



LEASE

# Liberty Center Industrial Flex Space Available For Lease

2175 CHRISTIAN ROAD

Lexington, KY 40509

PRESENTED BY:

GABE MEASNER

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## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$1,450.00 per month (NNN)
<b>AVAILABLE SF (SUITE 125):</b>	1,450 SF
<b>ZONING:</b>	I-1

## PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to bring to market the Liberty Center Industrial Flex Complex. The Liberty Center Industrial Flex development is comprised of approximately 51,350 SF of high-end steel constructed office and warehouse space. The three improvements sit on the 3.78 acre tract and feature strategic and diversified unit sizes to accommodate a variety of businesses.

Each unit features a glass encased entryway which will lead into the warehouse space comprising of (1) ADA compliant restroom (one commode, one sink) with hot water heater, gas fired forced air heat, 17.5' sloping to 16' clear height, high efficiency LED lighting, 6-inch reinforced slab, and a 10 x 12 insulated grade level drive in door with an automated feature. There is ample parking on site. (For specific fit up request in addition to what is mentioned above, please reach out to listing agents for further details and pricing)

Lastly, the property is strategically positioned to provide all tenants with ease of access throughout both Lexington and surrounding counties. The property lies less than a quarter mile from New Circle Road and sits less than 2 miles from the Interstate 64 and 75 interchange.

For further information on availability or to discuss specific unit sized please reach out to John Bunch at 859.433.8911/john.bunch@svn.com or Gabe Measner 859.306.0607 //

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## LEASE SPACES



## LEASE INFORMATION

LEASE TYPE	NNN
SPACE AVAILABLE:	1,450 SF

LEASE TERM:	Negotiable
LEASE RATE:	\$1,450.00 per month

## AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 125	1,450 SF	NNN	\$1,450 per month

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## ADDITIONAL PHOTOS



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## SITE PLAN



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## AERIAL

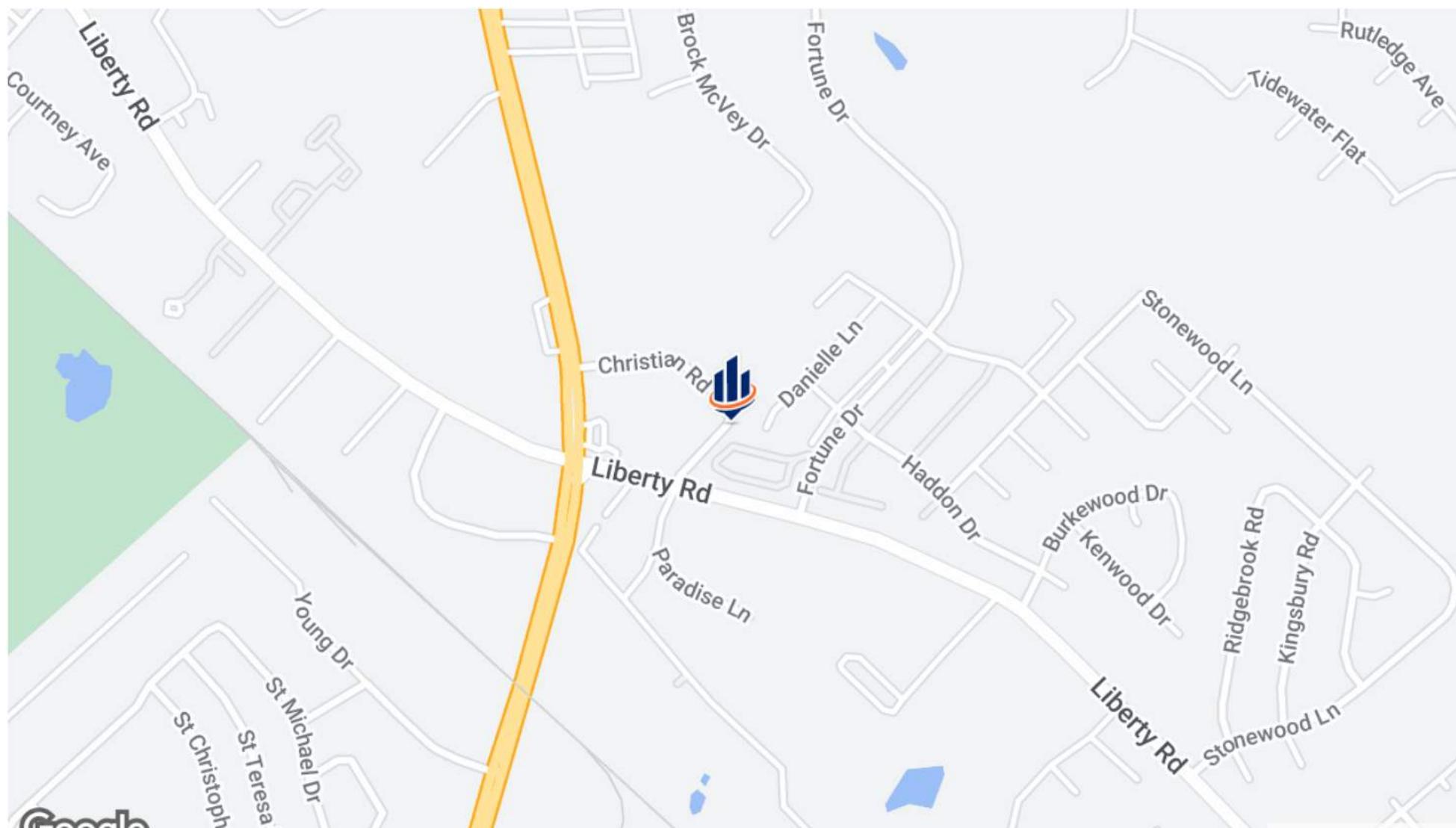


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## LOCATION MAP

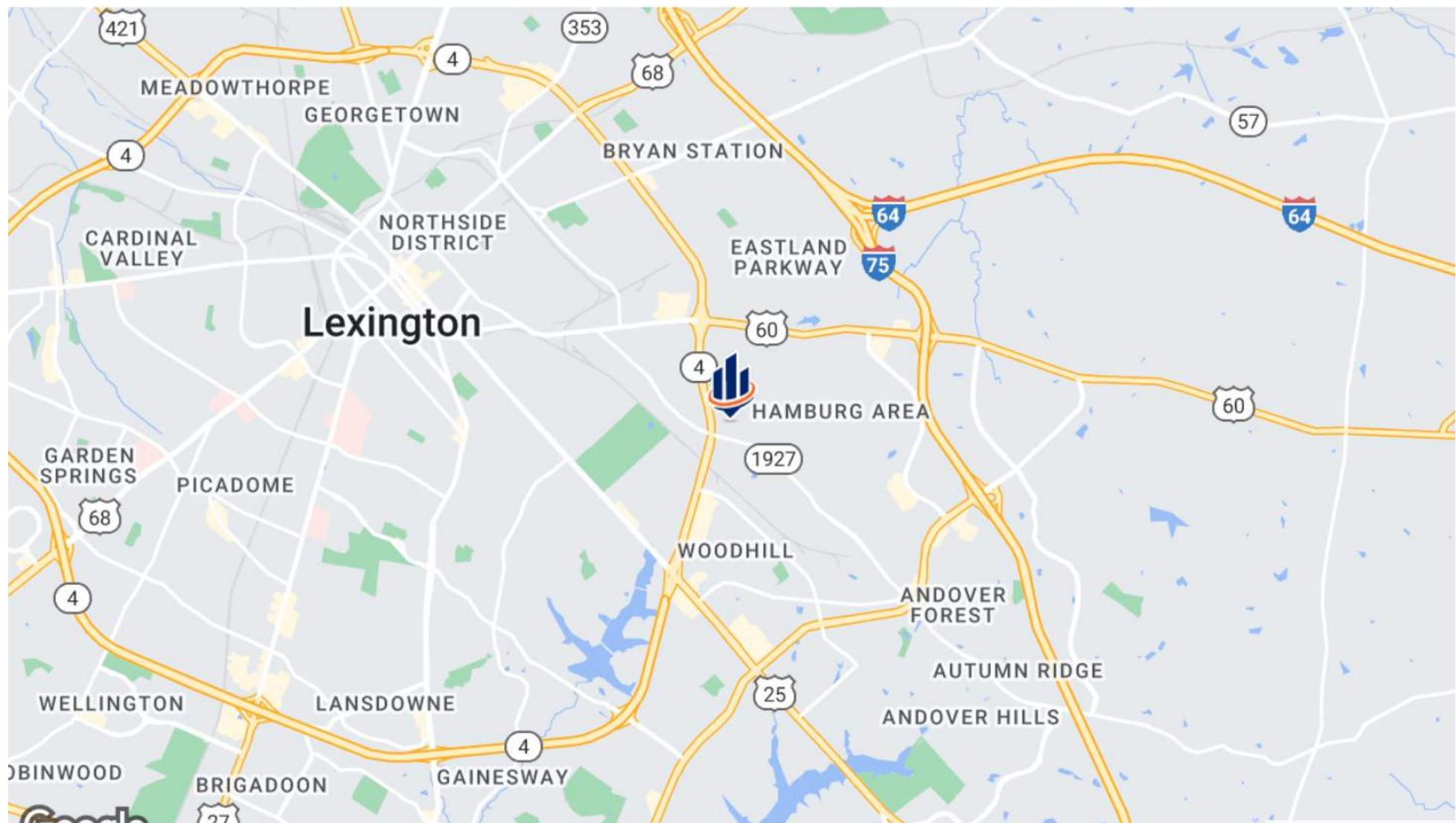


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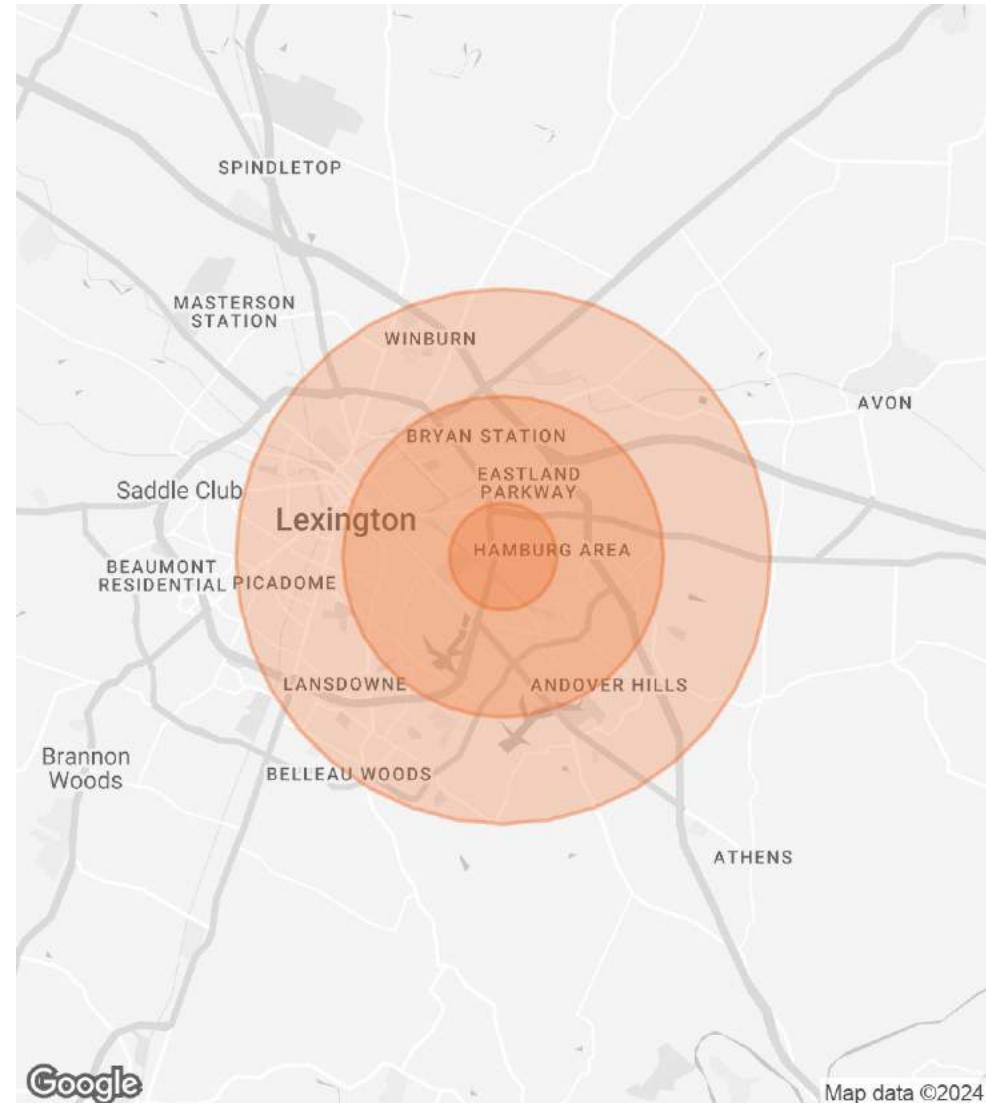
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## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	8,715	97,613	213,842
<b>AVERAGE AGE</b>	37.4	35.9	35.4
<b>AVERAGE AGE (MALE)</b>	35.8	34.7	34.0
<b>AVERAGE AGE (FEMALE)</b>	40.8	37.7	37.3
<b>HOUSEHOLDS &amp; INCOME</b>			
	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	4,182	45,520	97,828
<b># OF PERSONS PER HH</b>	2.1	2.1	2.2
<b>AVERAGE HH INCOME</b>	\$70,602	\$73,760	\$69,956
<b>AVERAGE HOUSE VALUE</b>	\$188,531	\$209,860	\$188,609

\* Demographic data derived from 2020 ACS - US Census



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