



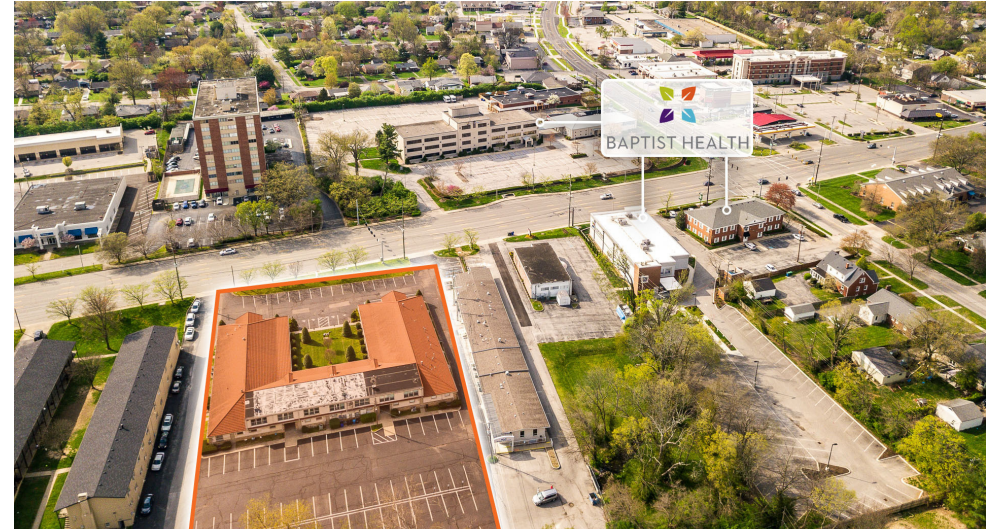
Office Suite Available on Nicholasville Road



(3 months free rent)**

2134 NICHOLASVILLE ROAD LEXINGTON, KY 40503

PROPERTY SUMMARY



OFFERING SUMMARY

SUITE 13 AVAIL SF:	3000 SF
SUITE 13 LEASE RATE:	\$4500/MO Gross
ZONING:	P-1

PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to present these office suites on Nicholasville Road with easy access to major retail and medical centers. The professional setting includes dental, retail, medical, and financial services with direct onsite parking.

Suite 13 is 3000 SF and will be available June 1, 2026.

****3 months free on a minimum 24 month lease for qualified tenants.****

Nearby establishments include Traditional Bank, Panera Bread, Kroger, Chick-fil-A, Trader Joe's, Baptist Health Hospital, and many others. This property is conveniently located 0.2 miles from the Southland Drive area, featuring entertainment, nightlife, boutique shopping, and local restaurants, with easy access to and from New Circle Road just 0.9 miles to the south on Nicholasville Road. Additionally, award-winning Baptist Health Hospital is 0.7 miles north of the property, and the University of Kentucky is just 1.2 miles away. The traffic count on Nicholasville Road is 40,235 VPD. A great opportunity to be right in the action. For additional information, please contact Harrison Lane at 859.537.1051 // harrison.lane@svn.com.

HARRISON LANE

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INTERIOR PHOTOS



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AERIAL



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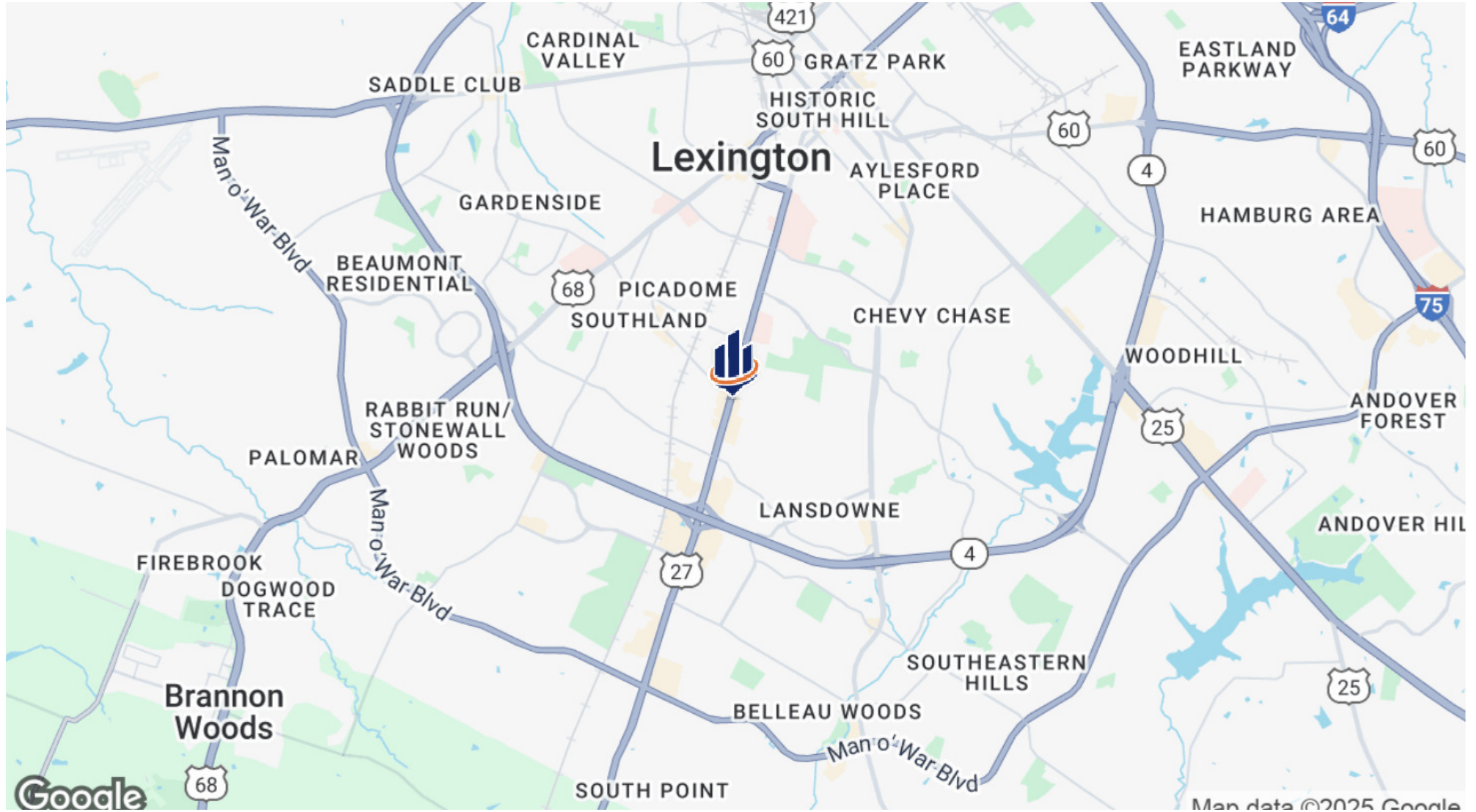
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

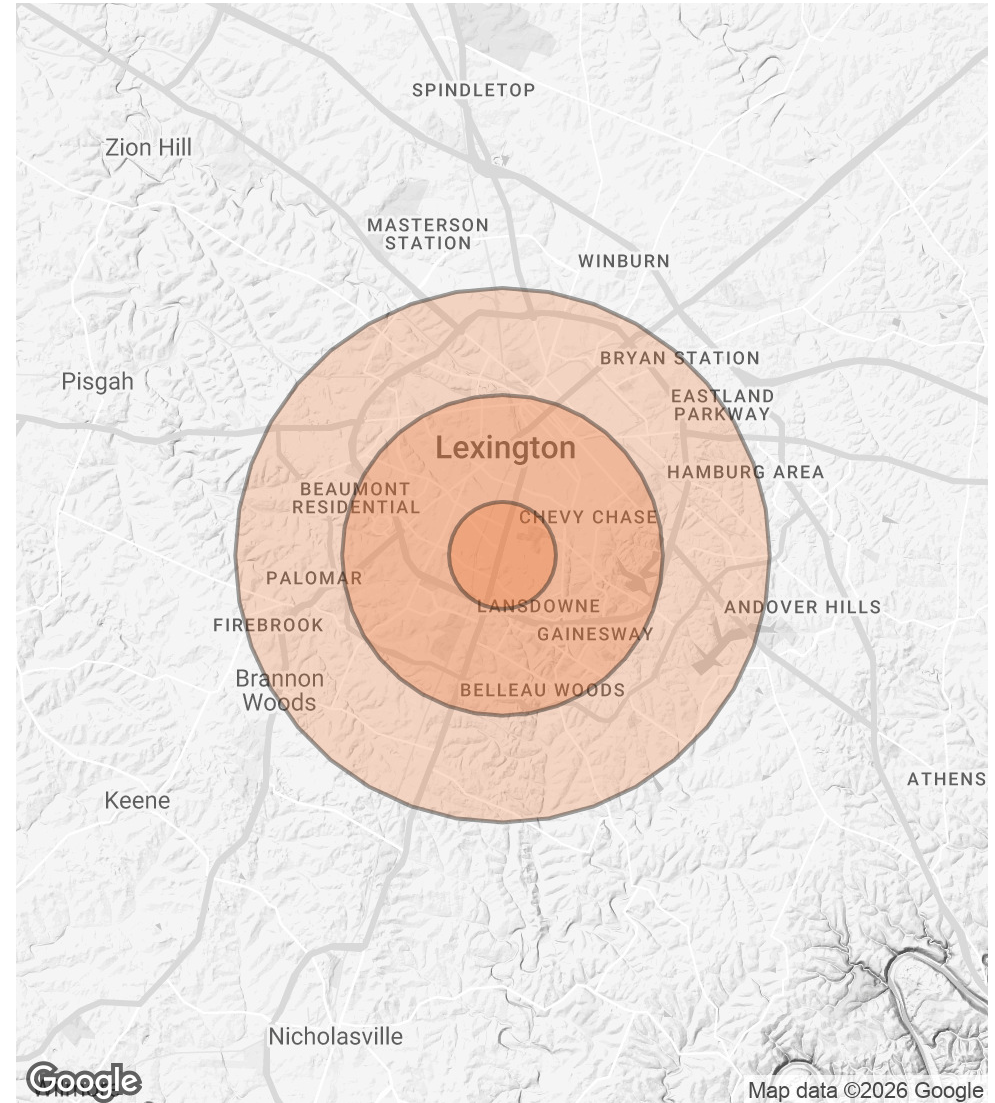
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,185	116,607	265,373
AVERAGE AGE	40.4	34.2	34.6
AVERAGE AGE (MALE)	39.1	32.8	33.5
AVERAGE AGE (FEMALE)	41.3	35.4	35.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,385	51,506	113,533
# OF PERSONS PER HH	2.1	2.3	2.3
AVERAGE HH INCOME	\$65,684	\$59,687	\$61,591
AVERAGE HOUSE VALUE	\$209,759	\$246,181	\$234,477

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO



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Office: **859.436.2835** | Cell: **859.537.1051**



PROFESSIONAL BACKGROUND

Harrison Lane serves as an advisor with SVN Stone Commercial Real Estate. He is a Lexington native and graduated from Transylvania University where he played on the golf team.

Harrison assists clients particularly in the buying and selling of multifamily properties. He also performs sales and leasing for retail, industrial, land, and office properties primarily in Central Kentucky. He joined SVN Stone Commercial Real Estate in May 2021. Prior to joining SVN Stone, Harrison spent five years in the golf industry - working with outside operations staff at Keene Trace Golf Club and as a caddie. He also spent a year working in the retail industry at Paxton Home in Lexington.

Harrison enjoys playing golf, watching horse racing, playing guitar, spending time with family, and serving through local ministries. You can contact Harrison at 859.537.1051 or at harrison.lane@svn.com.

SVN | Stone Commercial Real Estate

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859.264.0888

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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