

RETAIL PROPERTY FOR LEASE

# 3605 WALDEN DRIVE

LEXINGTON, KY 40517



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**WHITE OAK**  
COMMERCIAL REAL ESTATE



## PROPERTY DESCRIPTION

White Oak is pleased to present 3605 Walden Drive FOR LEASE. The B1 zoned property is a 10,887 SF, single-story retail building situated on a 0.83-acre lot in the heart of southeast Lexington. Built in 1996, the building features masonry construction and is currently configured as a single-tenant retail drug store, formerly occupied by CVS Pharmacy. The property benefits from 190 feet of frontage along Walden Drive with two curb cuts, providing excellent ingress and egress for customers with 22 parking spaces.

## PROPERTY HIGHLIGHTS

- High traffic, signalized intersection
- Adjacent to banks, restaurants and neighborhood retailers
- Strong office and daytime population
- High 3-mile population of 105,000+
- B1 zoning accommodates retail, restaurant, medical, office and more.

## OFFERING SUMMARY

Lease Rate:	\$21.50 SF/yr (NNN)
Available SF:	10,887 SF
Building Size:	10,887 SF
Lot Size:	0.83 acre

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	9,414	47,753	97,279
Total Population	19,902	105,823	220,879
Average HH Income	\$71,274	\$99,204	\$97,531

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# Demographics Report

For Lease

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	19,902	105,823	220,879
Average Age	32.3	37.0	36.8
Average Age (Male)	30.0	34.9	35.4
Average Age (Female)	35.0	39.0	38.1

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	9,414	47,753	97,279
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$71,274	\$99,204	\$97,531
Average House Value	\$240,459	\$333,294	\$333,004

2023 American Community Survey (ACS)

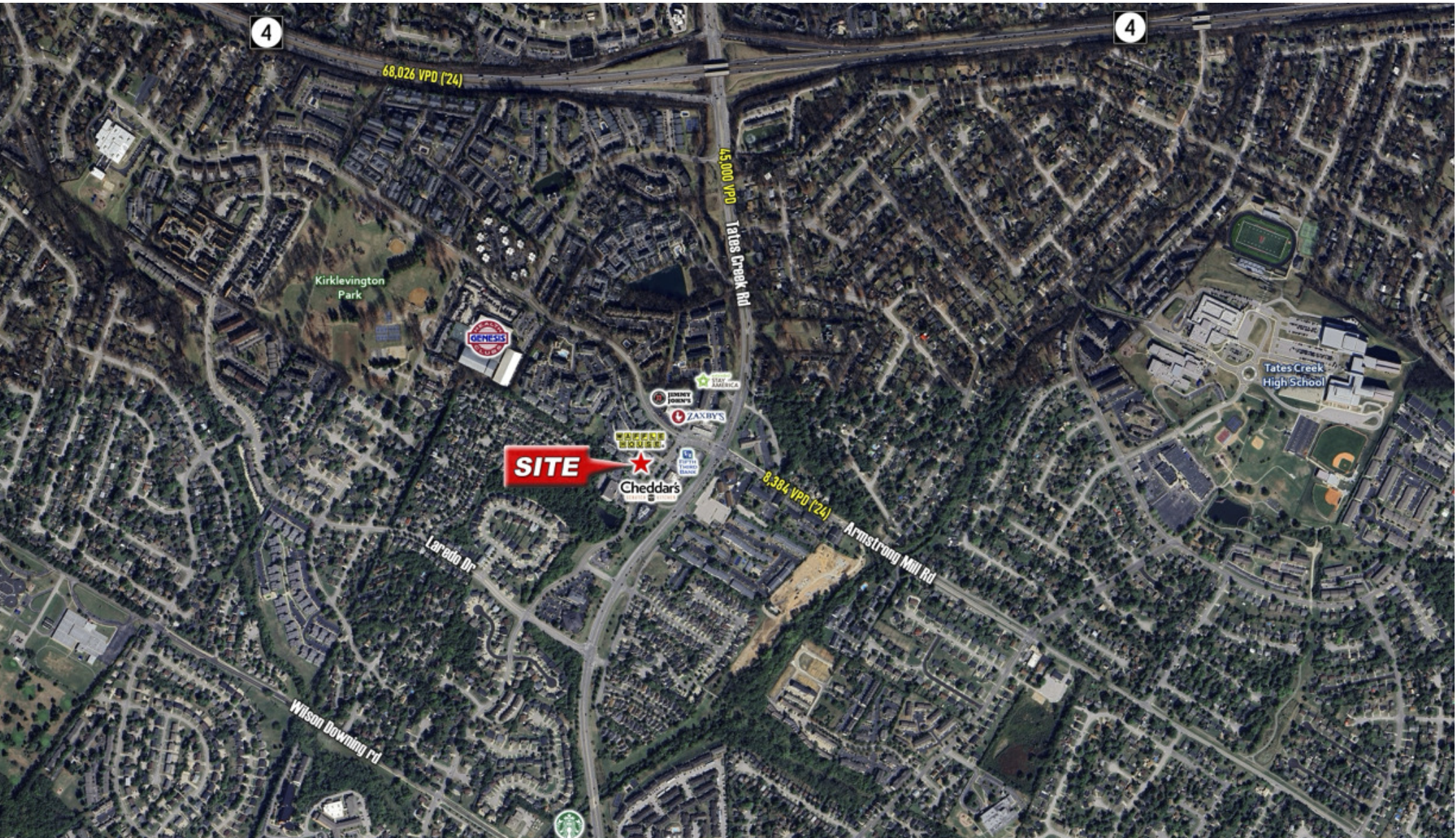
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# Retailer Map - Mid Aerial

For Lease



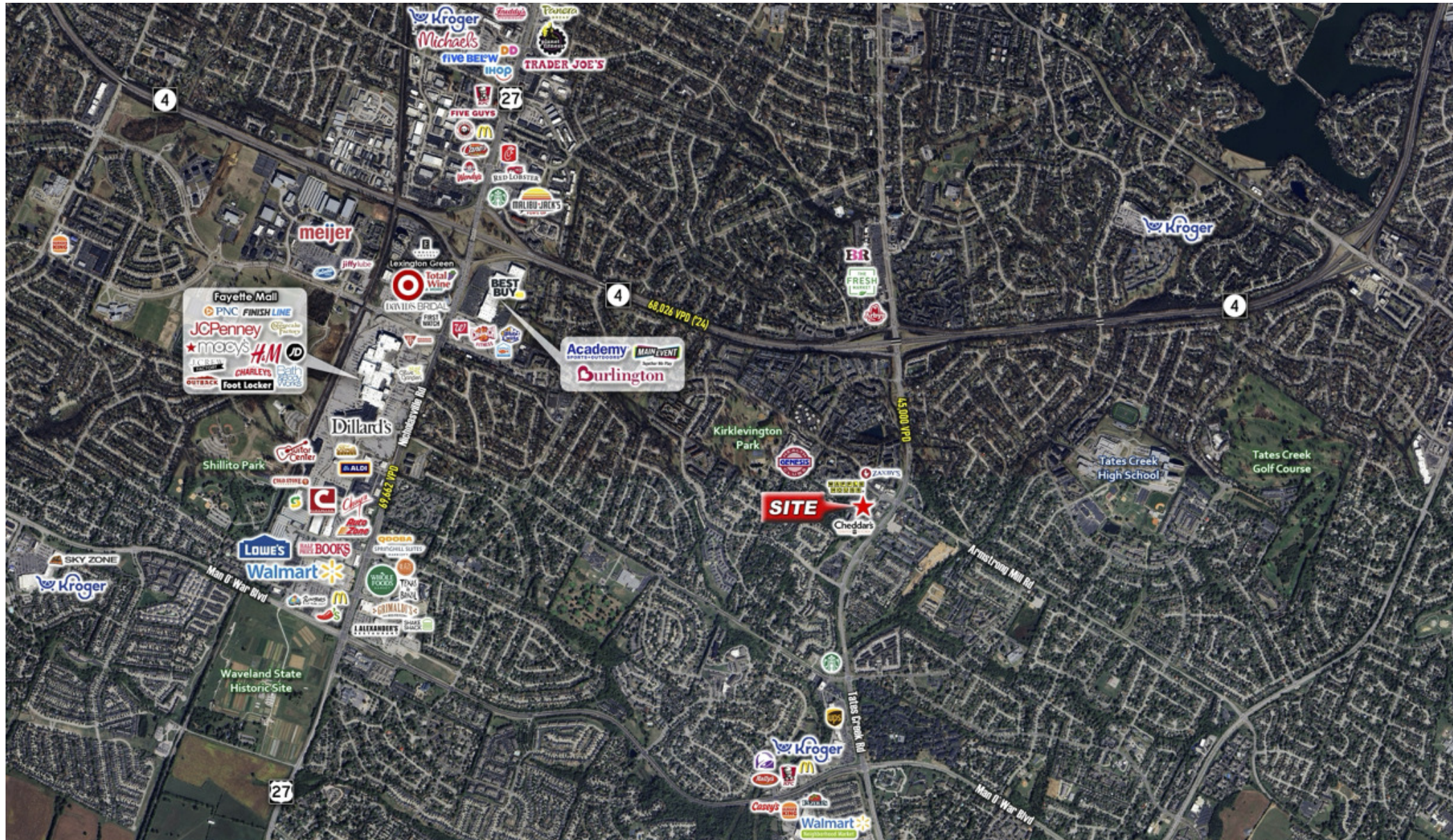
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# Retailer Map - Wide Aerial

For Lease



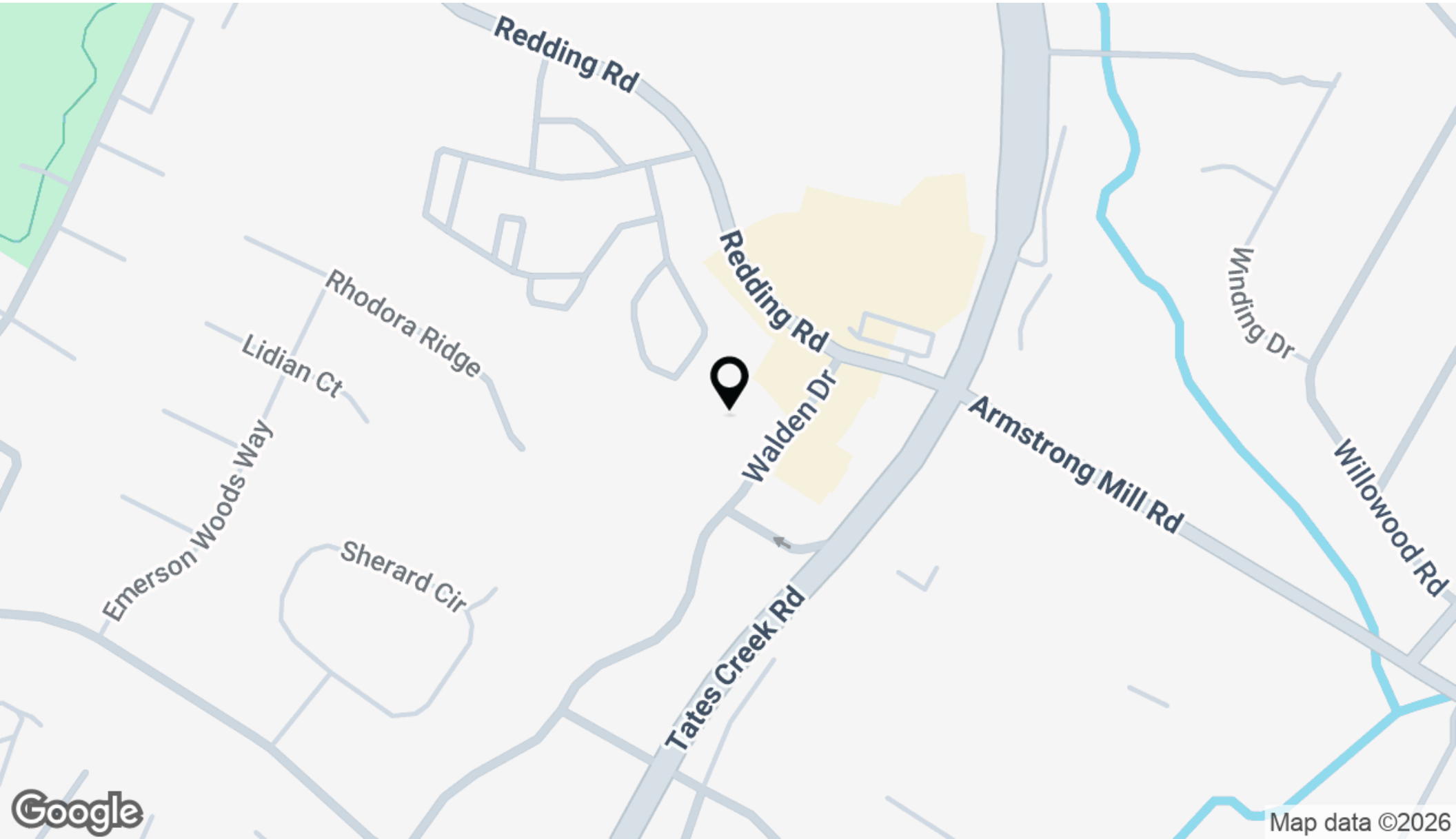
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Google

Map data ©2026

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