



THE GIBSON COMPANY

COMMERCIAL REAL ESTATE SERVICES

**921 WINCHESTER RD
707 LANE ALLEN RD
3018 LEXINGTON RD**

**- REAL ESTATE FOR SALE & INVESTMENT
OPPORTUNITY IN CENTRAL KENTUCKY -**

**3.74 ACRES +/-
LEASE BACK TERMS TO
BE NEGOTIATED**

**- 3 GREAT LOCATIONS IN CENTRAL KENTUCKY
- OVER 46 YEARS OF SERVICE**

**POWERS
TRANSMISSIONS**

**POWERS
TRANSMISSIONS**

BUMPER TO BUMPER AUTOMOTIVE SERVICES

WE CAN FIX ANYTHING

TIRES • BRAKES • SUSPENSION • AC • HEAT • ELECTRICAL

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707 & 719 LANE ALLEN RD, LEXINGTON KY 40504

- 8 MINUTES FROM BLUEGRASS AIRPORT
- 2 MILES FROM HOSPITAL CORRIDOR
- 3 MILES FROM UNIVERSITY OF KENTUCKY



- 707 & 719 COMBINED ACRES – 2.24+/-
ZONING – B1
SQUARE FOOTAGE = 7,334 +/-
TRAFFIC COUNT = 36,490 +/-

Employment Overview

707 Lane Allen Rd, Lexington, Kentucky, 40504 (3 miles)
707 Lane Allen Rd, Lexington, Kentucky, 40504
Ring of 3 miles

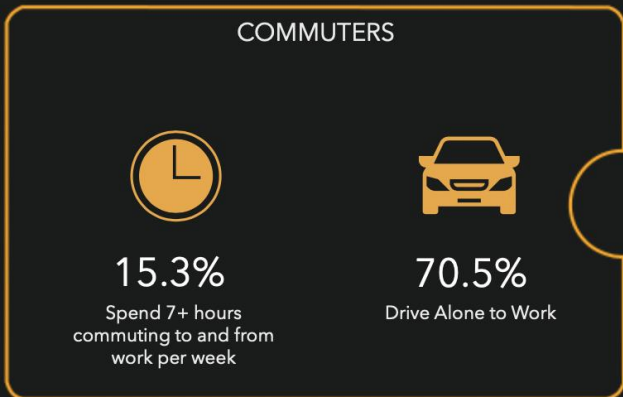
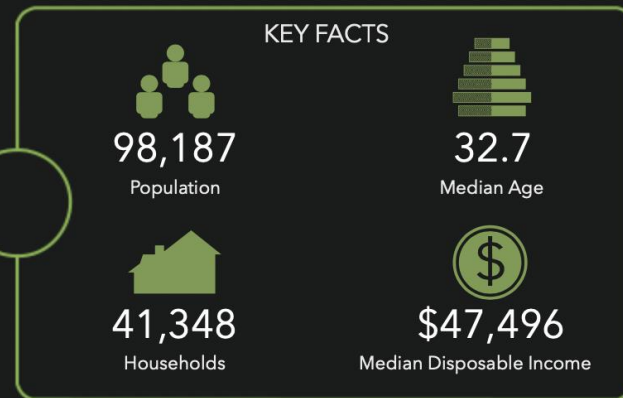
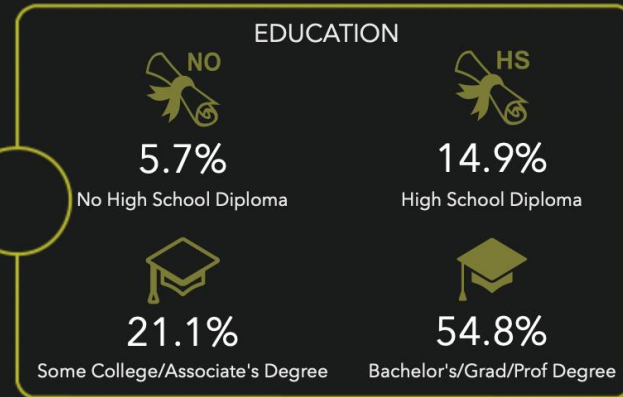
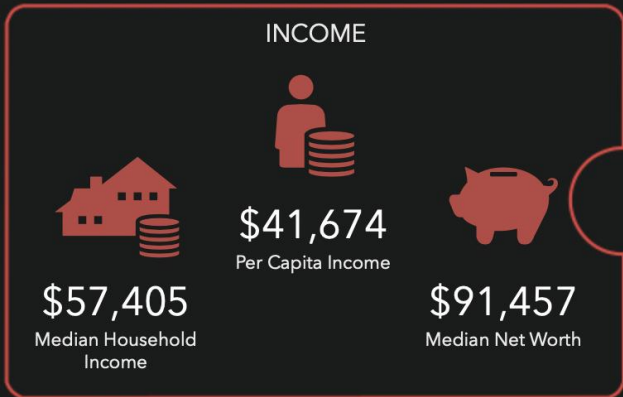
707 LANE ALLEN RD, LEXINGTON KY 40504 DEMOGRAPHICS & TRAFFIC INFORMATION

Prepared by Esri
Latitude: 38.02730
Longitude: -84.53526

Employment Overview

707 Lane Allen Rd, Lexington, Kentucky, 40504

Ring of 3 miles



Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024), Esri-MRI-Simmons (2024), ACS (2018-2022).

921 & 927 WINCHESTER RD, LEXINGTON KY 40505

- 2.8 MILES FROM I-75

- 1.5 MILES FROM DOWNTOWN LEXINGTON
- 1.8 MILES FROM UNIVERSITY OF KENTUCKY



- **921 & 927 COMBINED ACRES — 0.82 +/-**
- **ZONING = B3**
- **SQUARE FOOTAGE = 7,413 +/-**
- **TRAFFIC COUNT = 31,966 +/-**

Employment Overview

921 Winchester Rd, Lexington, Kentucky, 40505 (3 miles)

921 Winchester Rd, Lexington, Kentucky, 40505

Ring of 3 miles

921 WINCHESTER RD, LEXINGTON KY 40505

DEMOGRAPHICS & TRAFFIC INFORMATION

Prepared by Esri

Latitude: 38.04205


Longitude: -84.47021

Employment Overview


921 Winchester Rd, Lexington, Kentucky, 40505

Ring of 3 miles


INCOME



\$50,989
Median Household Income




\$37,126
Per Capita Income




\$50,491
Median Net Worth


EDUCATION




8.9%
No High School Diploma



18.3%
High School Diploma



23.7%
Some College/Associate's Degree



45.1%
Bachelor's/Grad/Prof Degree

BUSINESS




6,856
Total Businesses




144,696
Total Employees


KEY FACTS




103,857
Population



32.4
Median Age



44,777
Households




\$41,672
Median Disposable Income

COMMUTERS



15.6%
Spend 7+ hours commuting to and from work per week



70.3%
Drive Alone to Work

EMPLOYMENT



63.5%
White Collar



17.6%
Blue Collar



18.9%
Services



5.9%
Unemployment Rate



Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024), Esri-MRI-Simmons (2024), ACS (2018-2022).

3018 LEXINGTON RD, NICHOLASVILLE KY 40356

**- LESS THAN A MILE FROM 3 CAR DEALERSHIPS
- 2.4 MILES FROM FAYETTE COUNTY LINE**

Wawa

COMING SOON

- 0.68 ACRES +/-

ZONING - B2

SQUARE FOOTAGE - 8,040 +/-

TRAFFIC COUNT = 35,153 +/-

Employment Overview

3018 Lexington Rd, Nicholasville, Kentucky, 40356 (3 miles)
3018 Lexington Rd, Nicholasville, Kentucky, 40356
Ring of 3 miles

3018 LEXINGTON RD, NICHOLASVILLE KY 40356

DEMOGRAPHICS & TRAFFIC INFORMATION


Prepared by Esri
Latitude: 37.93034
Longitude: -84.54888

Employment Overview


3018 Lexington Rd, Nicholasville, Kentucky, 40356

Ring of 3 miles


INCOME



\$85,070
Median Household Income




\$44,200
Per Capita Income




\$299,613
Median Net Worth


EDUCATION




7.9%
No High School Diploma



18.4%
High School Diploma



28.1%
Some College/Associate's Degree



42.1%
Bachelor's/Grad/Prof Degree

BUSINESS




868
Total Businesses




8,206
Total Employees


KEY FACTS




19,422
Population



38.4
Median Age




7,303
Households




\$68,234
Median Disposable Income

COMMUTERS



14.2%
Spend 7+ hours commuting to and from work per week




76.7%
Drive Alone to Work


EMPLOYMENT



67.5%
White Collar



17.9%
Blue Collar



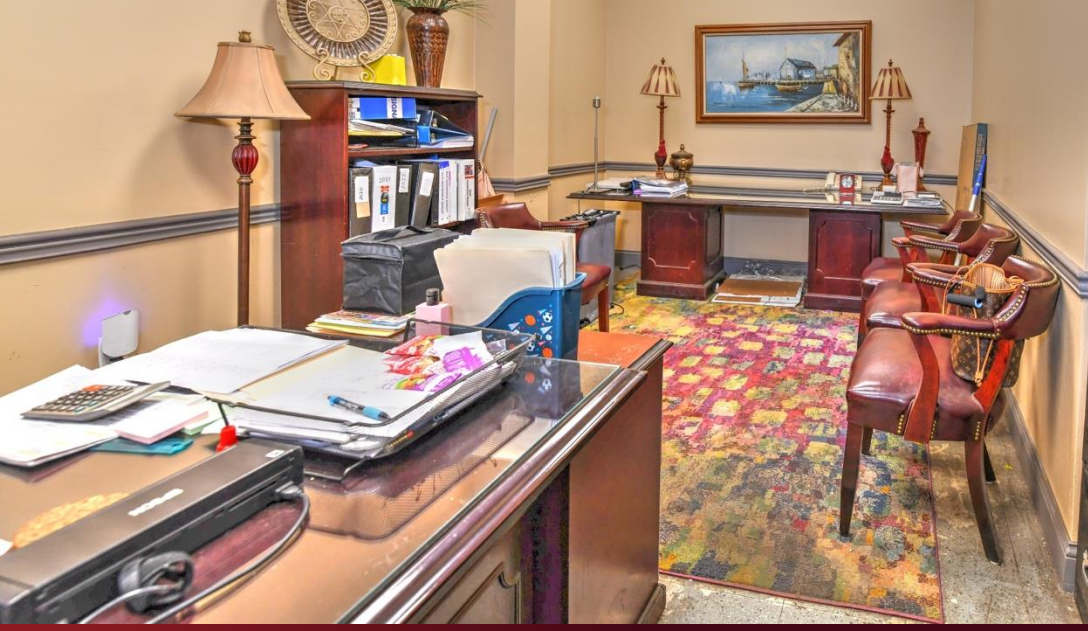
14.6%
Services



3.6%
Unemployment Rate



Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024), Esri-MRI-Simmons (2024), ACS (2018-2022).







**POWERS TRANSMISSIONS COMPLETE CAR CARE CENTERS
BUMPER TO BUMPER AUTOMOTIVE SERVICES**

***POWERS* TRANSMISSIONS & COMPLETE CAR CARE CENTERS ARE LOCALLY OWNED AND OPERATED. THIS CLASS A FAMILY-OWNED BUSINESS HAS BEEN SERVICING THE LEXINGTON AREA AND SURROUNDING COMMUNITIES SINCE 1977. THEY HAVE THREE AREA LOCATIONS, AND EACH LOCATION IS DEDICATED TO DIAGNOSING AND RESOLVING YOUR AUTOMOTIVE NEEDS, WITH PROMPTNESS AND ACCURACY.**

MORE THAN JUST TRANSMISSIONS. POWERS TRANSMISSION & COMPLETE CAR CARE CENTER IS CENTRAL KENTUCKY'S PREMIER AUTO REPAIR FACILITY. THEY CAN TAKE CARE OF ALL THE ISSUES UNDER ONE ROOF. FROM GENERAL MAINTENANCE LIKE BRAKES, OIL CHANGES AND SUSPENSION SERVICE TO TRANSMISSION REBUILDING, ENGINE REBUILDING EVEN RESTORATION PROJECTS AND HIGH-PERFORMANCE APPLICATIONS THE *ONE STOP AUTO SHOP*. NO JOB TOO BIG OR SMALL.

**OVER 46 YEARS OF SUCCESSFULLY
SERVICING CENTRAL KENTUCKY.
*CONTACT TODAY FOR A GREAT
INVESTMENT OPPORTUNITY***