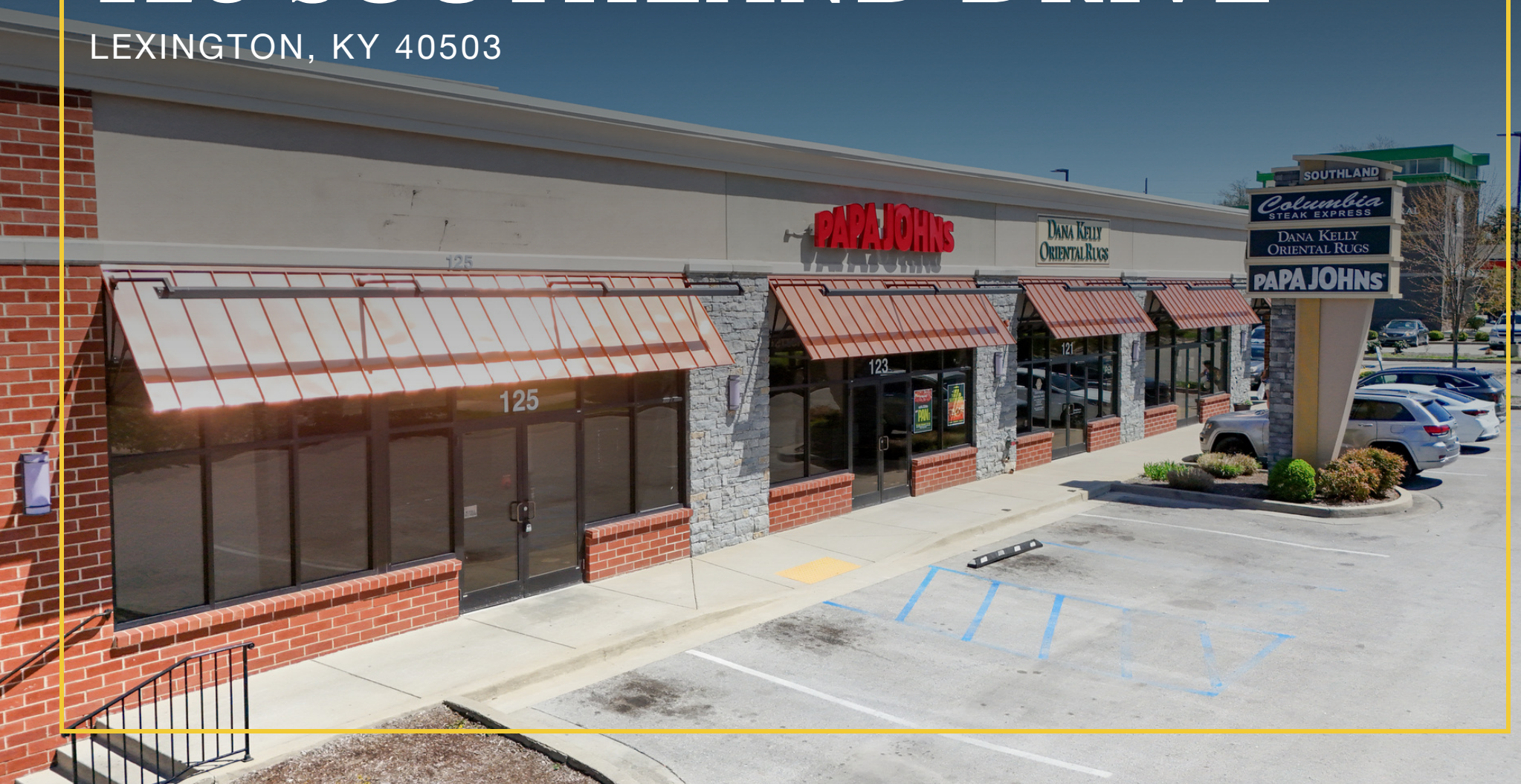


RETAIL PROPERTY FOR LEASE

# 125 SOUTHLAND DRIVE

LEXINGTON, KY 40503



**FREDERICK RUPP**  
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frupp@whiteoakcre.com

**CONNOR HOBBS**  
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**WHITE OAK**  
COMMERCIAL REAL ESTATE

# Property Summary

For Lease



## PROPERTY DESCRIPTION

White Oak Commercial Real Estate is pleased to offer For Lease  $\pm 2,830$  SF at 125 Southland Drive. This suite is a second-generation restaurant/kitchen, offering a turn-key opportunity for a new operator to open with minimal build-out.

Southland Center is positioned in the popular Southland Dr retail corridor, boasting excellent visibility just off Nicholasville Road. The site benefits from a strong mix of local tenants, including Winchell's, Marikka's Restaurant & Bier Stube, The Ketch, and Donut Days Bakery, alongside national tenants such as Papa John's, Taziki's Mediterranean Café, and numerous banks, all of which drive steady traffic to the area. Major economic drivers such as Downtown Lexington, University of Kentucky, and Baptist Health are readily accessible as they are all within 3 miles of the site.

## PROPERTY HIGHLIGHTS

- Southland Drive - 10,000+ VPD
- Nicholasville Rd - 35,000+ VPD
- Existing restaurant infrastructure
- Building and Pylon Signage available

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## OFFERING SUMMARY

Lease Rate:	\$15 SF/yr (NNN)
Available SF:	2,830 SF
Zoning:	B-1 Neighborhood Business

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	286	1,246	4,848
Total Population	562	2,568	10,235
Average HH Income	\$117,755	\$109,981	\$99,840



# Interior Photos

For Lease



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# Aerial Photos

For Lease



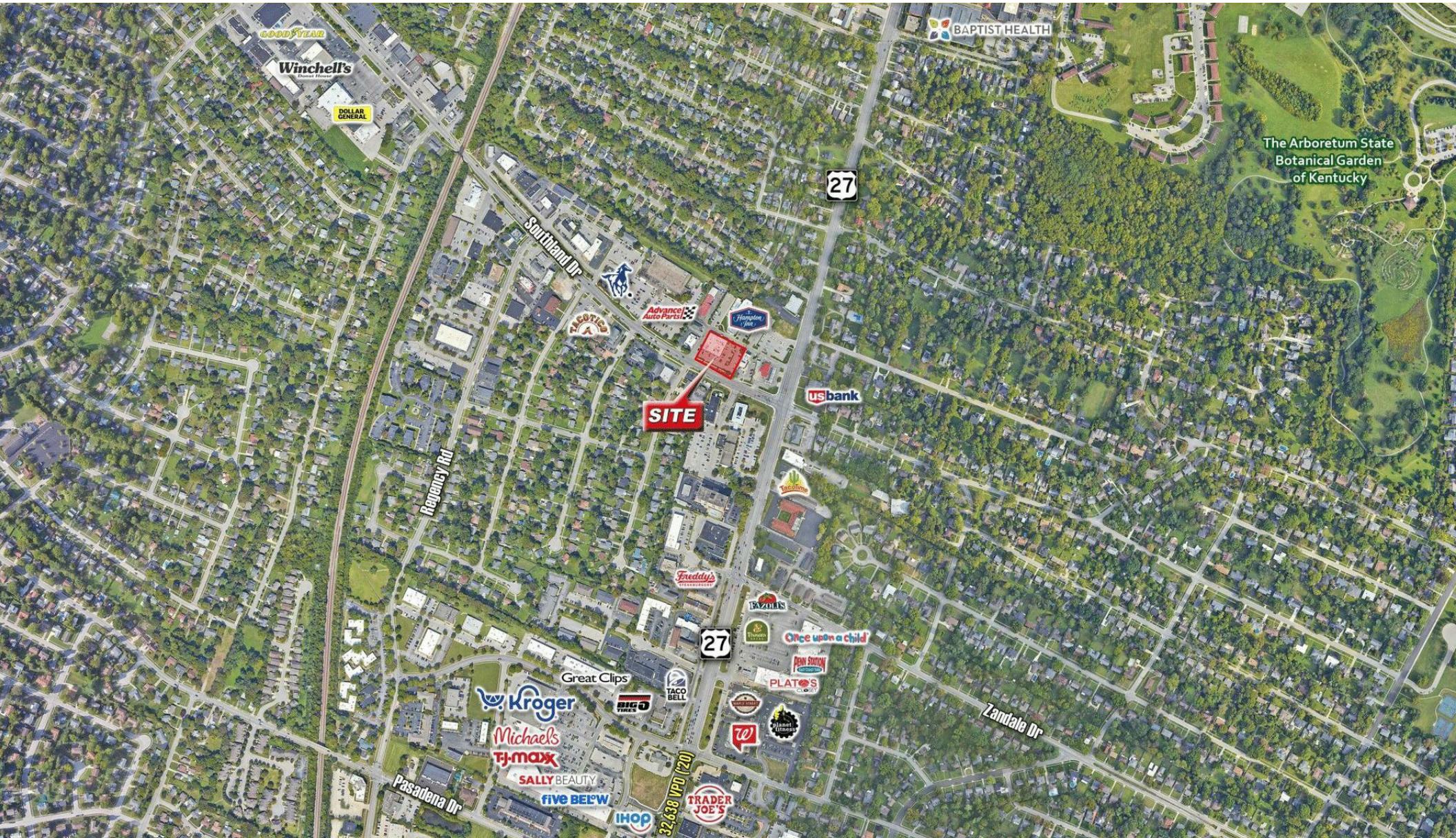
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# Retailer Map

For Lease



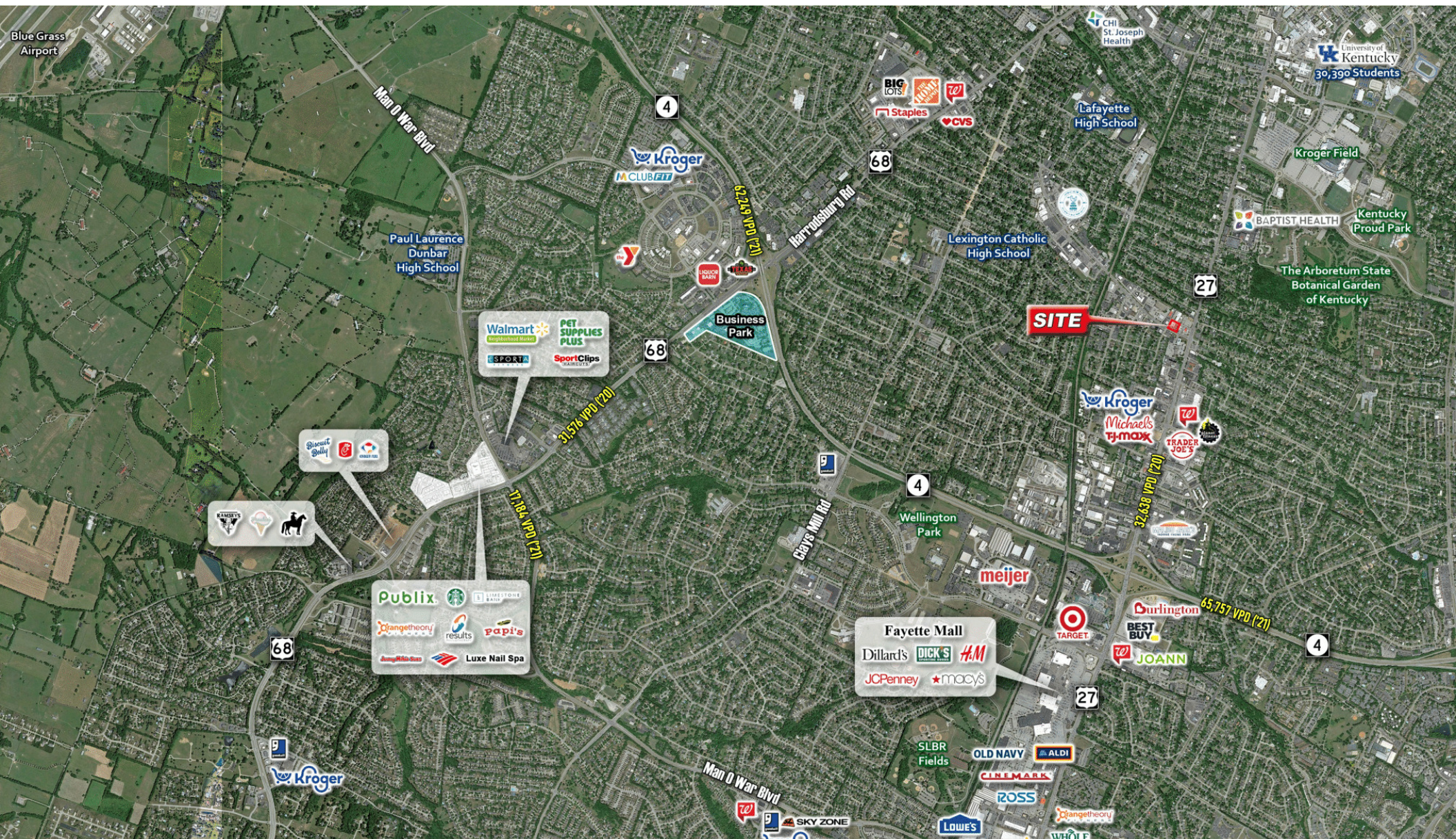
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# Retailer Map - Wide

For Lease



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# Demographics Map & Report

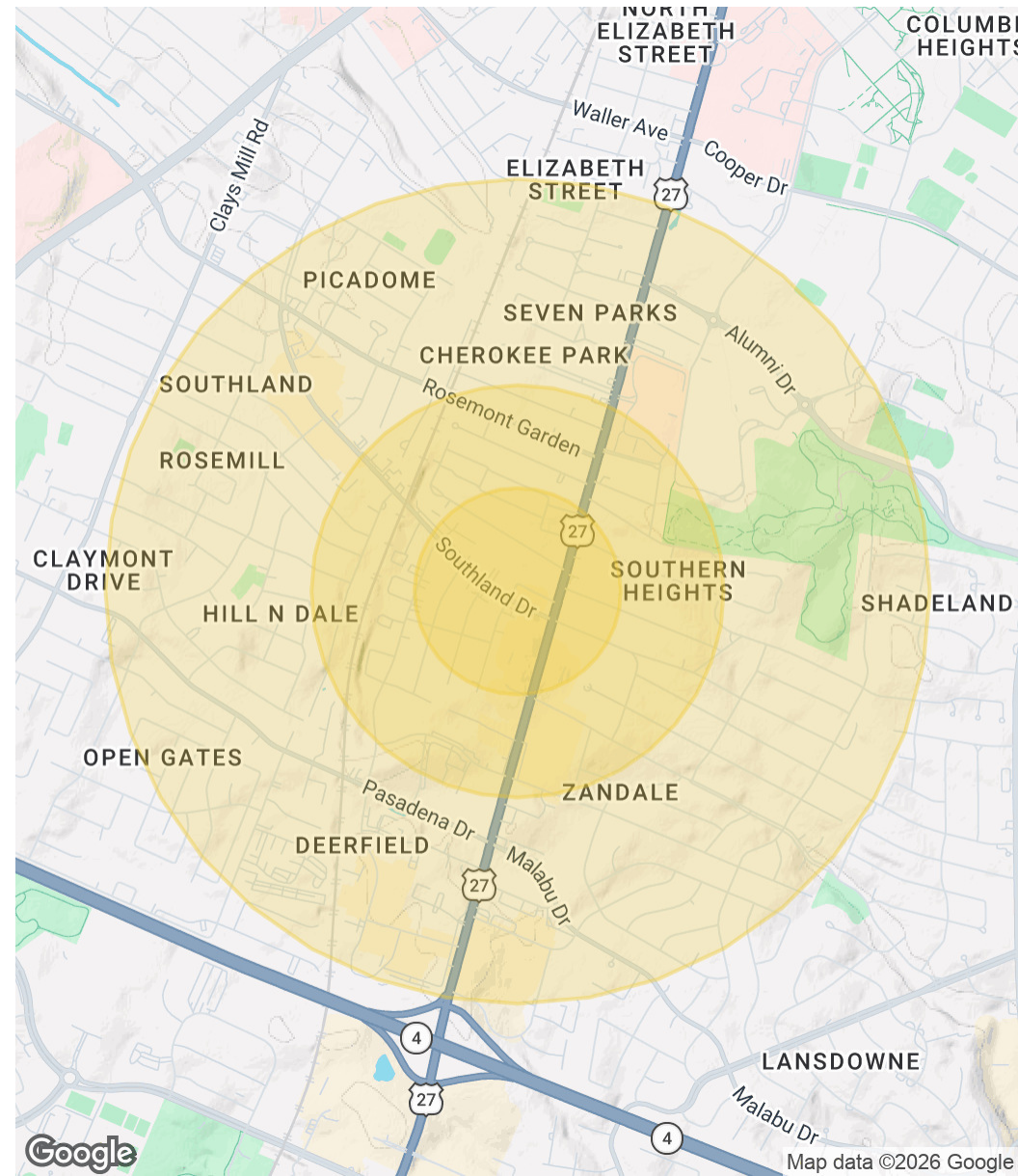
**For Lease**

<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	562	2,568	10,235
Average Age	42.4	39.6	37.5
Average Age (Male)	41.6	38.8	37.4
Average Age (Female)	44.8	41.4	38.4

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	286	1,246	4,848
# of Persons per HH	2.0	2.1	2.1
Average HH Income	\$117,755	\$109,981	\$99,840
Average House Value	\$308,110	\$329,083	\$330,690

2023 American Community Survey (ACS)



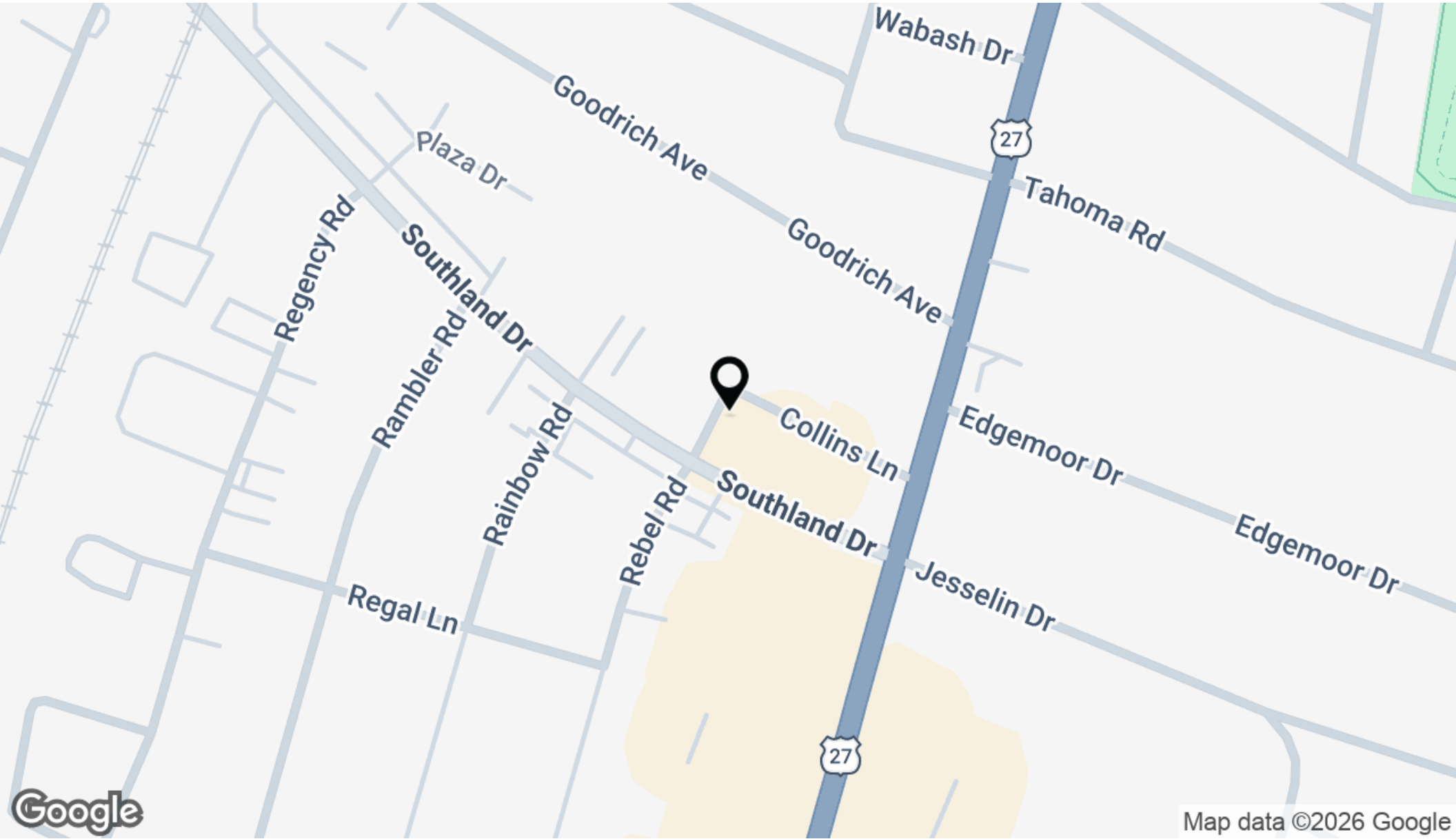
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# Location Map

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