



Fayette County Public Schools

Walmart Supercenter

Legends Field

Constitution Park

FOR SUBLEASE

14.69± AC - Lexington Dealership Available

1700 N Broadway | Lexington, KY 40505

SITE

353

68

4

13,765 AADT '23

43,478 AADT '23

19,825 AADT '23

10,593 AADT '23

8,416 AADT '23

3,125 AADT '23

ALDI

Auto Zone

CHEVROLET

Wendy's

KFC

GameStop

Rainbow

ROSS DRESS FOR LESS

SALLY BEAUTY

Members Heritage

THE

CHECKREDI

Standlee

LEX18

DOLLAR GENERAL

Auto Zone

ZAXBY'S

Central Bank

FAMILY DOLLAR

Mr. Pizza

BURGER KING

Casey's

cricket

McDonald's

TACO BELL

PNC

AMERICAN FREIGHT FURNITURE - MATTRESS

GALLS

FedEx

CHEVROLET

L-HAUL

Hardee's

LIQUOR BARN

United Motorsports & RV

ROADWAY

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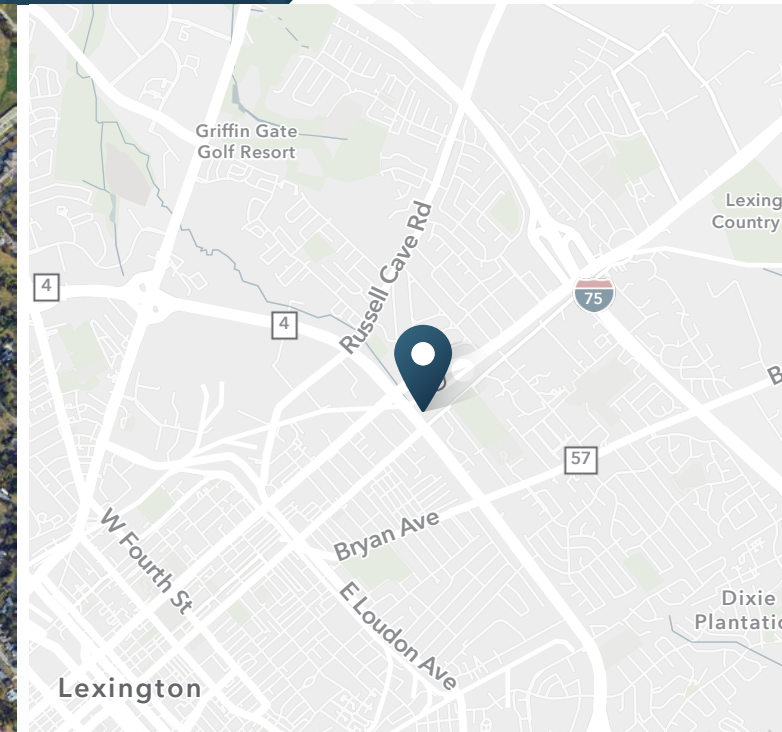
LIQUOR BARN

LIQUOR BARN

LIQU

Lexington, KY Dealership Available for Sublease

1700 N Broadway | Lexington, KY 40505



FOR SUBLEASE

14.69± AC

Land Size

5,961± SF

Higgins Sales Bldg

12,000± SF

#1 Service Bldg

6,600± SF

#2 Service Bldg

2,000± SF

#3 Service Bldg

Contact Broker

Rate

ABOUT THE PROPERTY

- Second generation RV dealership & service center building on 14.69± AC
- Large inventory display area
- Sublease through January 2025
- Excellent frontage and exposure to N Broadway & Hwy 4
- Close proximity to many national retailers and existing auto dealerships

TRAFFIC COUNTS

Hwy 4	43,478 AADT
Old Paris Rd	8,416 AADT

Year: 2023 | Source: KYDOT

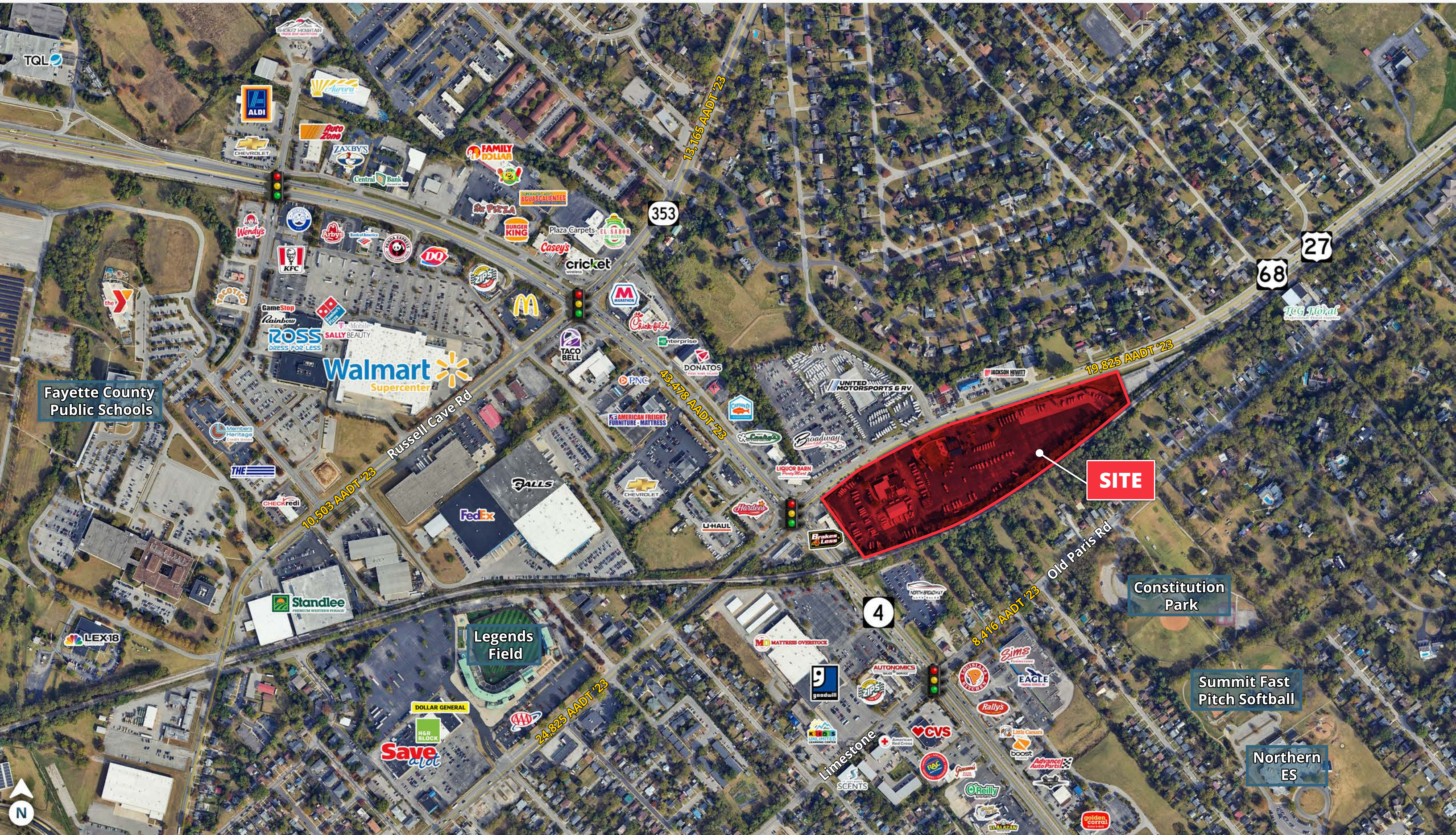
JOIN THESE NEARBY RETAILERS



Northwest Overview

Lexington, KY





Fayette County
Public Schools

Walmart
Supercenter

SITE

Constitution
Park

Summit Fast
Pitch Softball

Northern
ES

10,503 AADT '23

13,165 AADT '23

353

68 27

19,825 AADT '23

43,478 AADT '23

8,416 AADT '23

24,825 AADT '23

4

Limestone



Photos

1700 N Broadway | Lexington, KY 40505



Photos

1700 N Broadway | Lexington, KY 40505



DEMOGRAPHIC HIGHLIGHTS

Population

	5 miles	10 miles	20 miles
2024 Estimated Population	167,064	341,145	526,179
2029 Projected Population	168,910	345,277	535,257
Proj. Annual Growth 2024 to 2029	0.22%	0.24%	0.34%

Daytime Population

	5 miles	10 miles	20 miles
2024 Daytime Population	228,488	378,484	554,497
Workers	145,031	211,871	288,242
Residents	83,457	166,613	266,255

Income

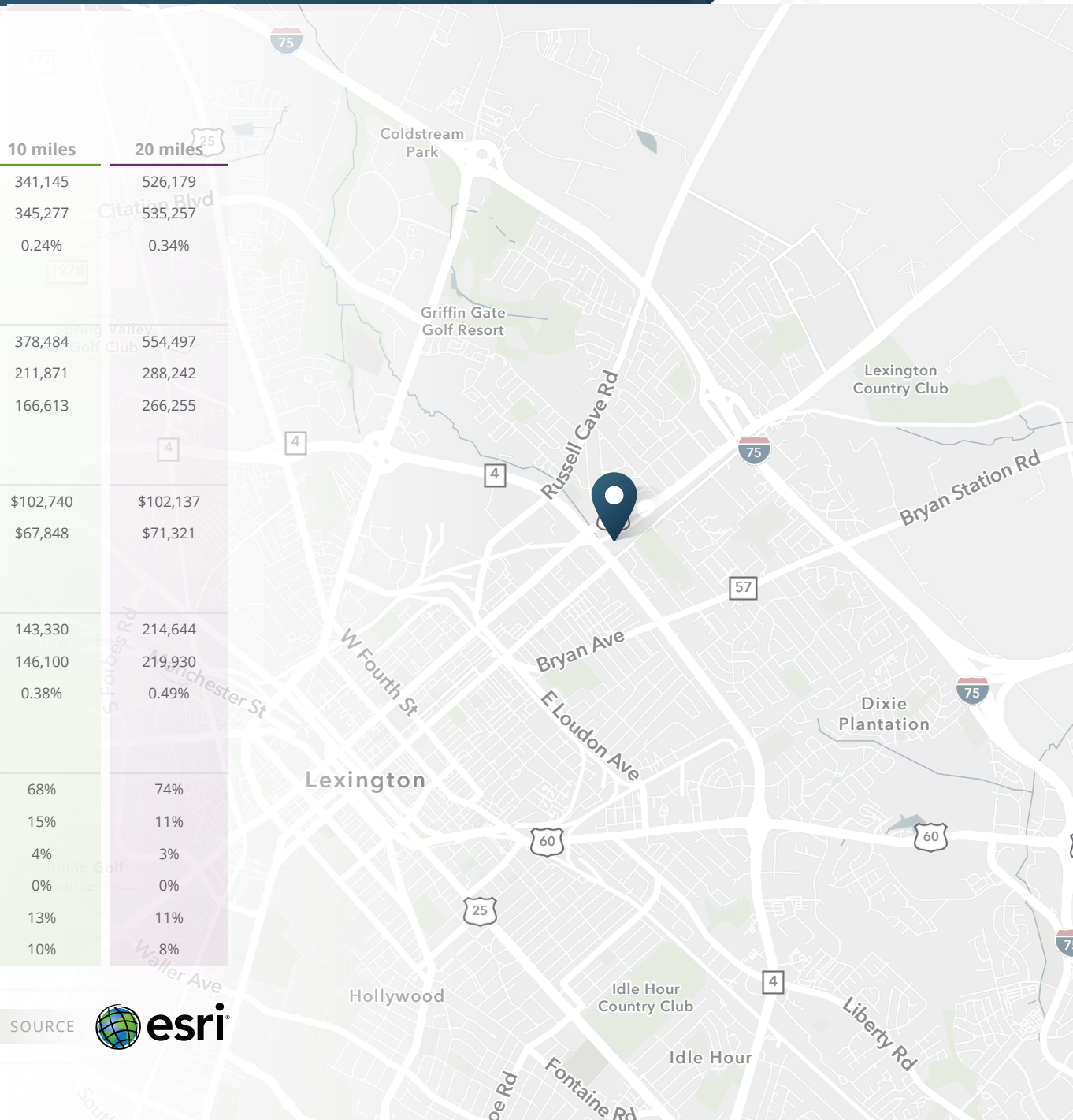
	5 miles	10 miles	20 miles
2024 Est. Average Household Income	\$86,796	\$102,740	\$102,137
2024 Est. Median Household Income	\$55,927	\$67,848	\$71,321

Households & Growth

	5 miles	10 miles	20 miles
2024 Estimated Households	71,167	143,330	214,644
2029 Estimated Households	72,399	146,100	219,930
Proj. Annual Growth 2024 to 2029	0.34%	0.38%	0.49%

Race & Ethnicity

	5 miles	10 miles	20 miles
2024 Est. White	61%	68%	74%
2024 Est. Black or African American	20%	15%	11%
2024 Est. Asian or Pacific Islander	3%	4%	3%
2024 Est. American Indian or Native Alaskan	0%	0%	0%
2024 Est. Other Races	15%	13%	11%
2024 Est. Hispanic (Any Race)	13%	10%	8%



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





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