

112 DENNIS DR - Fantastic Investment Opportunity



SCHRADER
COMMERCIAL PROPERTIES, LLC

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112 DENNIS DR | LEXINGTON, KY

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The information within this Offering Memorandum will set forth an understanding regarding the relationship between the Recipient of this package (the "Recipient") and Schrader Commercial Properties, LLC and the confidentiality of the investment information to be supplied to you and your organization for use in considering, evaluating, and/or purchasing this property (the "Property"). The recipient acknowledges that all financial, contractual, marketing, and informational materials including but not limited to lease information, occupancy information, financial information, projections, data information, and any other similar information provided by Schrader Commercial Properties, LLC which relates to the Property (collectively, the "Confidential Information"), whether said information was transmitted orally, in print, in writing, or by electronic media is confidential in nature and that severe monetary damage could result from dissemination of that information to unauthorized individuals. The Recipient shall limit access to the Confidential Information to those individuals in the Recipient's organization with a "need to know" and shall take all precautions reasonably necessary to protect the confidentiality of the Confidential Information. The Recipient acknowledges and agrees that the Confidential Information and any copies thereof are the property of Schrader Commercial Properties, LLC and that all such information will be returned to Schrader Commercial Properties, LLC upon written request. Any offers or inquiries from Recipient in connection with this investment proposal shall be forwarded, confidentially, to Schrader Commercial Properties, LLC. Other than Schrader Commercial Properties, LLC, recipient agrees that neither Recipient nor Schrader Commercial Properties, LLC shall be obligated to pay any procuring broker fees in connection with this investment unless a separate written Brokerage Agreement is entered into and written acknowledgement of any procuring Brokerage Agreement is received from all parties to the investment transaction. Procuring brokers must provide written introduction of potential investors and receive written acknowledgement from Schrader Commercial Properties, LLC for representation to be recognized. This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

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OFFERING SUMMARY

Property Information

- Asking Price: \$975,000.00
- Building Size: 8,262 SF
- Basement: 4,131 SF
- Lot Size: 0.66 AC
- Zoning: P-1 Professional Office
- Year Built: 1991

A fantastic investment opportunity right off of Nicholasville Road with great access, plenty of parking and low traffic area.

This two story building has recently had multiple upgrades and is occupied by one tenant under lease until December 2029.





Summary

Parcel Number 20027210
 Location Address 112 DENNIS DR
 LEXINGTON KY 40503
 Tax District District 06
 Tax Rate 1.1268
 Acres 0.66
 Legal Description H-232 STONERIDGE LOT 2
 Property Class C - COMMERCIAL
 PVA Neighborhood 738 - SOUTHLAND
 Land Use Code (420) C-OFFICE
 USA/RSA Map 48
 Map Block 001
 Lot 2
 Subdivision STONERIDGE
 Cabinet/Slide H-232
 ND-1 Zone
 Overlay
 PDR
 Map Scale 200
 Block
 Council District 10
 LFUCG Zoning P-1 - PROFESSIONAL OFFICE
 Deeded SqFt 28750
 Frontage / Out of 0 /



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Owner

PARKER LILLY HOLDINGS LLC
 409 SOUTH RIDGE DR
 LEXINGTON KY 40505
 January 1, 2026 Owner
 PARKER LILLY HOLDINGS LLC

Commercial Improvement Information

Card	1	Year Built	1991
Building No	1	Above Grade Sqft	8,262
Structure Code/Desc	353-OFFICE BLDG	Total Basement Sqft	4131
Units	3		

Accessory Information

Card 1

Description	Year Built	Size	Area	Grade
PAVING ASPHALT PARKING	1986		13,000	C -AVERAGE

Sales

Sale Date	Sale Price	Deed Book	Deed Page	Sales Validity	Owner	Previous Owner	Recording
7/13/2017	\$690,000	3508	646	ARMS LENGTH TRANSACTION	PARKER LILLY HOLDINGS LLC	MCCORD DOUGLAS	3508 646
1/7/1999	\$420,000	2027	473	ARMS LENGTH TRANSACTION	MCCORD DOUGLAS	MARNITZ LLOYD J & M	2027 473
7/1/1991	\$0	1603	056	ARMS LENGTH TRANSACTION	MARNITZ LLOYD J & M	MARNITZ & ASSOC INSURANC	1603 056

Valuation

	2026	2025	2024	2023
Fair Cash Value	\$795,000	\$795,000	\$795,000	\$690,000
Agricultural Value Land	\$0	\$0	\$0	\$0
Agricultural Value Total	\$0	\$0	\$0	\$0
Exempt	\$0	\$0	\$0	\$0
Taxable Value	\$795,000	\$795,000	\$795,000	\$690,000

Sketches

MARKET OVERVIEW

Lexington Location Overview

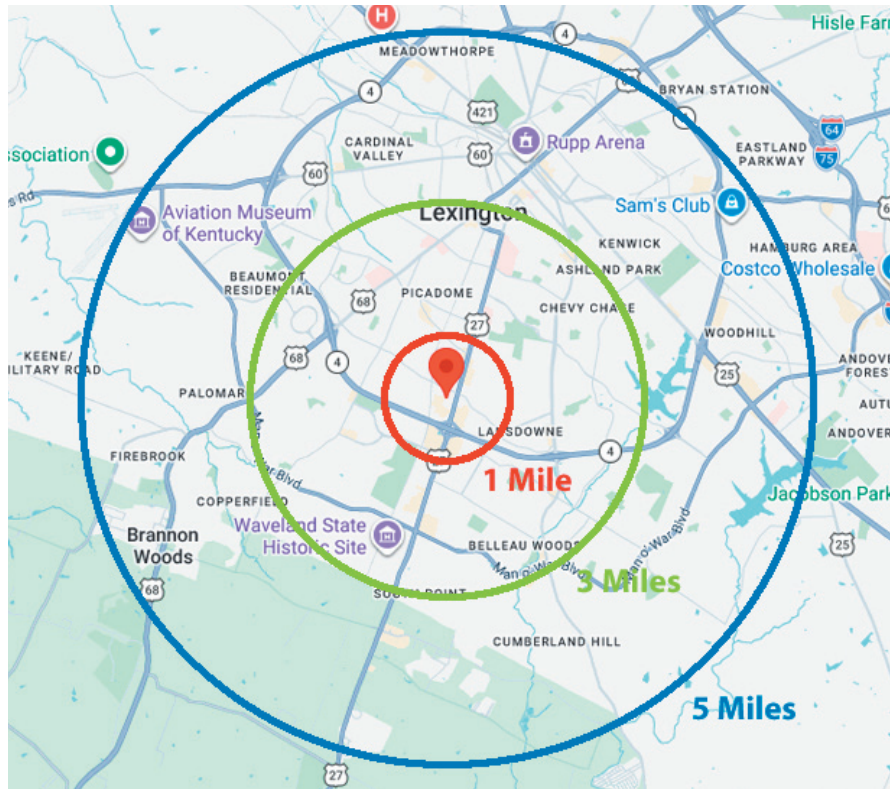
Lexington is located in Central Kentucky, in the heart of the Bluegrass region, approximately 75 miles east of Louisville, 85 miles south of Cincinnati, and 214 miles north of Nashville. Serving as the county seat of Fayette County, Lexington is the 2nd-largest city by population in the State of Kentucky and the 61st largest in the United States. Lexington is located at the convergence of two major interstates, I-75 and I-64. I-75 runs from near Williamsburg to Covington by way of Lexington, and I-64 runs from Louisville to Ashland via Lexington. New Circle Road, also known as Kentucky Route 4, is a Kentucky state highway that serves as a city bypass for the city of Lexington, encircling the entire city. The Bluegrass Airport, located on the western edge of the city, offers 18 regular direct flights to cities including Atlanta, Charlotte, Chicago, New York, Newark, Detroit, Houston, Dallas, and Minneapolis.

Economic Overview

Lexington is known for its high quality of life, highly educated population, and stable economy, and has been recognized by publications such as Forbes and Kiplinger for being one of the nation's top 5 cities for business and young professionals. The top employer in Lexington is the University of Kentucky, with 14,000 employees. The University has an annual budget of \$1.4 billion and ranks as the state's 9th largest economic company. Lexington is home to Fortune 500 companies Xerox, Lexmark International, Lockheed-Martin, and IBM, whose total combined employment exceeds 8,000. Other notable corporate headquarters include Tempur Sealy International, Big Ass Solutions, Florida Tile, and the Forcht Group of Kentucky. Amazon, United Parcel Service, and Trane also have large operations in the city, and Toyota Motor Manufacturing is located within the Lexington CSA. Additionally, Fayette County Schools employs 5,374 people and Fayette Urban County Government employees 2,699.



DEMOGRAPHICS



	1 MILE	3 MILE	5 MILE
2025 Total Population	9,552	127,706	248,560
2030 Population	9,848	131,334	256,698
Pop Growth 2025-2030	+ 3.10%	+ 2.84%	+ 3.27%
Average Age	41	38	38
2025 Total Households	4,411	54,728	106,931
HH Growth 2025-2030	+ 3.26%	+ 3.18%	+ 3.57%
Median Household Inc	\$69,654	\$64,915	\$62,123
Avg Household Size	2.10	2.20	2.20
2025 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	\$308,345	\$315,380	\$305,961
Median Year Built	1962	1977	1979



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