

# RESTAURANT/LAND FOR SALE



Proposed Housing Development



Greg Leveridge  
859.421.8959  
Greg@BALRealEstate.com

**1951 NORTH BROADWAY**  
**LEXINGTON, KY 40505**



Lauren Cambron  
859.753.8154  
Lauren@BALRealEstate.com

## PROPERTY DESCRIPTION:

Block+Lot is excited to offer 1.3 acres of flat, retail land off of N. Broadway for sale. The property is conveniently located just off Interstates 75/64 and only 0.8 miles from Downtown Lexington, and is conducive to redevelopment or to be used as is.

The 2,600 SF former restaurant is currently leased until September 31, 2028 on a NNN lease to a home delivery meal service (Tenant pays property insurance and common area maintenance, and 60% of the property tax bill), and the back portion of the property to a food truck which is on a month-to-month agreement. The total income is \$55,200/year with increases each year. Landlord is only responsible for roof and structure, 40% of the property tax bill, and maintaining the parking lot area leased to food trucks.

The existing restaurant features many recent improvements and is in excellent condition, fully equipped. This would be a great opportunity for a future owner occupant or developer looking to enjoy income until taking over, or a buyer looking for future value add potential through the current tenancies.

Immediately surrounding the site is a Shell gas station, Marathon gas station, and Days Inn and Suites. There are approximately 26,600 avg. cars/day on N. Broadway. The property is zoned B-5P (Interchange Business) making it ideal for many retail uses including restaurants and convenience stores, hospitality, and gas/automotive service stations. The former Transylvania University Baseball fields were recently purchased, and upon approval, will be transformed into an affordable housing development featuring homes, apartments, and possibly townhomes on the 12.5-acre property. Click here to learn more.

## PROPERTY HIGHLIGHTS:

2,600 SF  
 1.30 Acres  
 For Sale: \$1,170,000  
 Zoned B-5P (Interchange Business)





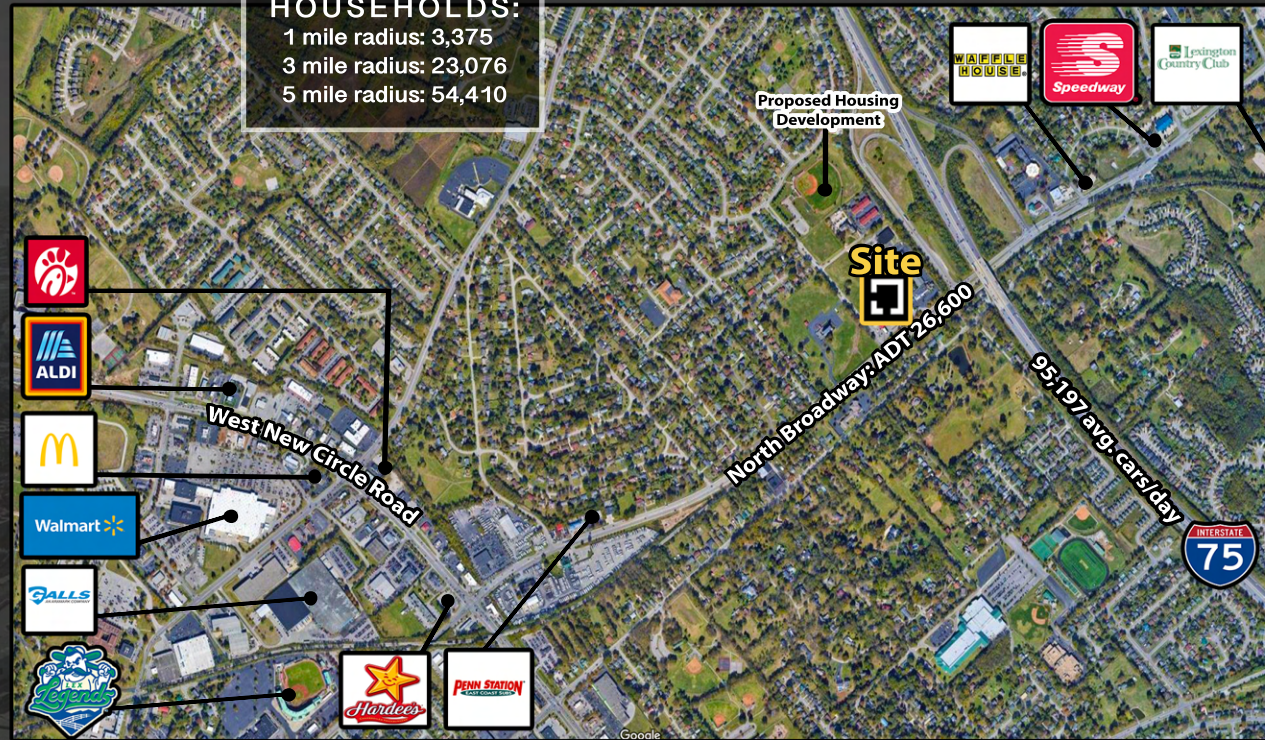
# SITE AERIAL



# AERIAL & DEMOGRAPHICS

## HOUSEHOLDS:

1 mile radius: 3,375  
3 mile radius: 23,076  
5 mile radius: 54,410





# ADDITIONAL INTERIOR PHOTOS (PRIOR TO EXISTING TENANT)



# ADDITIONAL EXTERIOR PHOTOS



# FLOOR PLAN

