

For Lease

West Zandale Plaza



151 West Zandale Drive
Lexington, Fayette County, Kentucky, 40503

For More Information:

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NAI Isaac

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Executive Summary



Property Details

Available SF	1,020 - 3,880 SF
Lease Rate	\$26.00 SF/YR
Lot Size	1.29 Acres
Building Size	12,000 SF
Zoning	B-1, Neighborhood Business

Property Highlights

- +/-12,000 SF retail/office center on 1.29 acres
- +/-1,020 -3,880 SF remaining for lease; Floorcovering and paint allowance included
- Anchored by Ramsey's Restaurant, a very strong local, multi-unit restaurant
- High traffic area with direct access at signalized intersection from Nicholasville Road
- +/-38,076 ADT in front of the site
- 65 parking spaces (1:185 SF) with overflow parking at adjacent office building

Demographics

	1 Mile	2 Miles	3 Miles
Total Households:	5,146	21,788	55,212
Total Population:	10,930	48,805	55,212
Average HH Income:	\$87,810	\$76,804	\$78,729
Median HH Income:	\$52,200	\$44,177	\$44,845



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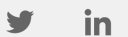
Additional Photos



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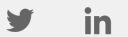
Retailer Map



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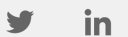
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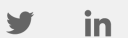
Aerial Map



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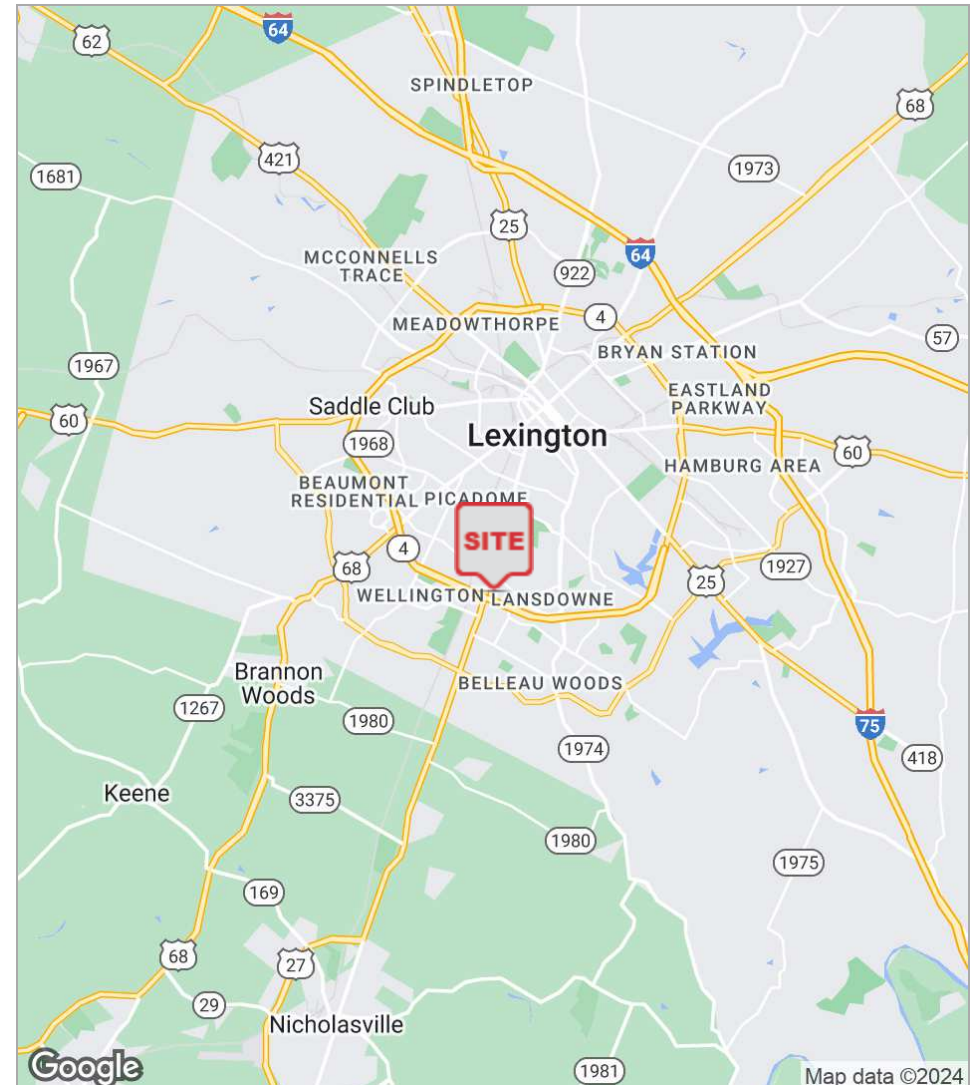
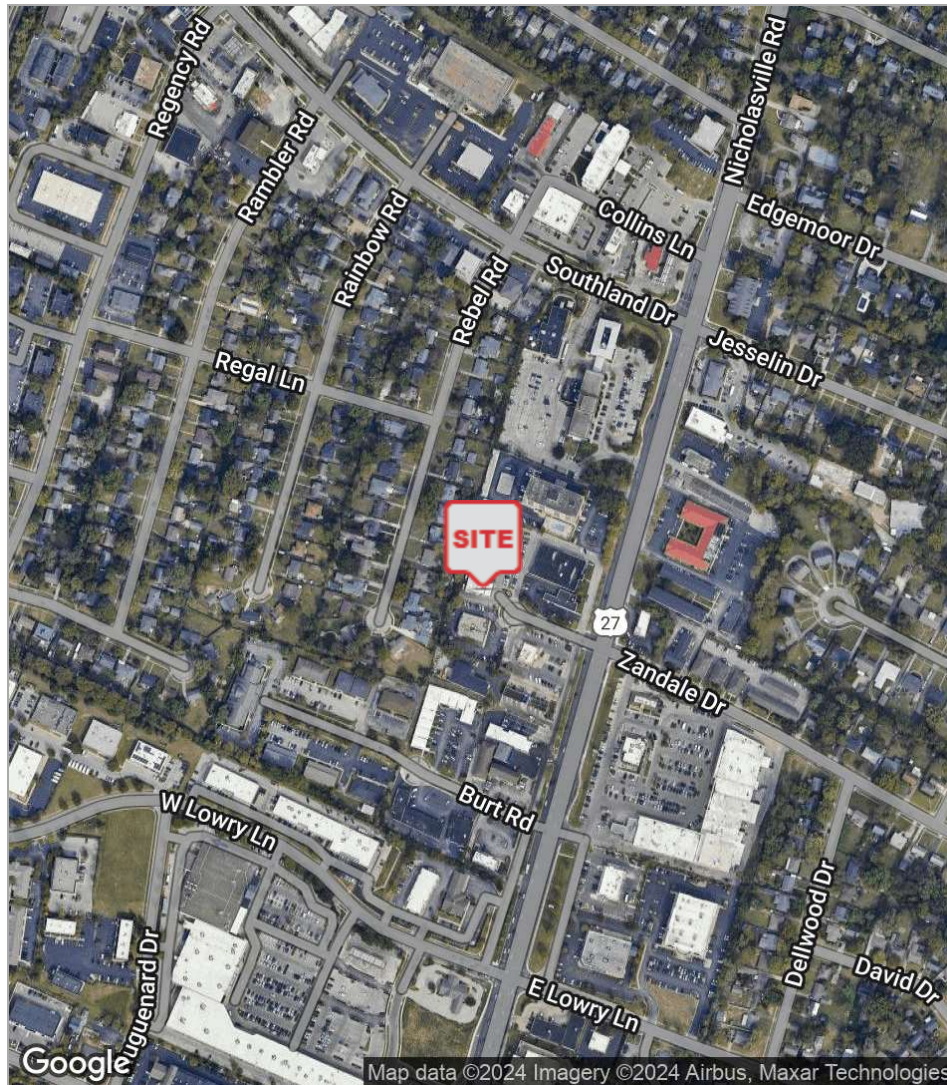
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Nicholasville Rd Retail/Office

West Zandale Plaza

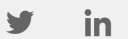
Location Maps



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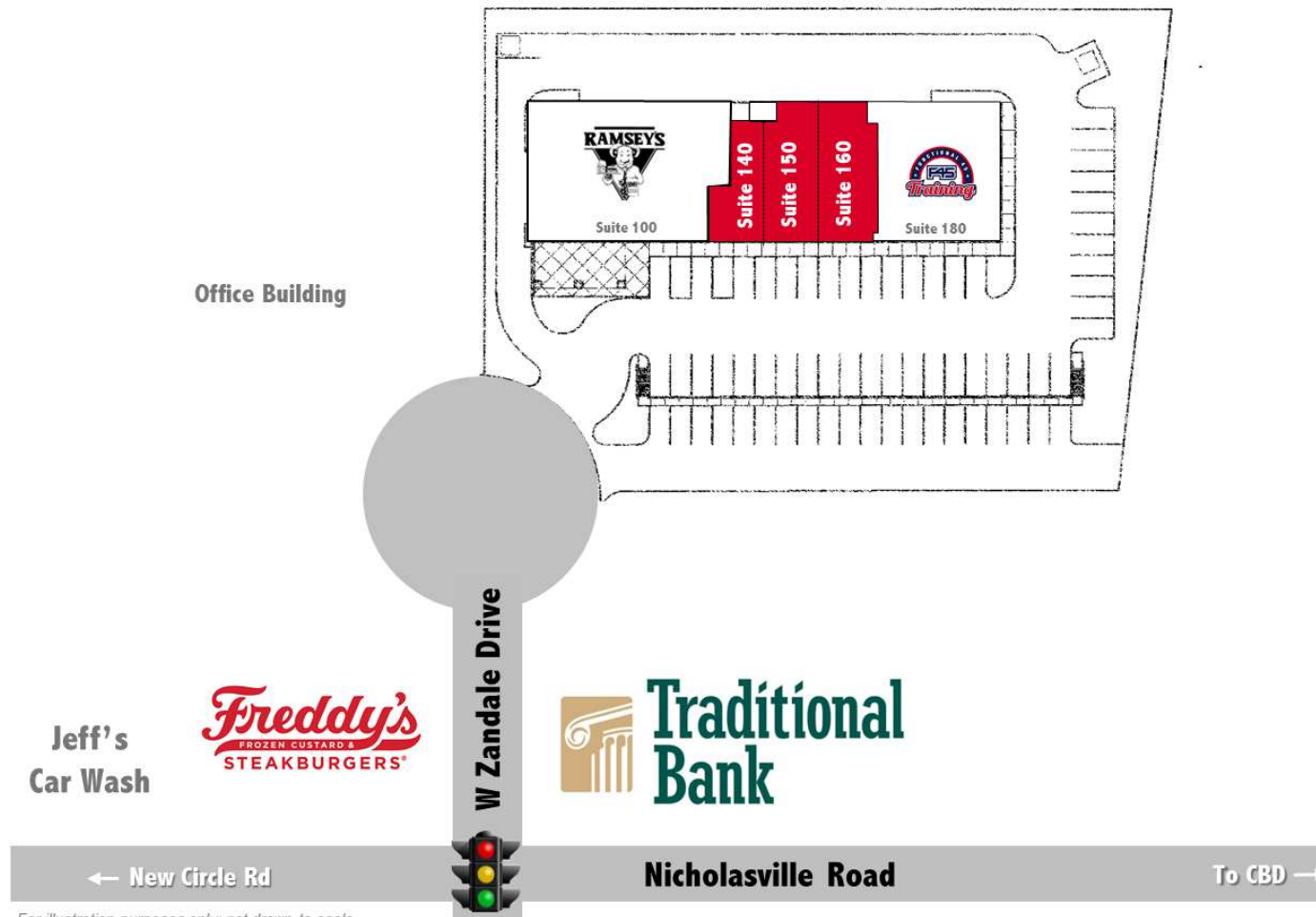
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Nicholasville Rd Retail/Office

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Site Plan



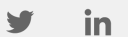
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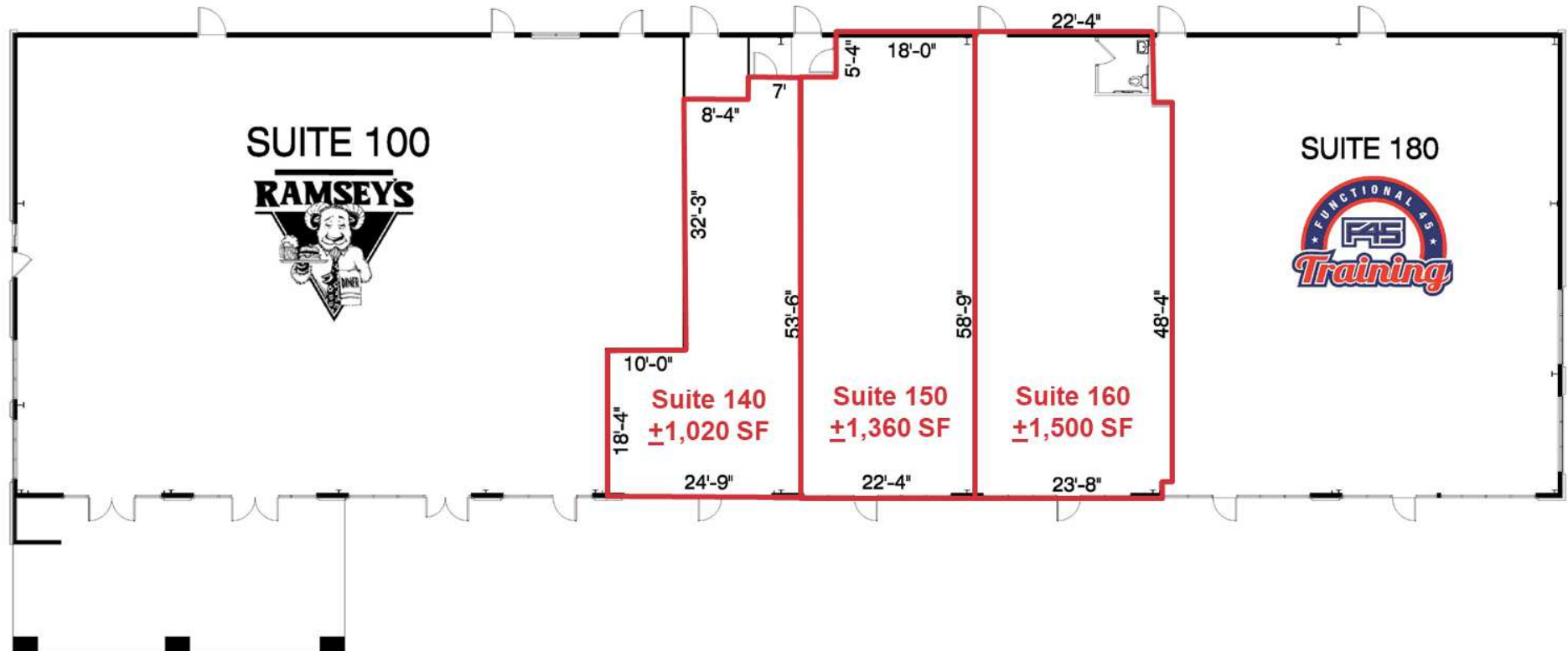
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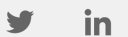
Floor Plans



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Demographics Map

Population	1 Mile	2 Miles	3 Miles
TOTAL POPULATION	10,930	48,805	55,212
MEDIAN AGE	40.2	34.7	34.2
MEDIAN AGE (MALE)	38.8	33.1	32.9
MEDIAN AGE (FEMALE)	41.1	35.9	35.4

Households & Income	1 Mile	2 Miles	3 Miles
TOTAL HOUSEHOLDS	5,146	21,788	55,212
# OF PERSONS PER HH	2.1	2.3	2.3
AVERAGE HH INCOME	\$87,810	\$76,804	\$78,729
AVERAGE HOUSE VALUE	\$193,748	\$212,121	\$241,420

