

LAND FOR SALE / LEASE

GEORGETOWN ROAD AND CITATION BLVD

2313 REMINGTON WAY, LEXINGTON FAYETTE, KY 40511

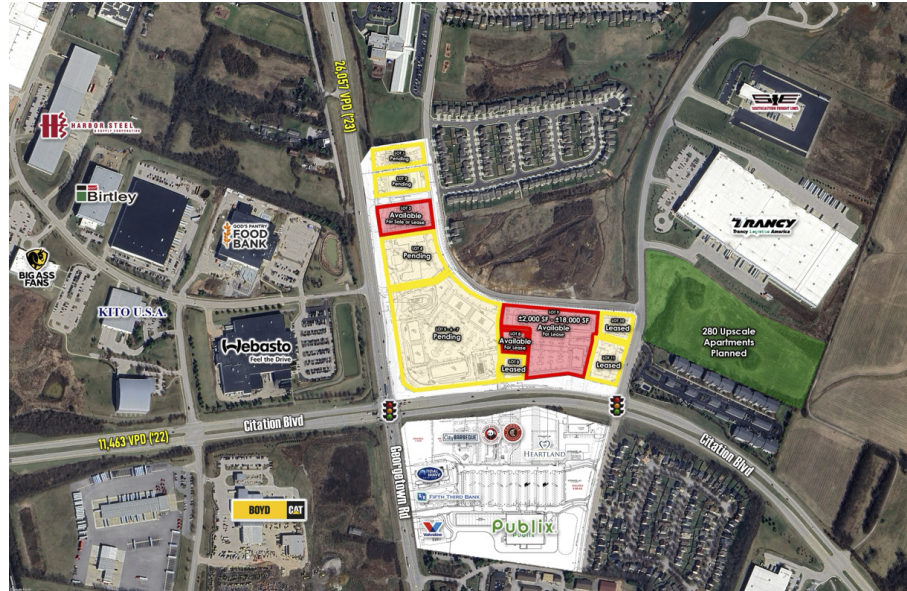


GORDY HOAGLAND, CCIM

502.387.1734

ghoagland@whiteoakcre.com

WHITE OAK
COMMERCIAL REAL ESTATE



PROPERTY HIGHLIGHTS

- Join the quickly growing North side of Lexington
- Located across the street from the recently announced Publix development
- Limited options for the growing Northside to eat, shop and play
- Lot 2: +/-1.34 acres available for sale or lease
- Lot 3: +/-1.76 acres available for sale or lease
- Availability from ±2,000- 18,000 SF Available For Lease
- Zoned B-6P, Planned Shopping Center and P-1, Professional Office
- Please contact broker for pricing

OFFERING SUMMARY

Sale Price:	See Broker for Pricing
Lease Rate:	See Broker
Available Acreage for Sale or Lease:	+/-1-3 Acres
Available SF for Lease:	+/- 2,000-18,000 SF

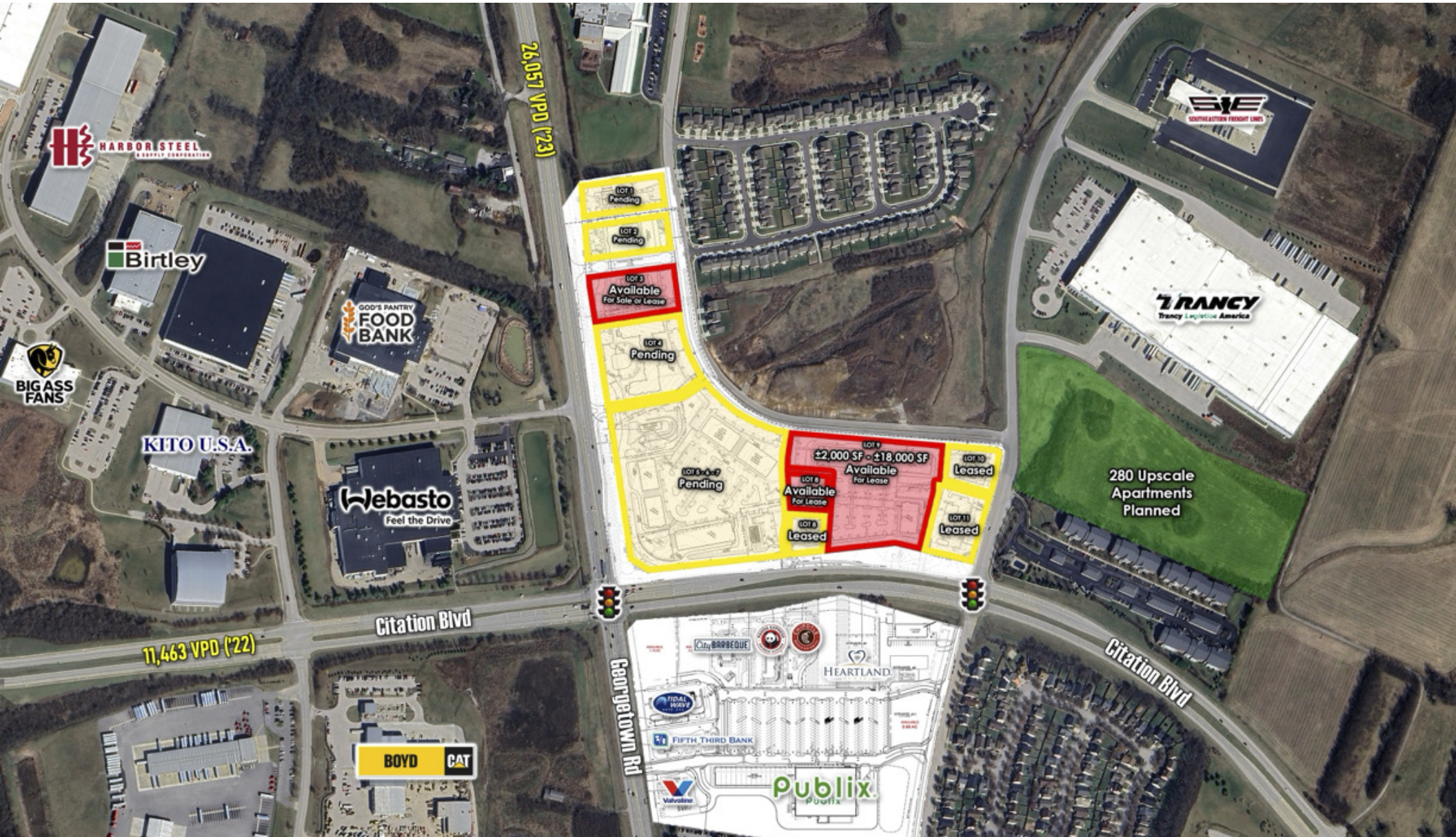
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,033	17,725	50,223
Total Population	4,858	44,566	123,849
Average HH Income	\$94,234	\$80,511	\$72,079

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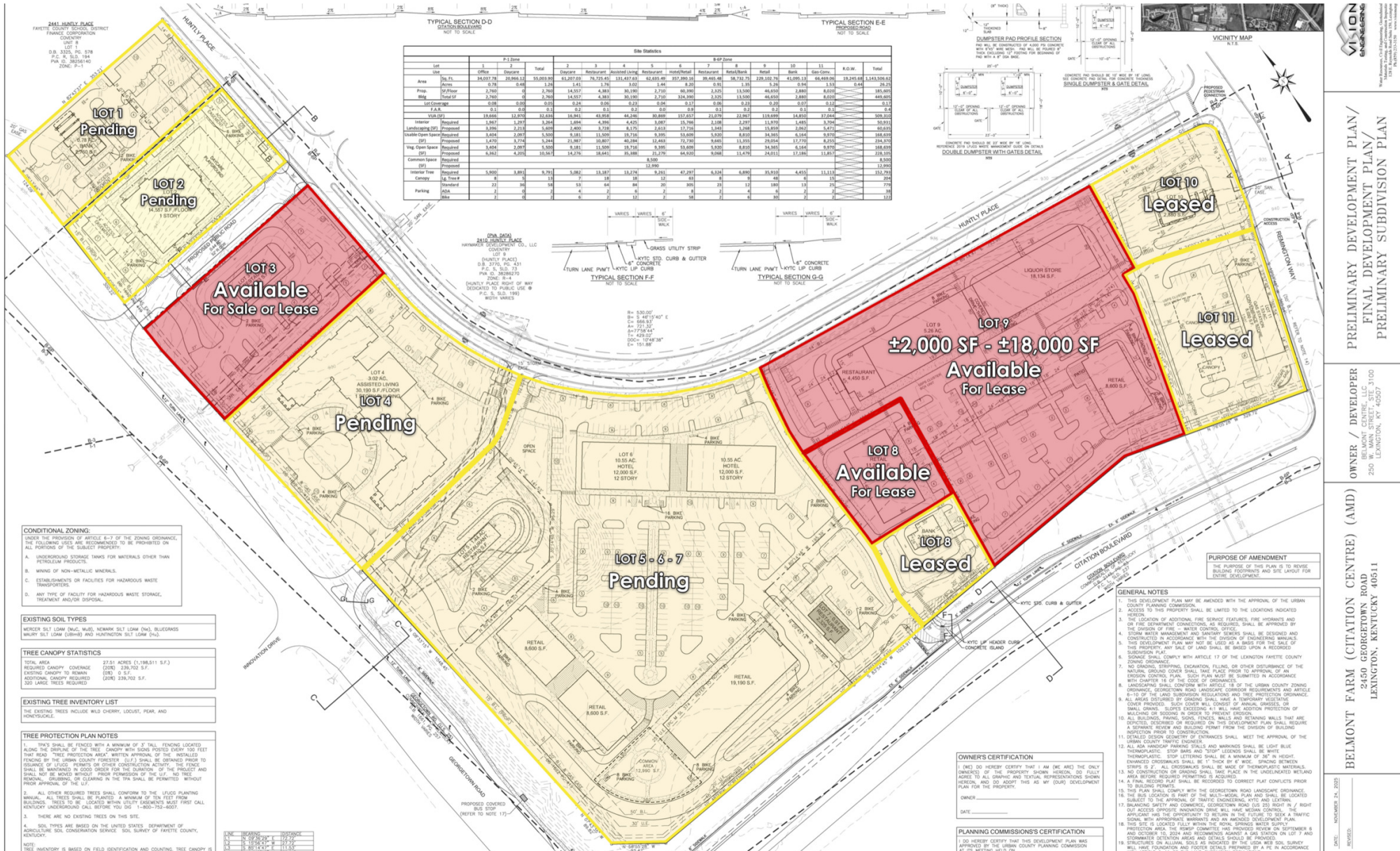


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VISION CONSULTING
1100 W. MAIN STREET, SUITE 1000
LEXINGTON, KY 40502

PRELIMINARY DEVELOPMENT PLAN /
FINAL DEVELOPMENT PLAN /
PRELIMINARY SUBDIVISION PLAN

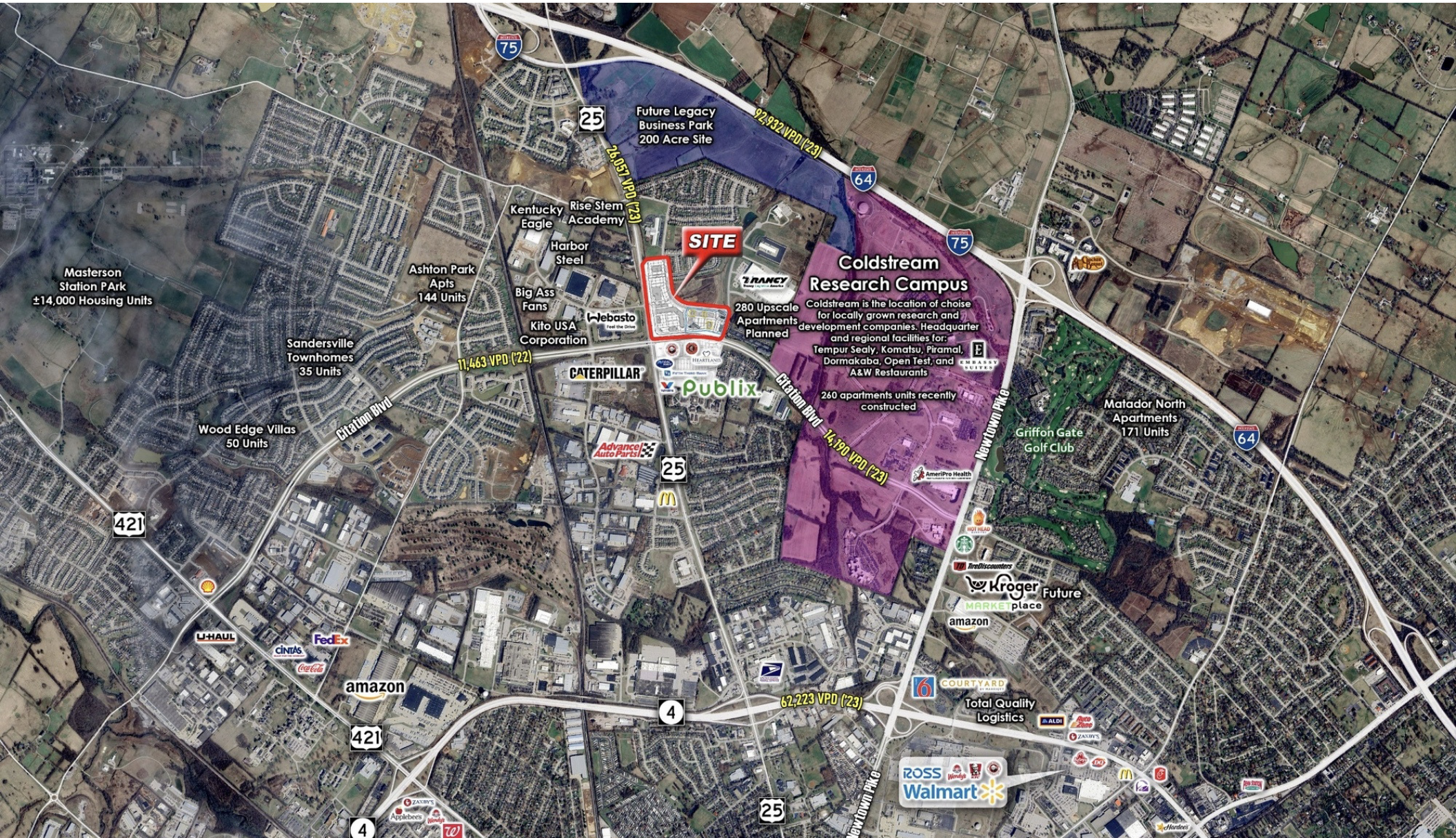
OWNER / DEVELOPER
BELMONT FARM (CITATION CENTRE), LLC, 3100
250 W. MAIN STREET, LEXINGTON, KY 40507

BELMONT FARM (CITATION CENTRE) (AMD)
2450 GEORGETOWN ROAD
LEXINGTON, KENTUCKY 40511

DATE: NOVEMBER 24, 2023
REVISED:

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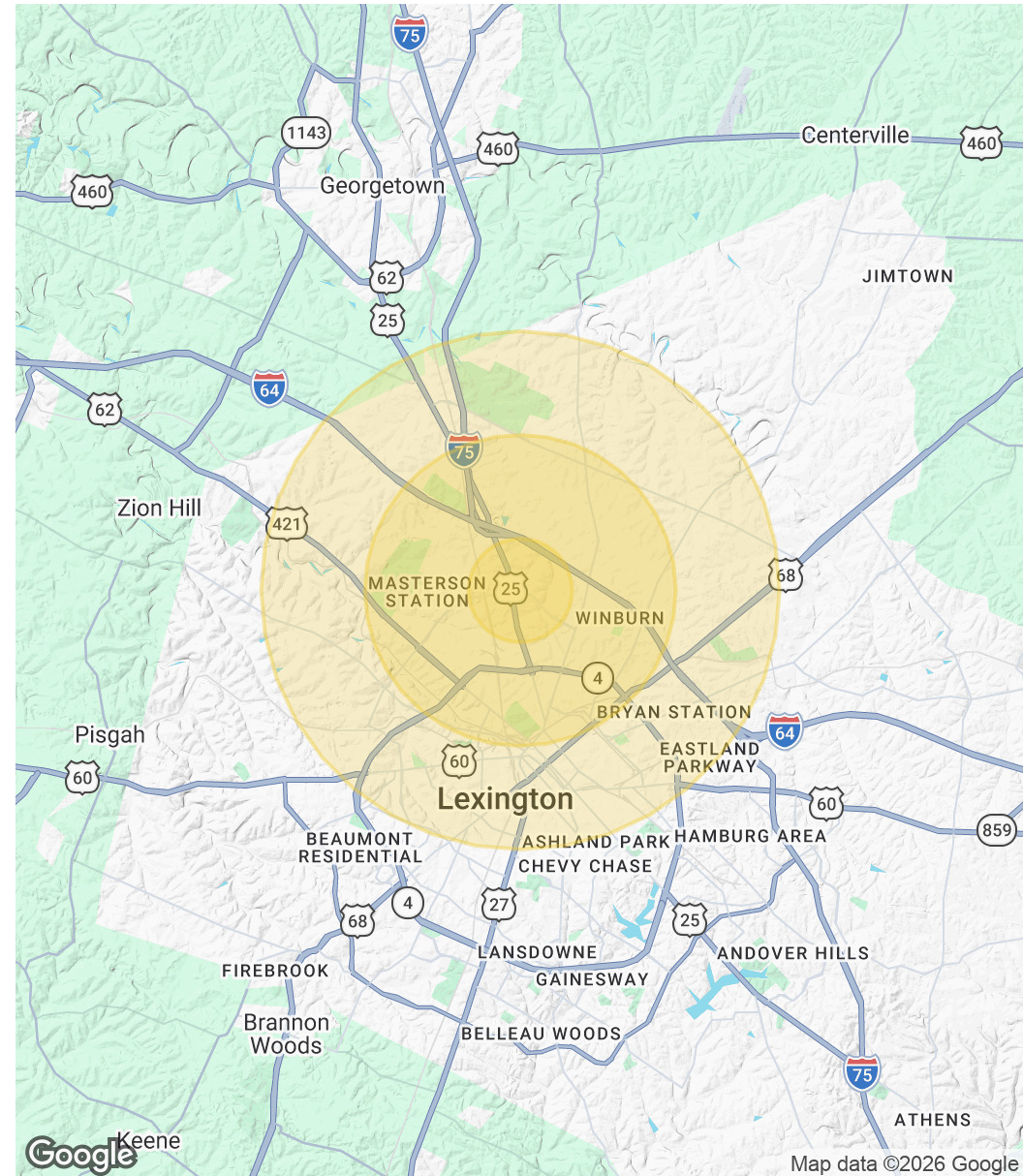
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,858	44,566	123,849
Average Age	38	38	37
Average Age (Male)	36	37	36
Average Age (Female)	39	39	37
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,033	17,725	50,223
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$94,234	\$80,511	\$72,079
Average House Value	\$253,488	\$260,480	\$316,980

2020 American Community Survey (ACS)



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