ('20) on Clays Mill Road near the site.

LOCATION OVERVIEW

Delzan Place is located on the southwest side of Lexington. Located approximately 1½ miles from Man O' War Boulevard. The property is situated at the corner of Delzan Place and Clays Mill Road adjacent to the Wellington development. The area thrives from strong residential support in a heavily populated trade area.

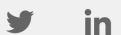
The site is just minutes from Blue Grass Airport, Man O' War Boulevard and downtown Lexington. This location is well-positioned to take advantage of established traffic patterns to the major arteries serving the Lexington region offering quick and convenient access from Nicholasville Road and Reynolds Road/Wellington Way.

Lease Rate: \$3,950 Per Month (Ground Lease)



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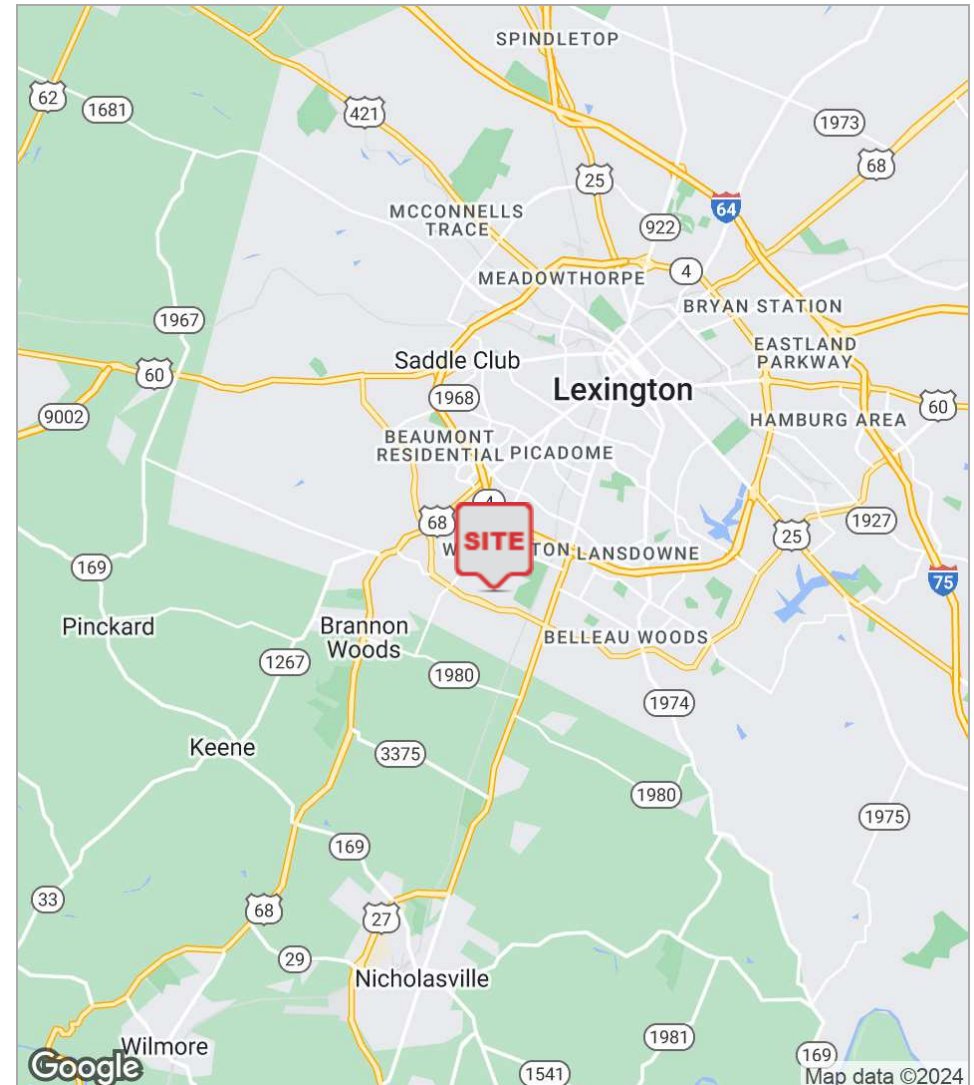
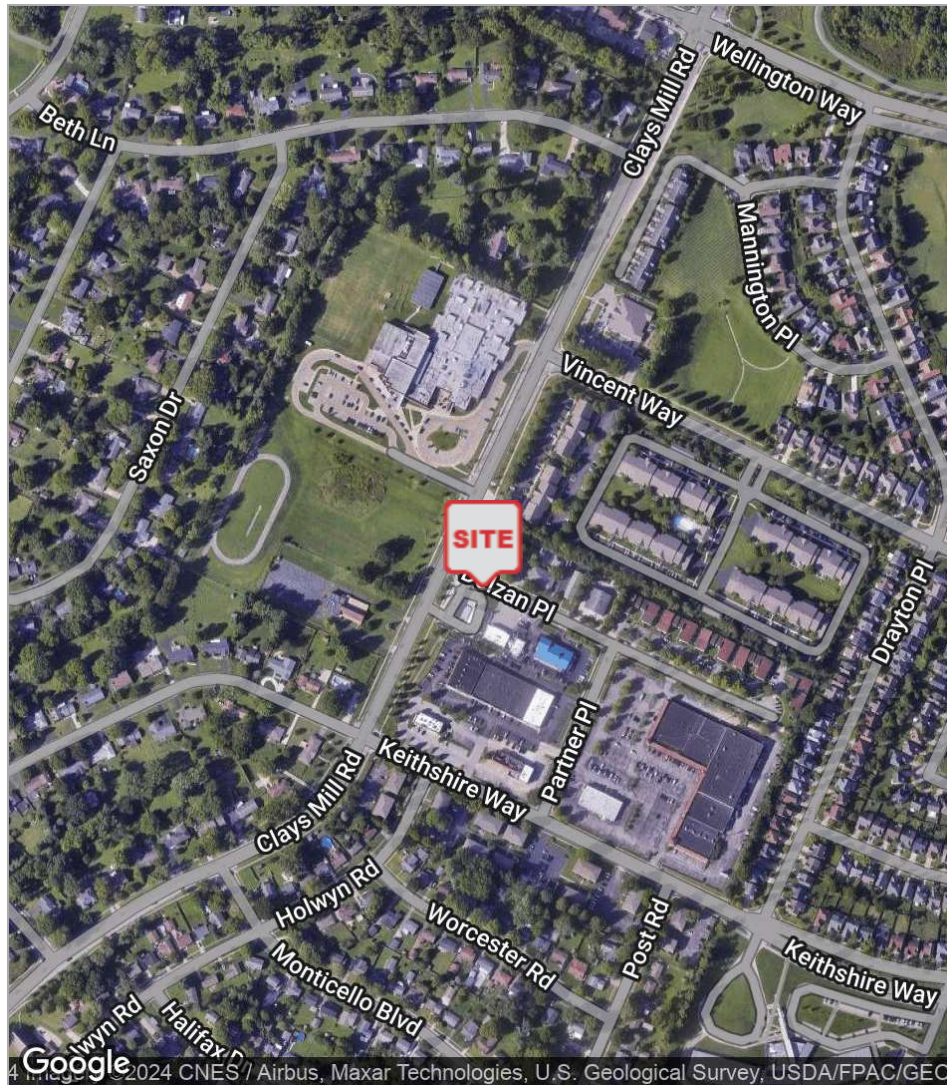


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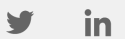
Location Maps



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Aerial Photographs



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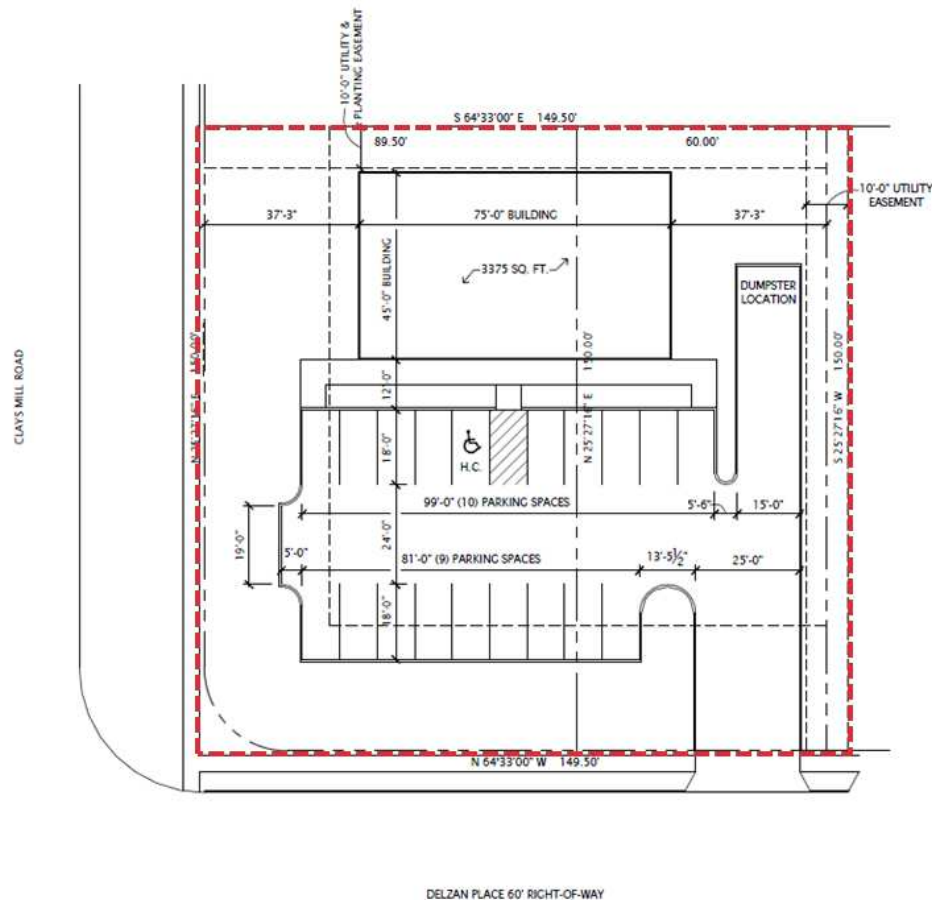
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Site Plan

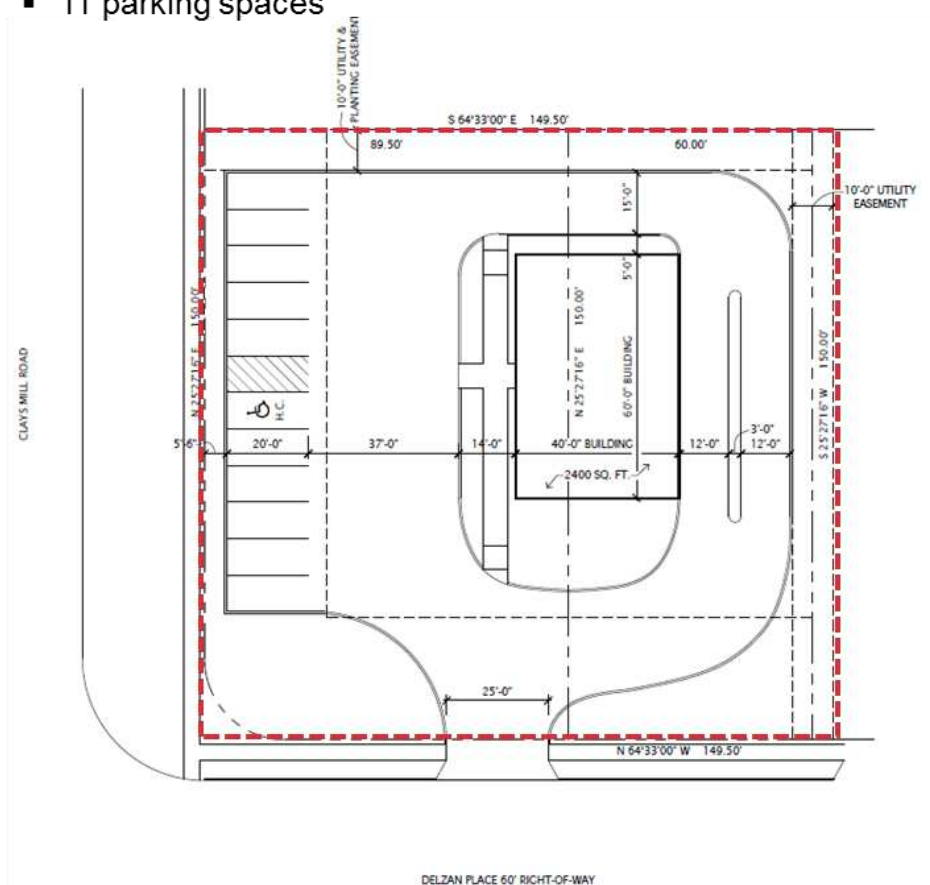
Option 1 – Proposed Site Plan

- ±3,375 SF building
- 19 parking spaces



Option 2– Proposed Site Plan

- ±2,400 SF building
- 2 drive-thru lanes
- 11 parking spaces



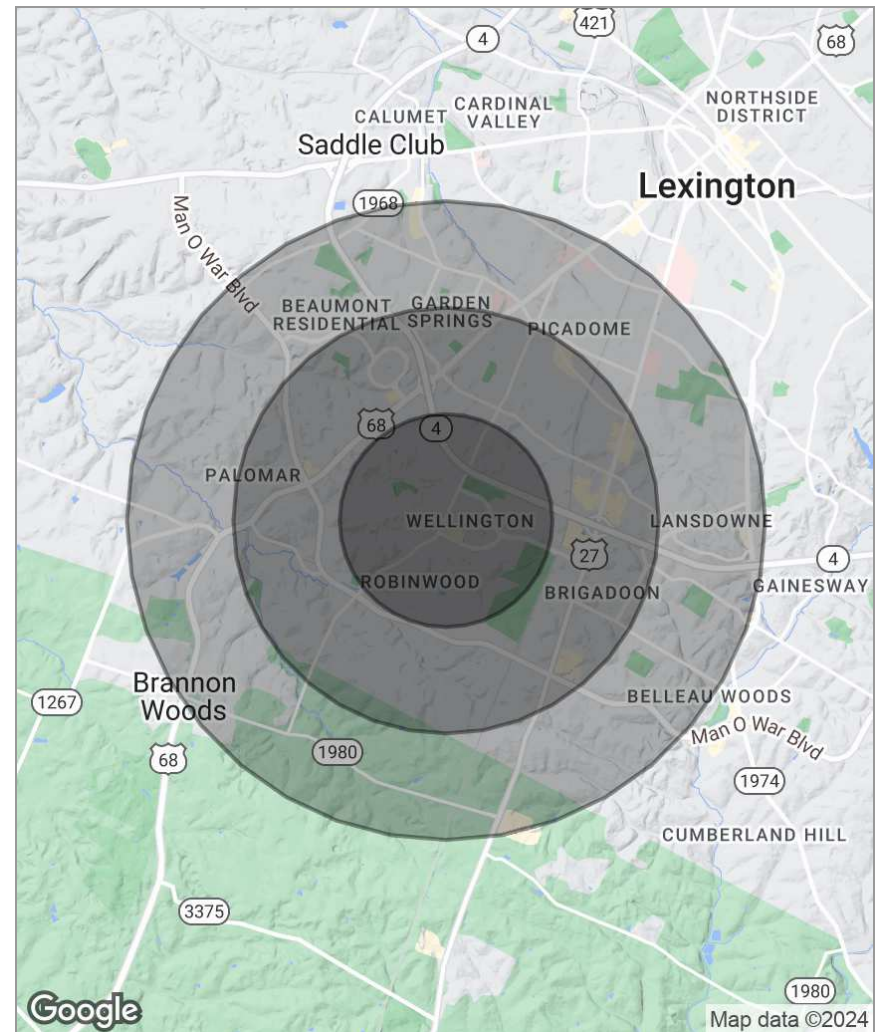
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Demographics Map

Population	1 Mile	2 Miles	3 Miles
TOTAL POPULATION	9,660	45,160	88,439
MEDIAN AGE	43.1	39.9	38.9
MEDIAN AGE (MALE)	40.3	37.9	37.0
MEDIAN AGE (FEMALE)	45.4	41.5	40.5

Households & Income	1 Mile	2 Miles	3 Miles
TOTAL HOUSEHOLDS	3,937	18,852	38,126
# OF PERSONS PER HH	2.5	2.5	2.4
AVERAGE HH INCOME	\$86,385	\$87,400	\$78,887
AVERAGE HOUSE VALUE	\$240,325	\$218,296	\$215,137



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