

For Lease

# Dove Run Office Building



**1025 Dove Run Road**  
Lexington, Fayette County, Kentucky, 40502

For More Information:

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**Nai Isaac**

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# Dove Run Office Building

## Executive Summary



### Property Details

<b>Building Size</b>	+/-16,321 SF
<b>Suite 109</b>	+/-472 SF
<b>Zoning</b>	P-1, Professional Office

### Property Highlights

- +/-16,321 sf 3-story, multi-tenant suburban office building situated on 0.83 acres
- Easy access to Tates Creek & New Circle Roads near Lansdowne Shopping Center
- Abundant Parking (80+ spaces)
- Professionally managed by the NAI Isaac Property Management Team
- Zoned P-1, Professional Office
- Modified gross rental rate (Tenant pays janitorial)

### Demographics

	1 Mile	3 Miles	5 Miles
Total Households:	7,674	55,566	107,212
Total Population:	15,126	127,144	252,556
Average HH Income:	\$75,615	\$72,575	\$74,434
Median HH Income:	\$41,171	\$49,530	\$49,170



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## Property Description

### PROPERTY OVERVIEW

NAI Isaac is pleased to present leasing opportunities at Dove Run Office Suites, a +/-16,321 sf 3-story, multi-tenant suburban office building situated on +/-0.83 acres. Easy access to Bates Creek and New Circle Roads near Lansdowne Shopping Center. Small office suites available. Abundant parking (80+ spaces). Professionally managed by the NAI Isaac Property Management Team. Modified gross rental rate (Tenant pays janitorial).

### LOCATION OVERVIEW

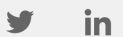
This suburban office building is conveniently located on a major Lexington corridor - near the intersection of Bates Creek and New Circle Roads. Situated across from the Lansdowne Shopping Center provides easy access to shopping, banks and restaurants as well as residential neighborhoods in the South Lexington area.



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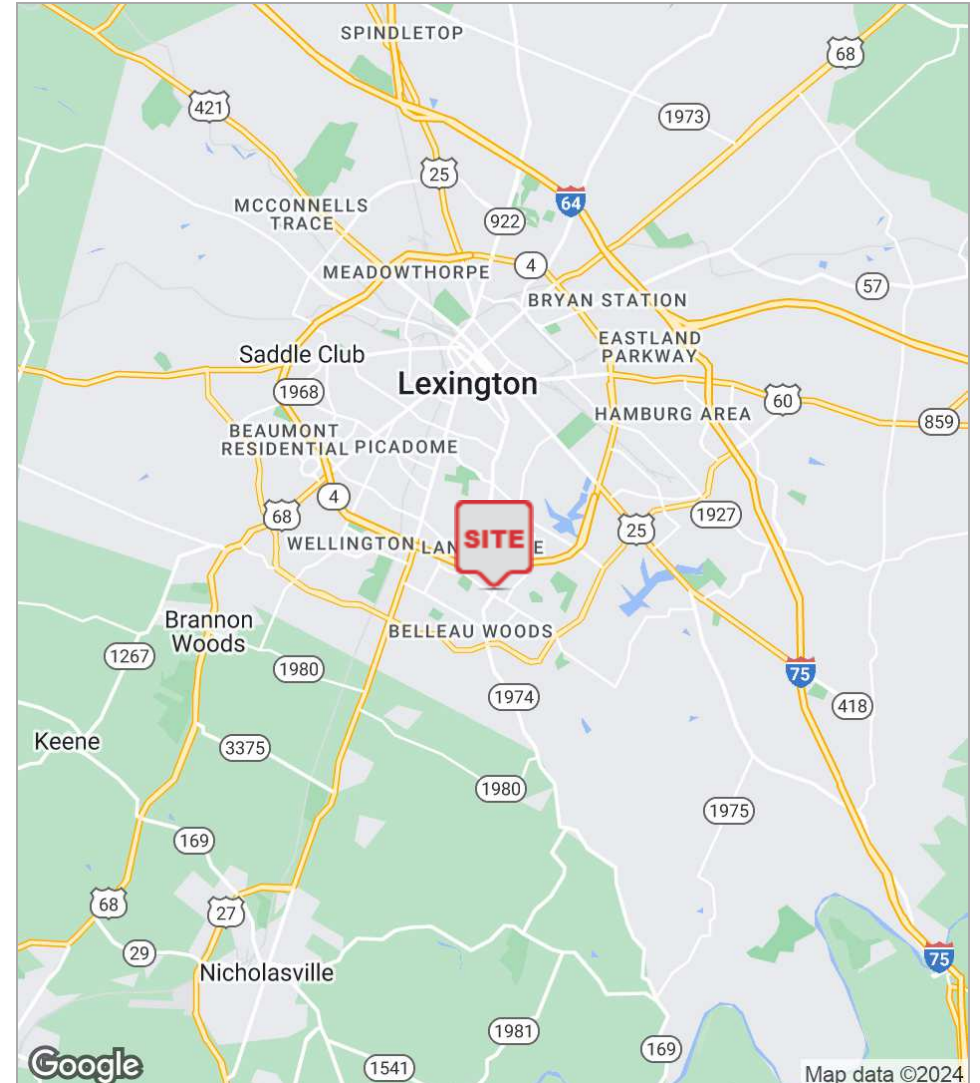
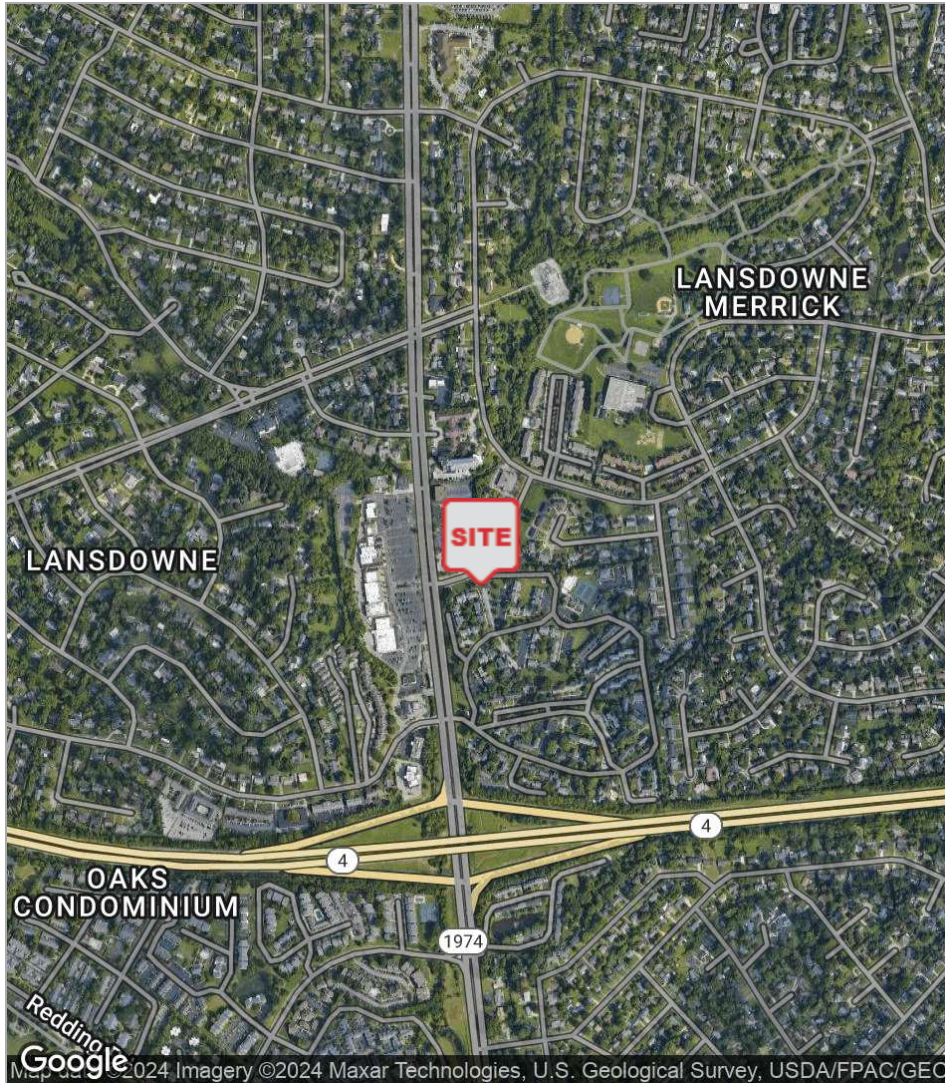
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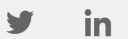
## Location Maps



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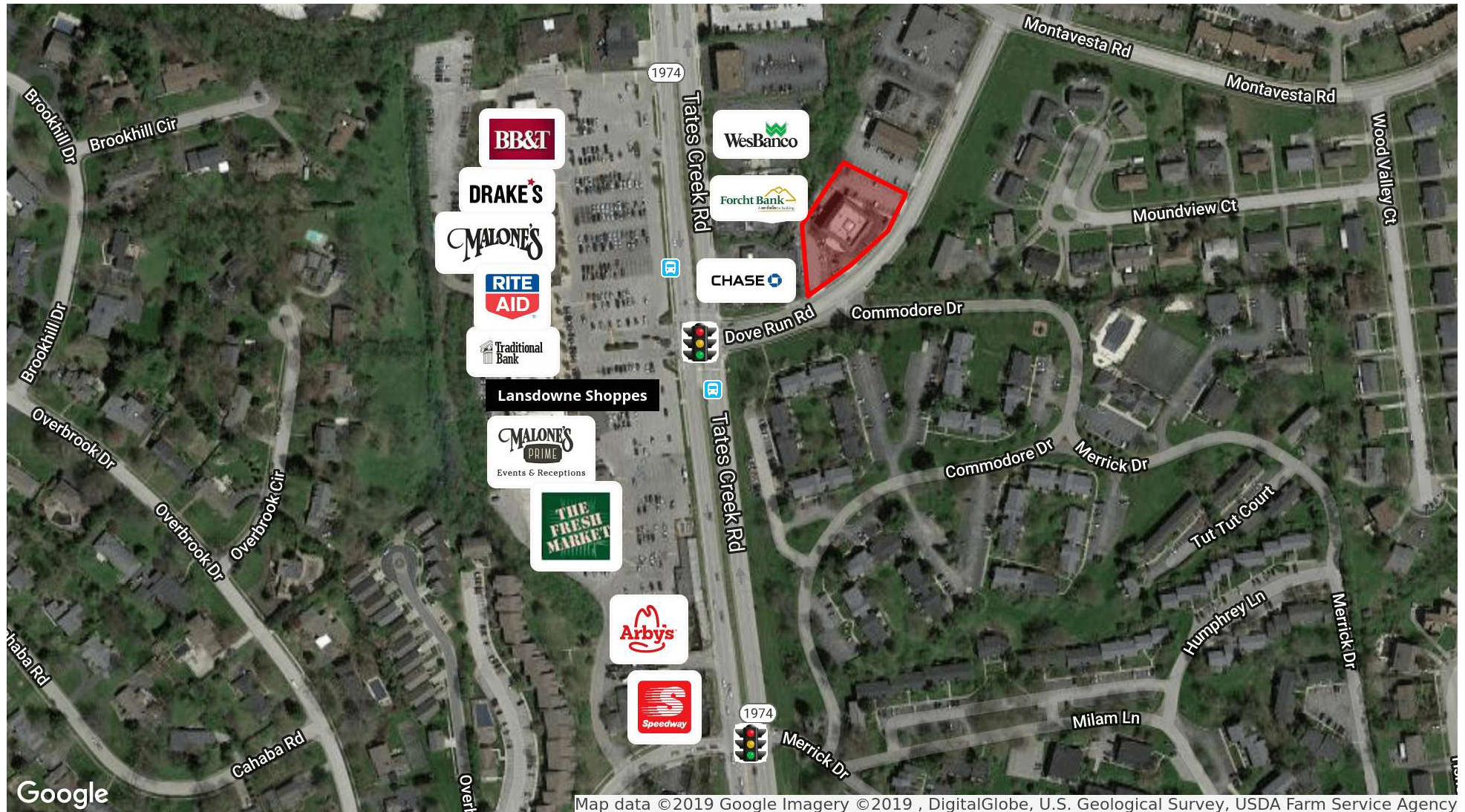




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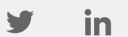
## Aerial Photograph



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# Dove Run Office Building

# Available Spaces

SUITE	SIZE	LEASE RATE	LEASE TYPE
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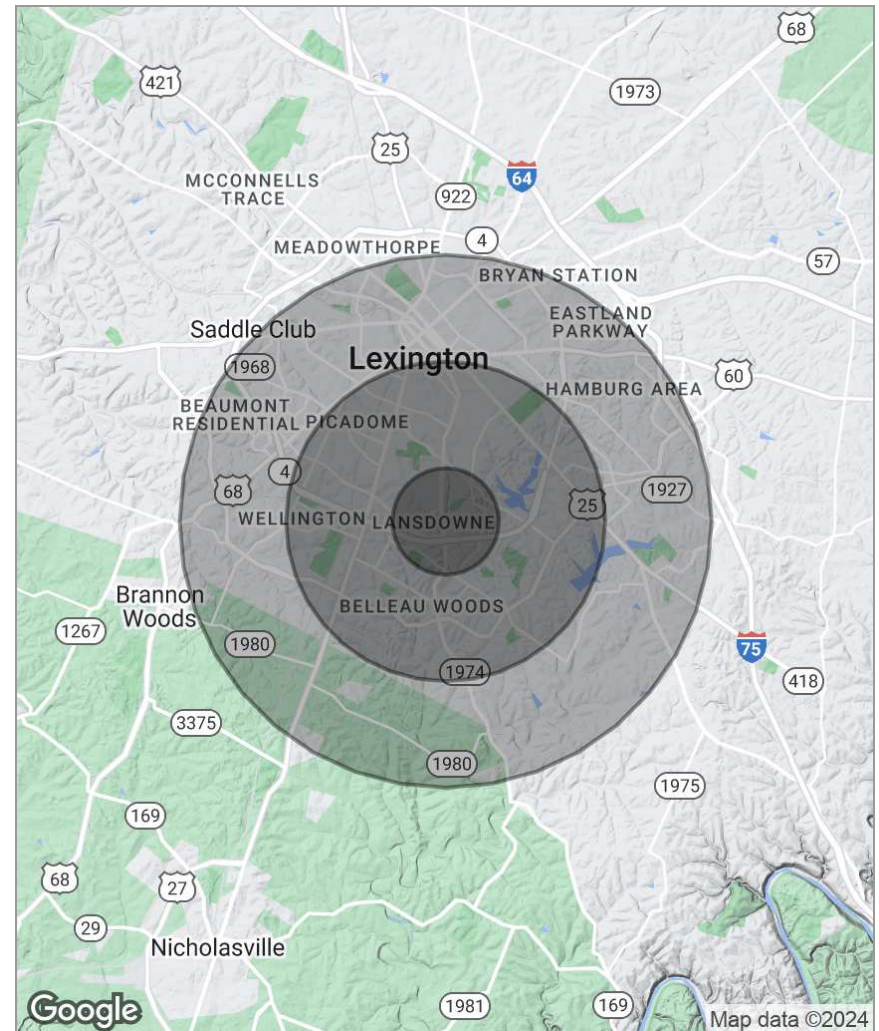
# Dove Run Office Building

## Demographics Map

Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	15,126	127,144	252,556
MEDIAN AGE	37.3	33.3	34.0
MEDIAN AGE (MALE)	35.0	32.4	33.0
MEDIAN AGE (FEMALE)	39.2	34.2	35.3

Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	7,674	55,566	107,212
# OF PERSONS PER HH	1.9	2.3	2.3
AVERAGE HH INCOME	\$75,615	\$72,575	\$74,434
AVERAGE HOUSE VALUE	\$304,052	\$260,160	\$229,833



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